



12 Margaret Street, Kinglake West



## LARGEST 5 ACRE INDUSTRIAL SITE IN THE DISTRICT

A prominent large multi-allotment site with long term established tenant with a full level 5 title Industrial 1 Zone approx. 1 hour to Melbourne in prime location. This rare commercial property in this position provides the perfect opportunity for long term investors or large scale business pursuits for future endeavours.

Culminating a mix of current site uses and home to long standing tenant KLMSA Modular it has catered to large modular production. There are 7 main buildings across the complex from an array of machinery sheds to office spaces and lunchrooms. The infrastructure is designed for a high production line end to end solution producing commercial material on an industrial scale. 3 bitumen road access points and fully fenced lots divided into 4 main sites comprise:

Site 1 (12 Margaret Street) 3,985m2.  
- Township Zone.

20,056 m2

**Price** \$2,000,000 - \$2,200,000

**Property Type** Commercial

**Property ID** 269

**Land Area** 20,056 m2

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

- Head Office with bathroom facilities, 7 office spaces/rooms, reception, conference room, lunchroom.
  - Factory 1. 21x30m (630m<sup>2</sup>) floor area, concrete base, power and upstairs office and lunchroom.
  - Factory 2. 16x30m (480m<sup>2</sup>) floor area, concrete base, power and storage.
  - 2x wall frame sheds, external canopy and 11x4m storage shed.
- Dual access concrete driveway.

#### Site 2 (12 Oldfield Road) 4,035m<sup>2</sup>

- Industrial 1 Zone with dual frontage.
- 102.3m level parking site with storage shed fully fenced with access into site 3.
- Site can be used for entry/exit, building yard, storage/parking.

#### Site 3 (Lot 8 & 9, 21 Jorgensen Parade) 8,083m<sup>2</sup>

- Industrial 1 Zone.
- 3 access points to adjacent sites and road access to Jorgensen Parade.
- Dual title site used for building assembly yard and modular preparation work. Heavy vehicle access for transport and delivery.

#### Site 4 (23 Jorgensen Parade) 3953m<sup>2</sup>

- Industrial 1 Zone.
- Factory 3. 26.7x49m floor area 1308.3m<sup>2</sup> in total being the largest commercial shed in the district. Front and rear access, concrete base, power and mezzanine.
- Access to Jorgensen Parade. Ample off street parking.
- Trades lunchroom and office catering to large workforce with bathroom facilities.

All sites total 20,056m<sup>2</sup> with over 2462.3 in warehouse size with an array of use cases for each. Water storage comprises 7 tanks approx. 137,000L in total. Further information can be provided for the long term lease with 5 year tenure and strong return. Astute buyers are welcome to peruse the site plan and arrange private inspection accompanied by agent and site manager.

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