







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 installation 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:

136 20,056m2

Price	SOLD
Property Type	Residential
Property ID	271
Land Area	20,056 m2
Floor Area	2,833 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
03 9730 2333

Site 1 (12 Margaret Street) 3,985m2.
- Head Office with bathroom facilities.
- 7 office spaces/rooms, reception, conference room, lunchroom.
- Factory 1. 21x30m (630m2) floor area with concrete base, power and upstairs office and lunchroom.
- Factory 2. 16x30m (480m2) floor area with concrete base, power and storage.
- 2x wall frame sheds, external canopy and 11x4m storage shed. Dual access concrete driveway.

Site 2 (12 Oldfield Road) 4,035m2
- 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) 8,083m2
- 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) 3953m2
- Factory 3. 26.7x49m floor area 1308.3m2 in total being the largest commercial shed in the district. Front and rear access with concrete base, power and mezzanine.
- Dual access site with road access to Jorgensen Parade. Ample off street parking.
- Trades lunchroom and office catering to large workforce with bathroom facilities.

All sites total 20,056m2 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.

Price range $3,000,000 - $3,200,000

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.