



Outline/Boundaries Indicative Only

Melbourne Industrial Investment - Booming Sector with Record ...

Sold

Contact Agent

Sold: Tue 12-Jul-22

Industrial/Warehouse • Showrooms/Bulky Goods • Offices

Square Insulated Panels, 1 & 2/42-46 Vella Drive, Sunshine West, Vic 3020

Floor Area:

1,025 m²



Property Description

- **Renewed 5 year lease plus option**
- **Fixed 3% annual rent increases**
- **Tenant pays usual outgoings**

+Renewed Five (5) year lease to November 2026 plus option to 2031.
+Square: successful cool room and insulated panel manufacturer with over 15 years' experience.
+Investor preferred net lease terms with tenant paying all outgoings including land tax.
+Fixed 3% annual rent increases assuring growth.
+1,025sqm* factory including clear span warehouse, two level head office, 3 high RSD's providing for internal truck drive through and 8 on-title car spaces.
+Important private driveway access from Vella Drive and secure fenced yard.
+Booming industrial sector with current record low vacancy rates of 5% nationally and 2.7% in Melbourne.**
+Ideal for distribution, strategically situated just off busy Somerville Road, with easy access to Western Ring Road, Westgate Freeway, Princes Highway and Port of Melbourne.
+Situated in the City of Brimbank which has a GRP of \$10.58B, representing 2.24% of the states GSP, with manufacturing being the largest industry by employment. ***
+Sunshine West: established inner metro industrial suburb only 10km from Melbourne CBD.
+Net Income: \$87,000pa + GST

For Sale by Private Treaty

*Approx

**Westpac Property Report

***Economy ID

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment



Shaun Venables
0411860865

Beau Coulter
0413839898



Ned Walmsley
0401326650

Anthony Ongarello
0448 890 461

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street, Melbourne Vic 3000

Colliers - Essendon Fields
Suite 1, 6 English Street, Essendon Fields Vic 3041