



Factory 1, 21 Reserve Road, Melton



PREMIUM INDUSTRIAL INVESTMENT WITH LONG-TERM TENANT –

FACTORY 1, 21 RESERVE ROAD, MELTON

Cooper Real Estate is proud to present an outstanding industrial investment opportunity in the heart of Melton's thriving commercial precinct. Positioned at Factory 1, 21 Reserve Road, this property offers peace of mind and strong returns with a long-standing, secure tenant in place – making it the ideal set-and-forget addition to any portfolio.

Set within a boutique development of just three warehouses, this property is constructed with durable tilt-slab concrete panels and enjoys excellent street presence, ease of access, and on-site parking. Located just off busy

325 m2

Price EPR: \$975,000–
\$1030,000

Property Commercial
Type

Property ID 2057

Land Area 325 m2

Warehouse 325 m2
Area

Agent Details

Ross Cooper – 0409 325 411

Office Details

Commercial
24A Kanowna St
Williamstown, VIC, 3016
Australia

High Street and close to major arterial connections, the site is both high-profile and easily accessible – appealing to a wide range of industrial users.

Investment Highlights:

- Current Lease: Secure tenant in their second term of a 15-year lease with a further option to extend
- Tenant Profile: Proven and reliable long-term operator
- Rental Terms: Contact agent for confidential details
- Zoning: Industrial 1 (IN1Z) – allowing for a broad scope of future use and strong tenant demand

Property Features:

- Total Building Area: 325m²* (approx.)
- Functional open-plan layout with durable finishes
- Quality amenities including kitchenette and toilets
- Located in a gated complex of just 3 units
- Ample on-site car parking for tenants and visitors
- Low-maintenance construction and presentation

This is a rare opportunity to secure a blue-chip industrial asset in one of Melbourne's most rapidly expanding growth corridors. With an impressive lease structure, solid construction, and a prime location, this factory is well-suited to investors looking for security, stability, and strong long-term growth.

Terms: 10% Deposit, Settlement 60/90 Days

Inspections: Strictly By Appointment Only

Contact: Ross Cooper on 0409 325 411

Australia

03 9397 8900



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