



9 Pearl Street, Brooklyn



## Established Factory With Strong Returns.

Prime Factory Location.

We are pleased to present this outstanding industrial factory for auction, offering an impressive footprint of 495 m<sup>2</sup> approx situated in a well-established location.

Currently leased with a strong tenant at an annual rental of \$55,000 inc gst, this property represents a solid investment opportunity.

Lease: Long-term lease in place Location: Excellent access to all major freeways and arterial roads, ensuring seamless connectivity.

Proximity Only 11 km to Port Melbourne, providing an advantageous position for logistics and distribution.

📏 595m<sup>2</sup>

Price	SOLD
Property Type	Commercial
Property ID	2016
Land Area	595 m <sup>2</sup>
Warehouse Area	495 m <sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia  
03 9397 8900

This factory is strategically positioned to facilitate efficient operations and easy transportation of goods.



Don't miss this chance to acquire a valuable asset in a thriving industrial hub.

For more details, please contact Ross Cooper. Act now to secure this exceptional property!

12 Kilometers to the City.

Easy Access to the Westgate, Princess and Western Ring Road.

Located in the bustling heart of Brooklyn, this exceptional commercial property at 9 Pearl Street offers a unique opportunity for investors and entrepreneurs alike. With versatile spaces and a strategic location, this property is designed to elevate your portfolio to new heights.

Embrace the urban energy of Brooklyn as you step into this industrial space that long term investment.

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