



Factory 2, 21 Reserve Road, Melton



## LEASED INVESTMENT – SECURE TENANT | INDUSTRIAL UNIT IN PRIME MELTON LOCATION

Cooper Real Estate is pleased to present a premium investment opportunity at Unit 2, 21 Reserve Road, Melton – a securely leased industrial property ideal for astute investors seeking a reliable addition to their portfolio.

Strategically positioned just moments from Melton's bustling High Street and offering seamless access to major arterials including the Western Freeway, this property is part of a tightly held complex of just three industrial units. Behind secure gates and with generous on-site parking, it offers both peace of mind and functionality in a high-demand precinct.

Currently leased to a long-standing tenant, this property provides a solid income stream:

📏 295m<sup>2</sup>

Price	\$970,000.00
Property Type	Commercial
Property ID	2058
Land Area	295 m <sup>2</sup>
Warehouse Area	295 m <sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

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



- Annual Rent: \$45,430.08 (inc. GST) plus all outgoings
- Lease Term: 3 years (commenced January 2024) with a further 3-year option in place
- Tenant Profile: Secure and reliable, underpinned by strong tenancy history

The building itself comprises approximately 295m<sup>2</sup> of versatile warehouse space, which includes internal amenities such as toilet facilities and a kitchenette. The clear-span layout offers excellent utility for a range of industrial or storage-based uses.

This opportunity also includes the option to purchase a second adjoining property within the development – Unit 1/21 Reserve Road, offering the potential for a dual-income investment or future expansion.

#### Key Features:

- Total building area: 295m<sup>2</sup>\* (approx.)
- Securely fenced with on-site car parking
- Functional warehouse with internal kitchenette and amenities
- Strong leasing terms in place
- Part of a well-maintained development of only three units

Whether you're a seasoned investor or looking to enter the commercial market, this is a rare chance to secure a leased industrial asset in one of Melbourne's fastest-growing regions.

Terms: 10% Deposit, Settlement 30/60 Days

Inspections: Strictly By Appointment Only

Contact: Ross Cooper on 0409 325 411

their own inquiries in order to determine whether or not this information is in fact accurate.