



## 43-49 Wharf Rd, Port Melbourne

### HIGH CLEARANCE, STANDALONE OFFICE/WAREHOUSE IN HEART OF PORT MELBOURNE

NSL Property Group and Colliers International are pleased to present 43 – 49 Wharf Road Port Melbourne For Lease and now available.

This city fringe office and warehouse sits within a premier commercial precinct and is ripe for the astute occupier.

Positioned in an established and exclusive precinct of Port Melbourne, close to the West Gate Freeway Interchange and Williamstown Road the site offers flexible Commercial 2 Zoning.

Key Features include:

- Total Building Area: 2,378sqm
- Total Land Area: 3,622 sqm
- Includes 594 sqm of Office or Showroom
- Multiple Roller Door Access
- Corporate Offices over 2 floors
- Drive through capabilities.
- Ample Parking on Site
- Available Now

For further information on this asset or to discuss your Port Melbourne property requirements contact NSL Property Group:

Guy Naselli 0413750744

16 3,622 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	216
<b>Land Area</b>	3,622 m2
<b>Office Area</b>	594 m2
<b>Warehouse Area</b>	1,784 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

