



# AVAILABLE NOW HIGH CLEARANCE WAREHOUSE IN MELBOURNE MARKET

Leased

Leased: Tue 31-Mar-20

Industrial/Warehouse

4/9 Badalya Road, Melbourne Markets, Epping, Vic 3076

**Floor Area:**

1,259 m<sup>2</sup>



## Property Description

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- **Net Lettable Area: 1,285.8sqm\***
- **2x Container Height Roller Doors**
- **Join 5,000+ Businesses On-Site**

CBRE, on behalf of ESR is pleased to offer 4/9 Badalya Road, Epping, for lease via Expressions of Interest.

The property is located within the prestigious Melbourne Wholesale Fruit, Vegetable & Flower Market just off Cooper Street and is available for immediate occupation.

Key features include:

- + Two (2) on-grade roller shutter doors
- + Exclusive 24/7 warehousing access
- + Warehouse springing height of 7-8 metres\*
- + High power
- + On-site car parking
- + High security
- + Networking opportunity alongside 5,000 + businesses on-site
- + Unbeatable location within the Melbourne Markets

Location features:

- + Hume Freeway - 538 metres\* west
- + Metropolitan Ring Road - 3.4km\* south

Points of Interest:

- + Melbourne CBD - 19km\* south
- + Port of Melbourne - 20km\* south
- + Melbourne Airport - 20km\* west

For an inspection and further information, kindly contact the exclusive marketing agents at CBRE.

\*approx.

## Additional Details

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### Tenure Type

Vacant Possession

### Zoning

Comprehensive  
Development Zone

4/9 Badalya Road, Melbourne Markets, Epping, Vic 3076



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