



OVER 440M DIRECT EXPOSURE TO M1 / SOUTH GIPPSLAND FWY SUITING

For Lease
Contact Agent
Plus Outgoings

Land/Development • Other

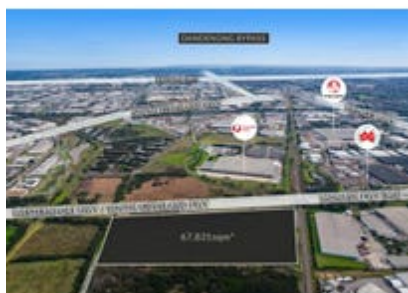
124 O'Grady Road, Hallam, Vic 3803

Floor Area:

67,831 m²

Land Area:

6.78ha (16.76 acres) (approx)



Property Description

- **440M+ FWY EXPOSURE**
- **INDUSTRIAL 1 ZONING**
- **HARDSTAND OPTIONS AVAILABLE**

Jones Real Estate is pleased to present 124 O'Grady Road, Hallam For Lease.

This exceptional infill Industrial 1 Zoned (INZ1) site is perfectly positioned in Melbourne's south eastern industrial precinct, with over 440m of direct exposure to the Westernport Hwy / South Gippsland Fwy to go with immediate access.

The property presently comprises of industrial zone land, however purpose build options can be tailored to suit individual requirements, whether that be existing land, crushed rock or container rated hardstand.

Key features of this impressive site include:

- 67,831sqm* of total site area
- Over 440m of direct frontage to the Westernport Hwy / South Gippsland Hwy – which leads into the M1 / Monash Fwy
- Over 200m of frontage to Princes Hwy
- Established and infill positioning in arguably Australia's most sought after industrial precinct
- Accessible by passenger and heavy rigid vehicles via Hallam South Road and O'Grady Road, with the Landlord to complete works to the property by requirement
- Existing permit allowing the Use and Development of Materials Recycling (Concrete Recycling) and Trade Suppliers (Quarry Products)
- Immediate proximity to rail on northern boundary and possible railway ...

124 O'Grady Road, Hallam, Vic 3803



Paul Jones
0488779749

Luke Peric
0432467771

Jones Real Estate - MELBOURNE
Level 8, 1 Elizabeth Street, Melbourne Vic 3000