



Factory 1, 21 Melton Valley Drive, Melton



FRONT FACTORY – MAIN ROAD EXPOSURE – OWNER OCCUPY OR INVEST

An outstanding opportunity to secure a versatile industrial warehouse in one of Melton's most tightly held industrial precincts.

Positioned at the front of the complex with excellent main road exposure and directly opposite the prominent Melton Valley Golf Club, this well-located property offers flexibility for investors and future owner-occupiers alike.

Currently leased on a periodic tenancy, the property provides holding income while still offering the ability to occupy in the future.

Property Features Include:

- Approx. 450m²* warehouse/factory area

450m²

Price	\$1060,000.00
Property Type	Commercial
Property ID	2248
Land Area	450 m2
Warehouse Area	450 m2

Agent Details

Ross Cooper - 0409 325 411

Office Details

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

- Additional 63m²* mezzanine
- Front-facing position with outstanding exposure
- Functional warehouse with versatile layout
- Industrial 1 Zone
- Excellent access to major arterial roads
- Ideal for owner-occupiers or investors
- Rare offering in tightly held location

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For further information or to arrange an inspection, contact:

Ross Cooper

Managing Director | Industrial Specialist

☎ 0409 325 411

✉ ross@cooperrealestate.com.au

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