



## Unit 9/331 Ingles St, Port Melbourne

### HIGH PROFILE & CLEARANCE PORT MELBOURNE WAREHOUSE

NSL Property Group is pleased to present 9/331 Ingles Street Port Melbourne For Lease and Now Available.

This city fringe office, warehouse and showroom 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 exits, the property offers flexible Capital City Zoning.

Key Features include:

- Total Building Area: 1020 sqm
- West Gate Freeway Exposure With Over 200,000 Vehicles Per Day.
- Rear Roller Door Access With Hardstand For Container Access & Unloading
- Corporate Offices Over Two Levels
- On Site Parking For 14 vehicles
- Drive Through Capabilities
- Clear Span Warehousing with 7.5-meter clearance.
- Available Now

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

14 1,020 m<sup>2</sup>

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	250
<b>Land Area</b>	1,020 m <sup>2</sup>
<b>Office Area</b>	220 m <sup>2</sup>
<b>Warehouse Area</b>	800 m <sup>2</sup>

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
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0413 750 744

