







Flexible Investment or Occupier Opportunity in Prime Industrial Precinct

Flexible Investment or Owner-Occupier Opportunity in Prime Industrial Hub

Looking for a smart commercial investment or the ideal premises for your own operation?

Welcome to 5/2 Brooke Court, Melton — a quality, high-clearance factory/warehouse in one of Melbourne's most tightly held industrial precincts. This adaptable space is currently leased, delivering reliable income with strong future potential.

Currently returning $34320.00 per annum, the property offers a solid 4.9% yield, with the added benefit of future flexibility for owner-occupation. Its high-clearance design, office fit-out, and strategic location make it well suited for a

220m2

Price	SOLD
Property Type	Commercial
Property ID	2082
Land Area	220 m2
Office Area	10 m2
Warehouse Area	210 m2

Agent Details

Ross Cooper - 0409 325 411

Office Details

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

range of industrial or business uses.

 Key Property Highlights:

- Land Area: 220m² (approx.)
- Zoning: Commercial / Industrial
- Warehouse: Functional, high-clearance space with generous floor area
- Office Fit-Out: Modern amenities and flexible configuration
- Access: Excellent connectivity to major roads and transport links
- Parking: 4 dedicated car spaces + ample visitor parking
- Security: Gated complex in a well-maintained development

Whether you're an investor looking for secure income with strong growth potential, or an owner-occupier planning ahead — this is an opportunity that ticks all the boxes.

 Contact Ross Cooper today to discuss the sale or arrange a private inspection of 5/2 Brooke Court, Melton.

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