










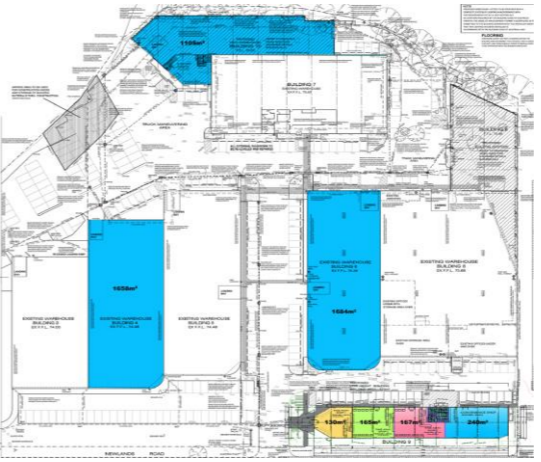







# Industrial Leasing Opportunities





MONTH August-2022


Property	Premises	Type	Area sqm	Rental p.a	Outgoings	Comments & Availability	Contact Details
<b>VICTORIA</b>							
<b>1-7 Chifley Drive, Preston</b> 	Stand Alone	Industrial Warehouse	1,825	\$ 319,375.00	Net	<ul style="list-style-type: none"> <li>• Vacant Possession</li> <li>• Evolving gentrified area</li> <li>• Newly Installed Ventilation</li> </ul> 	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
<b>667-679 Nicholson Street, North Carlton</b> 	Stand Alone	Warehouse / Showroom	1,192	\$ 500,640.00	Gross	<ul style="list-style-type: none"> <li>• Vacant Possession</li> <li>• On site Car Park</li> <li>• Front &amp; Rear Delivery Access</li> <li>• Direct Public Transport (Tram Route 96)</li> <li>• Incentive Available</li> </ul>	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
<b>3B Newlands Road, Reservoir</b>  	Building 4 Building 6 Building 10  Building 9	Showrom/Warehouse Showroom/Warehouse Showroom/Warehouse  Retail/F&B/Showroom	1658 1684 1105  130 to 240	\$ 207,250.00 \$ 210,500.00 \$ 138,125.00  POA	Net Net Net  Net	<p style="text-align: center;"><b>** New opportunities - under construction **</b></p> <ul style="list-style-type: none"> <li>• Works commenced, new warehouse completion scheduled mid to late 2022</li> <li>• Site Upgrade on Roadways and existing Buildings</li> <li>• 3 x F&amp;B Tenancies (approx. 130sqm/143sqm/118sqm)</li> <li>• 1 x Retail Showroom (approx. 329sqm)</li> </ul> 	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 



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<b>7-21 Lens Street, Coburg North</b> 	Industrial	Warehousing/Factory	from 1500 sq/m to 7566 sq/m	POA	Net	<ul style="list-style-type: none"><li>• Opportunity exist to calve up into 3 lots</li><li>• Survey Plans available on request</li><li>• Currently fit out for commercial food operation</li><li>• Contact us for Access (Premises Alarmed Protected)</li></ul>	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 



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