



# SALTWOOD Business Park

For Sale

Contact Agent

Industrial/Warehouse

SALTWOOD Business Park, 1-12, 506-507 Merino Street, Capel Sound, Vic 3940

## Floor Area:

165.0 m<sup>2</sup> - 198.0 m<sup>2</sup>



## Property Description

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SALTWOOD at Capel Sound is a collection of Architecturally designed industrial spaces built to suit business owners, astute investors or assistance in convenient and appealing storage.

Developed with innovation at its core SALTWOOD - within the heart of the desirable Mornington Peninsula and finished to the highest of standards is an opportunity not to be missed.

The Warehouses:

- Contemporary and practical façade
- Warehouses from 165sqm to 198sqm
- Premium bathroom and kitchenette fitout
- High clearance warehouses with amenity for optional office fitouts
- Car parking on title
- Auto remote roller door
- High bay LED lighting
- Three Phase Ready

Location:

- 1 Minute from the Mornington Peninsula Freeway
- 3 Rosebud town centre
- 1 Hour to Melbourne CBD
- Amongst a strong presence of warehouse based retailers
- Bunnings, Petstock and Tradelink nearby

Contact Sean Crimmins for your detailed IM and list of inclusions.

## Additional Details

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**Zoning**  
Industrial 3



**Sean Crimmins**

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**Baywest Real Estate -**

1/109 High Street, Hastings Vic  
3915