



## VERSATILE OFFICE WAREHOUSE WITH HUGE BREEZEWAY AWNINGS

Industrial/Warehouse

G7 & G8, 445-467 Grieve Parade, Altona North, Vic 3025

**Floor Area:** 9306.0 m<sup>2</sup> - 18815.0 m<sup>2</sup>

### Property Description

- Only 8km\* to Port of Melbourne
- Excellent truck access and loading
- Clear span warehouses

G7 & G8, 445-467 Grieve Parade Altona is a modern office/warehouse with everything you could hope for in a distribution facility.

- 18,815sqm\* building area (split over two buildings of 9,509sqm\* & 9,306sqm\*)
- High clearance, clear span warehouses
- Well-presented office and amenities
- 5,048sqm\* of breeze-way canopies
- 24 levelling loading docks
- 8 container height rollers doors
- Dual truck access points allowing excellent drive through truck access
- Option to lease 9,306sqm\* or 18,815sqm\*

Located within the highly sought after inner western industrial precinct of Altona North (8km\* from the Port of Melbourne & 12km\* from Melbourne CBD).

Direct access and huge exposure to Grieve Parade, this facility boasts easy access to the West Gate Freeway/Princes Freeway and Western Ring Road.

\*approx.

**For Lease**

Contact Agent

### Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession



**Matt Ellis**

0411 271 159

**Matt Crofts**

0433 112 540



**Todd Grima**

0433815281

**Tom Hayes**

0413 997 703

JLL - Melbourne

Level 40, 101 Collins Street, Melbourne Vic 3000

CBRE - Melbourne

Level 34, 8 Exhibition Street, Melbourne Vic 3000