

**80%
SOLD**

Construction
commenced



44 BRAND NEW WAREHOUSE OFFICE UNITS - MODE BUSINESS PARK

For Sale

Contact Agent
Sale by Negotiation

Industrial/Warehouse • Offices

52 Sheehan Road, Heidelberg West, Vic 3081

Floor Area:

165 m²



Property Description

Gross Waddell ICR is pleased to exclusively offer For Sale MODE, a Brand-New Business Park located at 52 Sheehan Road, Heidelberg West

MODE Business Park consist of 44 individual warehouse/office units, located just 10kms North-East of Melbourne in Heidelberg West. Contemporary warehouses with modern exterior design, high clearance and quality fixtures throughout.

This offering has the potential for a variety of professional service to occupy the space, such as high-technology manufacturing[^], end-mile distribution[^], workshop[^] and e-commerce businesses[^].

Property highlights features:

- 44 Warehouse/Office units of variety sizes
- Available units sizes ranging from 165m²* - 177m²*
- Air-conditioned 1st floor office
- Fully equipped Kitchenette and bathroom amenities
- Car parking on title
- Clear spring height: 6.4m*
- Secured gated complex
- Roller door access
- Scheduled completion September/October 2022

*Approx [^]STCA

Additional Details

Tenure Type	Zoning
Vacant Possession	Industrial 3

52 Sheehan Road, Heidelberg West, Vic 3081



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