



FREEWAY EXPOSURE / CONTAINER ACCESS

Leased

Leased: Mon 20-Jul-20

Industrial/Warehouse • Showrooms/Bulky Goods • Offices

99 Cook Street, Port Melbourne, Vic 3207

Floor Area:

1,230 m²



Property Description

- **VERY POPULAR LOCATION**
- **EASY FREEWAY ACCESS AND EXPOSURE**
- **AVAILABLE NOW**

Located in the Gateway Business Estate this unit is on the corner of Cook and Salmon St with exposure to the Westgate Freeway. This property provides a first floor office with an immaculate fitout and good natural light. The ground floor has board rooms / training rooms and a high clearance, clear span warehouse with a container height roller door.

- Total building area: 1,230sqm*
- First floor office: 298sqm*
- Ground floor area: 832sqm*
- Parking for up to 25 vehicles
- Heating & cooling
- Modern amenities including shower facilities
- Open plan office space with separate meeting rooms
- Container height roller door access
- Three phase power
- Warehouse clearance of 7.5m
- Showroom potential
- Access to major arterials
- Zoned Industrial 1
- End of trip facilities
- Close to public transport

Additional Details

Car Spaces
25

Zoning
Industrial 1

Parking Comments
up to 25 car parks available @ \$140pcm

99 Cook Street, Port Melbourne, Vic 3207

LEMONBAXTER

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