



Factory 1, 21 Reserve Road, Melton



## Rare Vacant Possession Offering – Move In or Customise!

Prime Industrial Facility – Available with Vacant Possession

Cooper Real Estate is proud to present a rare opportunity to secure a high-quality industrial property in the heart of Melton's thriving commercial precinct. Factory 1, 21 Reserve Road is now being offered with vacant possession, making it ideal for owner-occupiers, business operators, or savvy investors seeking a flexible, high-exposure asset.

Set within a boutique complex of just three warehouses, this modern facility is constructed from durable tilt-slab concrete panels and offers excellent street presence, secure access, and on-site parking. Positioned just off High Street and moments from major arterials, the location provides exceptional convenience and visibility for a wide range of industrial, commercial, and trade-based

🏠 4 📏 325m<sup>2</sup>

Price	\$1,030,000.00
Property Type	Commercial
Property ID	2057
Land Area	325 m <sup>2</sup>
Warehouse Area	325 m <sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

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



businesses.

## Key Features:

- Vacant possession – move in immediately or lease out
- Total Building Area: 325m<sup>2</sup>\* (approx.)
- Open-plan warehouse with excellent internal height
- Quality amenities including kitchenette and toilets
- Set within a gated complex of only 3 units
- Ample on-site parking for staff and visitors
- Low-maintenance construction and strong presentation
- Zoning: Industrial 1 (INIZ) – high demand and broad permitted use

## Why This Property Stands Out

This is a rare offering in one of Melbourne's fastest-growing industrial corridors. With vacant possession, the property suits:

- Owner-occupiers wanting to secure their own space
- Investors seeking a lease-ready industrial asset
- Businesses needing immediate occupation in a prime location

Whether you're expanding, relocating, or adding to your portfolio, this facility offers unmatched flexibility and long-term upside.

## Terms & Inspection

Deposit: 10%

Settlement: 60/90 Days

Inspections: Strictly by appointment only

Contact: Ross Cooper – 0409 325 411

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.