



## 1-4/2A, Cope Street, Preston

### PROMINENT PRESTON WAREHOUSE, OFFICE & SHOWROOM - ONLY ONE REMAINS

NSL Property Group is pleased to present Unit 1/ 2A Cope Street Preston for Lease and available now.

This city fringe office warehouse development sits within a premier commercial precinct and is ripe for further upside (STCA).

Positioned in an established and exclusive precinct of Preston close to bustling Bell Street and Albert Street, the properties offer a flexible Industrial 1 Zone (IN1Z).

Key Features include:

- Total Building Area 564 sqm
  - Unit 1: 564sqm\* -
  - Unit 2: 300sqm\* - Leased
  - Unit 3: 289sqm\* - Leased
  - Unit 4: 275sqm\* - Leased
- 1 New Warehouse Available
- High Clearance Roller Door Access
- Corporate Offices over 2 Floors
- Parking on Site
- Drive Through Capabilities
- Flexible Industrial 1 Zoning

6 2,304 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	261
<b>Land Area</b>	2,304 m2
<b>Office Area</b>	165 m2
<b>Warehouse Area</b>	399 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

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

