























Industrial Leasing Opportunities








MONTH 03-August-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 	Sam Bell 0401 758 430  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
Abruzzo Cresnet, Thomastown 391 Settlement Road 	Units 4 & 5 Abruzzo Cresnet 1B	Industrial / Showroom Industrial	1054 656	POA POA	Net Net	<ul style="list-style-type: none"> Unit 4 & 5 available from March 2022 LEASED 	Sam Bell 0401 758 430  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
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 	Sam Bell 0401 758 430  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
3B Newlands Road, Reservoir  	Building 8 Building 9 Building 10 3B	Warehouse Showroom/Warehouse Showroom/Warehouse Showroom/Warehouse	994 sq/m 772 sq/m 1105 sq/m 2762 sq/m	POA POA POA POA	Net Net Net Net	<p>New opportunities - subject to construction.</p> <ul style="list-style-type: none"> Works commenced, project completion scheduled early 2022 Site Upgrade on Roadways and existing Buildings 	Sam Bell 0401 758 430  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 



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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) 	Sam Bell 0401 758 430  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
20 Rose Street	Industrial	Showroom/Warehouse	678 sq/m	POA	Net	<ul style="list-style-type: none"> ● Great corner location ● Onsite Parking ● High Ceiling Height 	Sam Bell 0401 758 430  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 



NOTE: Leasing fees are available to all introducing Agents. [Click here](#) to contact Liuzzi Property Group for fee structures.