



13 Reddrop Street, Maddingley



## ✘ INVESTMENT OPPORTUNITY – FULLY LEASED INDUSTRIAL ASSET WITH LONG-TERM TENANT ✘

13 Reddrop Street, Maddingley VIC 3340

An exceptional opportunity to secure a high-quality industrial investment in one of Victoria's most rapidly expanding growth corridors.

Situated on a generous 1,672m<sup>2</sup> (approx.) allotment, this modern facility is fully leased to Rossco Engineering and Sales, a reputable and established tenant, returning \$103,090 p.a. + GST + Outgoings on a secure 5-year lease (to January 2028).

Featuring a well-maintained 817m<sup>2</sup> (approx.) building, the property includes high-clearance warehouse space, quality-finished office areas, and ample onsite parking. Located in a thriving industrial precinct with excellent

📏 1,672 m2

Price \$2,000,000.00

Property Type Commercial

Property ID 2091

Land Area 1,672 m2

Office Area 62 m2

Warehouse Area 755 m2

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

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

access to the Western Freeway, Bacchus Marsh township, and public transport.



#### Key Highlights:

- Land Area: 1,672m<sup>2</sup> (approx.)
- Building Area: 817m<sup>2</sup> (approx.) incl. offices
- Current Rent: \$103,090 p.a. + GST + Outgoings
- Lease Term: 5 years (commenced Jan 2023)
- Lease Expiry: Jan 2028
- Zoned Industrial 1 (INIZ)
- Tenant: Rossco Engineering and Sales
- Net lease – tenant pays all outgoings
- Low-maintenance, modern construction with strong street appeal
- Excellent vehicle access and hardstand areas

This is a rare chance to secure a passive, income-producing asset in a high-demand commercial precinct with strong long-term growth fundamentals.

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