







Versatile Commercial Factory in Thriving Maddingley Industrial Precinct

5 334m2

Price	$3896.00 Per Month +gst
Property Type	Commercial
Property ID	2199
Land Area	334 m2
Warehouse Area	334 m2

Positioned within the growing industrial heart of Maddingley, this impressive under construction Brand New factory at 2/8 Osborne Street offers an excellent opportunity for trades, small businesses, investors, or those seeking to secure a foothold in a fast-evolving regional market.

Set on a 334m² (approx.) parcel of land, this property is ideal for a variety of uses – from light manufacturing and storage to distribution, automotive, or service-based industries (STCA). With solid construction, easy access, and an increasingly strategic location, this factory ticks all the boxes for affordability, functionality, and future growth

Agent Details

Ross Cooper - 0409 325 411

Office Details

Commercial
24A Kanowna St
Williamstown, VIC, 3016
Australia

potential.

Key Features:

- Land Area: 334m² (approx.)
- Zoning: Industrial1 – flexible usage potential (STCA)
- Factory/Warehouse with 5m roller door access – ideal for trades and small-scale operations
- Secure site with scope to customise or enhance to suit specific business needs
- Easy truck and vehicle access with parking available on site
- Functional internal layout for work, storage, or distribution
- Available March 2026

Prime Location Benefits:

Located just minutes from Bacchus Marsh town centre, with immediate access to major transport routes including the Western Freeway, this factory benefits from strong connectivity to Melbourne's west and regional Victoria. The area is experiencing strong population growth and infrastructure investment, increasing demand for commercial and industrial facilities.

This section of Osborne Street is emerging as a sought-after commercial zone, with nearby complementary businesses enhancing the area's profile and foot traffic.

Ideal For:

- Start-up or established tradespeople needing a functional base
- Local service-based businesses expanding operations
- Investors looking for affordable, low-maintenance commercial assets
- Owner-occupiers tired of leasing and ready to take control

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- E-commerce or distribution operators needing warehouse space

Whether you're investing, occupying, or simply planning ahead, Factory 2/8 Osborne Street is a smart, secure, and strategic choice in one of the region's most promising commercial corridors.

Enquire today for more information or to arrange a private inspection Contact Ross Cooper.

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