







RARE INDUSTRIAL OPPORTUNITY – DUAL WAREHOUSES ON 2,655m² APPROX.

7 Collins Road, Melton VIC 3337

FOR LEASE

SUBSTANTIAL INDUSTRIAL SITE WITH TWO WAREHOUSES, OFFICES & EXPANSIVE YARD

Cooper Real Estate is pleased to present this outstanding industrial leasing opportunity, positioned within one of Melton's well-established and tightly held industrial precincts.

Formerly home to the long-established Borgies Auto Spares business, 7 Collins Road offers a rare combination of substantial land area, two separate warehouse

2,600m2

Price	Contact Ross Cooper 0409325411
Property Type	Commercial
Property ID	2314
Land Area	2,600 m2
Office Area	50 m2
Warehouse Area	600 m2

Agent Details

Ross Cooper - 0409 325 411

Office Details

Commercial
24A Kanowna St

buildings, established office accommodation and extensive outdoor space, providing exceptional flexibility for a broad range of industrial and commercial operators.

Occupying approximately 2,655m² of land, the property incorporates approximately 650m² of combined warehouse and associated accommodation, making it particularly attractive to businesses requiring workshop facilities, vehicle access, equipment storage and generous external operating areas.

PROPERTY FEATURES

- Land Area: Approximately 2,655m²
- Combined Buildings: Approximately 650m²
- Warehouse One: Approximately 400m², together with office accommodation and associated facilities
- Warehouse Two: Approximately 250m²
- Two separate warehouse buildings providing operational flexibility
- Established office accommodation including reception and private offices
- Three-phase power servicing both warehouses
- High-bay lighting throughout warehouse areas
- Practical mezzanine storage area
- Double sliding warehouse doors providing excellent vehicle access
- Concrete warehouse floors
- Kitchen, lunchroom, toilet and shower facilities
- Split-system heating and cooling to office accommodation
- Substantial external yard area suitable for a variety of operational requirements
- Established industrial location with convenient access

Williamstown, VIC, 3016
Australia
03 9397 8900

COOPERS
EST. 1995

to major transport routes

LOCATION & BUSINESS POTENTIAL

Strategically positioned within Melton's established industrial precinct, the property enjoys convenient access to High Street, the Western Freeway and Melbourne's rapidly expanding western growth corridor.

The combination of two functional warehouses and a substantial landholding creates an opportunity for businesses involved in automotive services, mechanical operations, trade services, equipment storage, transport support, warehousing and distribution, or other industrial activities (STCA).

Properties offering this level of land, improvements and operational flexibility are increasingly difficult to secure in established industrial locations.

LEASING TERMS

Lease Term: Minimum 3 years

Options: Further lease options available by negotiation

Availability: By arrangement

ENQUIRE TODAY

For further information or to arrange a private inspection, contact:

Ross Cooper
Licensed Estate Agent | Cooper Real Estate
0409 325 411

All areas and measurements are approximate. Prospective tenants should make their own enquiries regarding permitted uses, zoning, licensing, suitability of the premises and relevant council approvals.

Disclaimer: All information given is as approximate only and may be subject to change. Potential purchasers/tenants are encouraged to make their own

enquiries. Social Distancing is required and a maximum of 10 attendees at any open for inspection. Your compliances is appreciated.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.