



✕ 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 1,672m² (approx.) allotment, this modern facility is fully leased to Rossco Engineering and Sales, a reputable and established tenant, returning \$99,125 p.a. + GST + Outgoings on a secure 5-year lease (expiring January 2028).

Featuring a well-maintained 817m² (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 Contact Ross Cooper
0409325411

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

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

Key Highlights:

- Land Area: 1,672m² (approx.)
- Building Area: 817m² (approx.) incl. offices
- Current Rent: \$99,125 p.a. + GST + Outgoings
- Lease Term: 5 years (commenced Jan 2023)
- Lease Expiry: Jan 2028
- Zoned Industrial 1 (IN1Z)
- 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.

Williamstown, VIC, 3016

Australia

03 9397 8900



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