







Investor Focused Strong Rental Return

5 631m2

Price	SOLD
Property Type	Commercial
Property ID	2104
Land Area	631 m2
Office Area	70 m2
Warehouse Area	373 m2

Strategically located Industrial 1 Zone Factory in one of Melbourne's fastest-growing corridors. 3 Harrison Court, Melton presents a rare opportunity to secure a high-quality commercial asset on a generous 443m² industrial, ideal for investors seeking a strong foothold in a booming industrial zone.

Situated in a tightly held pocket of Melton's established commercial and light industrial area, this versatile warehouse facility is perfectly suited to a range of industrial uses — from logistics, storage, and distribution to light manufacturing or trade services. Whether you're expanding your operations or looking for a long-term investment with strong rental appeal, this property delivers on location,

Agent Details

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Office Details

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flexibility, and future growth.

Key Features:

- Land Size: 631m2 of prime industrial land
- Structure Size: 443m2 Solid clear-span warehouse with high clearance, roller door access, and functional layout
- Annual Return: $52000.00 Plus gst
- Access: Easy truck and vehicle access with ample on-site parking
- Location: Moments from Melton Highway and Western Freeway, providing seamless connectivity to the CBD and surrounding growth corridors
- Amenities: Close proximity to retail centres, service stations, and trade suppliers
- Growth Area: Melton is experiencing significant residential and commercial development, increasing demand for industrial infrastructure

This property represents a strategic acquisition for anyone looking to capitalise on Melton's continued growth and increasing demand for well-positioned industrial real estate. Opportunities of this calibre in such a desirable and tightly held location are rare.

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