



Factory 3, 14 Glenville Drive, Melton



## Restore it. Reposition it. Reap the rewards.

Positioned in one of Melton's most tightly held industrial pockets, Factory 3/14 Glenville Drive offers a rare chance to secure an affordable industrial property with serious upside.

Previously impacted by fire, the property is now being offered for sale as-is, making it ideal for builders, owner-occupiers, or investors ready to roll up their sleeves and unlock value through refurbishment.

Set on 438m<sup>2</sup> of land, the factory provides a functional industrial footprint with the bones in place to restore and modernise to suit a wide range of uses (STCA). Once repaired, this property has the potential to become a

438 m<sup>2</sup>

Price Contact Ross Cooper

Property Type Commercial

Property ID 2207

Land Area 438 m<sup>2</sup>

Warehouse Area 240 m<sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia

highly practical and cost-effective base for storage, trade operations, light manufacturing, or distribution.

The building includes a clear-span warehouse layout, allowing flexibility in redesign and fit-out. A wide roller door provides direct vehicle access, and the overall structure lends itself well to reinstatement for businesses needing straightforward, functional space.

Located just moments from major arterial roads, the site offers excellent connectivity throughout Melbourne's western corridor. The surrounding precinct continues to benefit from strong industrial demand and ongoing growth, supporting long-term value for well-positioned assets.

This is not a turnkey purchase — it's a value-add opportunity in a location where industrial stock is tightly held and increasingly sought after.

#### Key Highlights

- Fire-affected factory – sold as is
- Strong value-add / refurbishment opportunity
- Factory area: 240m<sup>2</sup>
- Clear-span warehouse structure
- Roller door access for vehicles and deliveries
- Suits trades, storage, or light industrial use (STCA)
- Established industrial precinct location
- Excellent access to major road networks
- Ideal for builders, owner-occupiers, or investors seeking upside

Opportunities to buy into this location at an entry-level price point are rare. For more information Industrial Specialist Call Ross Cooper 0409325411

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