

3/26 Rutherford Court, Maddingley







HIGH CLEARANCE INDUSTRIAL WAREHOUSE – 3 PHASE POWER & EXCELLENT VEHICLE ACCESS

166m2

Price	$2416.66 Per Month
Property Type	Commercial
Property ID	2308
Land Area	166 m2
Warehouse Area	166 m2

3/26 Rutherford Court, Maddingley VIC 3340

Cooper Real Estate is pleased to present this versatile industrial warehouse, strategically positioned within Maddingley's established industrial precinct, offering an excellent combination of functionality, accessibility and industrial capability.

Featuring an impressive 5-metre internal warehouse height, 4-metre-high roller door access and three-phase power, this well-appointed facility is ideally suited to businesses requiring generous clearance, reliable power supply and practical access for larger commercial vehicles, machinery and equipment.

Agent Details

Ross Cooper - 0409 325 411

Office Details

Commercial
24A Kanowna St
Williamstown, VIC, 3016
Australia

The property also benefits from a separate independent pedestrian entrance, allowing convenient staff and visitor access without the need to operate the main roller door.

Occupying approximately 166m² of land, the warehouse provides a flexible industrial environment suitable for a broad range of applications, including warehousing, trade services, machinery storage, light manufacturing and distribution (STCA).

Conveniently located near Bacchus Marsh township with excellent connectivity to the Western Freeway, Melton and Melbourne's expanding western industrial corridor, the property offers an ideal base for businesses seeking accessibility and operational efficiency.

PROPERTY HIGHLIGHTS

- 5-metre internal warehouse height
- 4-metre-high roller door access
- Three-phase power supply
- Separate independent pedestrian entrance
- Excellent clearance for larger commercial vehicles and equipment
- Approximately 166m² land area
- Functional and versatile industrial warehouse
- Ideal for trades, warehousing, machinery and equipment storage
- Suitable for light manufacturing and workshop operations (STCA)
- Convenient access to the Western Freeway
- Established Maddingley industrial precinct

THE IDEAL COMBINATION OF HEIGHT, POWER & ACCESS

Whether you're expanding your operations, relocating your business or seeking additional industrial storage, this practical warehouse offers the essential features required

to support a wide range of business activities.

For further information or to arrange a private inspection, contact Cooper Real Estate today.

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