

# 18-71 Harcourt Road, Altona, VIC

Industrial Property For Lease - Price: POA

INDUSTRY  
PROPERTY  
GROUP



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## BRAND NEW OFFICE/WAREHOUSE IN ALTONA

Located in one of the best logistical areas in Melbourne's West, this office/warehouse in Harcourt Road, Altona is almost immediately connected to the Princes Freeway. Kororoit Creek Road is connected with a 4 way interchange and is only moments from the Western Ring Road and West Gate Freeway with further connections available.&nbsp;

Features include:

Office: 500m2\*  
Warehouse: 8,658m2\*  
4 Recessed Loading Docks  
4 On-Grade Container Roller Doors  
High Clearance Warehouse  
EFSR Sprinkler System  
Ample on-site Car Parking (separated from truck traffic)  
Securely Fenced&nbsp;  
Large Hardstand Area

This property can be complete in 8-10 months\*. Secure it now by calling Andrew at Industry Property Group.

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\*Approx

Office: 500m2\*  
Warehouse: 8,658m2\*  
4 Recessed Loading Docks  
4 On-Grade Container Roller Doors  
High Clearance Warehouse

Office Size:	500.00
Warehouse Size:	8,658.00
Total Size:	9,158.00
Land Size:	20,250.00

**Internal Clearance:** 10 metres  
**Zoning:** Special Use Zone  
**Parking:** Ample on-site

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appears at the time the photographs were taken. All measurements and distances given are approximate only.

Availability:	Early 2022
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