

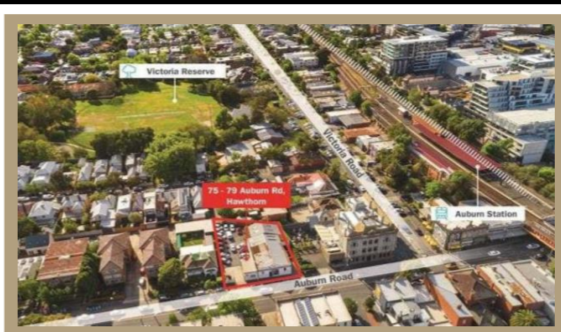




















Industrial Leasing Opportunities

MONTH 12-April-2021

Property	Premises	Type	Area sqm	Rental p.a	Outgoings	Comments & Availability	Contact Details
VICTORIA							
75-79 Auburn Road, Hawthorn 	Office/Showroom & Yard 	Retail / Industrial	1082	POA	Net	<ul style="list-style-type: none"> Commercial 1 Zone. Available Now Rear ROW 	Shane Brown 0437 854 158 Ursula Yako 0413 561 724  
Abruzzo Crescent, Thomastown 391 Settlement Road 	Unit 1B (Rear) Abruzzo Crescent Units 4 & 5 Abruzzo Crescent	Industrial Showroom/Warehouse Industrial / Showroom	656 1054	POA POA	Net Net	<ul style="list-style-type: none"> Unit 1B - Possible Retail use STCA Neighboring Gym and Futsal sports facility Unit 4 & 5 available from March 2022 	Shane Brown 0437 854 158 Ursula Yako 0413 561 724  
6 Albert Street, Preston 	Building 4A	Industrial	1069.8	POA	Net	<ul style="list-style-type: none"> Older style warehouse. Clearance 3.93 metres approx. Ready for Immediate Access 	Shane Brown 0437 854 158 Ursula Yako 0413 561 724  
3B Newlands Road, Reservoir  	Building 8 Building 9 Building 10	Warehouse Showroom/Warehouse Showroom/Warehouse	994 sq/m 772 sq/m 1105 sq/m	POA POA POA	Net Net Net	<p style="color: red;">New opportunities - subject to construction.</p> <ul style="list-style-type: none"> Project completion scheduled late 2021 to early 2022 Site Upgrade on Roadways and existing Buildings 	Shane Brown 0437 854 158 Ursula Yako 0413 561 724  
7-21 Lens Street, Coburg North 	Industrial	Warehousing/Factory	from 1500 sq/m to 7566 sq/m	POA	Net	<ul style="list-style-type: none"> Opportunity exist to calve up into 3 lots Survey Plans available on request. Currently fit out for commercial food operation Contact us for Access (Premises Alarmed Protected) 	Shane Brown 0437 854 158 Ursula Yako 0413 561 724  



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<p data-bbox="1317 470 1457 562"></p> <p data-bbox="210 583 780 615">NOTE: Leasing fees are available to all introducing Agents.</p> <p data-bbox="1338 583 1911 615">Click here to contact Liuzzi Property Group for fee structures.</p>							