



## 105 Newlands Rd, Coburg North

### INDUSTRY DRIVE - COBURG'S NEWEST INDUSTRIAL ESTATE

NSL Property Group is pleased to present Industry Drive - Coburg's newest industrial estate for lease and available now.

Pre-lease these architecturally designed office/warehouses positioned within Coburg's new industrial estate.

Located 10km\* north of the CBD and within close proximity to major arterials including Bell Street, Sydney Road and M80 Ring Road, the purpose built warehouses offer versatile building areas from 275m2\* - 3,300m2\* ideally designed to food grade standards.

Key Features include;

- Building Areas from 275m2\* - 3,300m2
- Architecturally designed office/warehouse
- To be purpose built for tenant's specific requirements
- Internal clearance 8m\*
- Provisions for gas, power and grease trap
- Allocated on-site parking
- Industrial 1 Zone
- Plans available upon request

For further information on this property contact NSL Property Group:

Guy Naselli 0413750744 or follow me on Instagram

📏 275 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	25
<b>Land Area</b>	275 m2
<b>Warehouse Area</b>	275 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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



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