







133-141 Western Ave, Westmeadows

AIRPORT BUSINESS PARK – STAGE ONE OVER 50% SOLD!

Prime Industrial Investment in Westmeadows

NSL Property Group, in conjunction with Jones Real Estate, is pleased to present Airport Business Park—a rare and substantial 60-office warehouse development at 133-141 Western Avenue, Westmeadows. Strategically positioned in a tightly held industrial precinct, this premier business park offers an exceptional opportunity for owner-occupiers and investors alike.

Why Invest?

 60 Premium Office Warehouses (Stage One Release 226sqm – 388sqm*)
 Prime Exposure to Tullamarine Freeway (337m frontage, thousands of cars daily)
 Unmatched Accessibility – Near Melbourne Airport, Mickleham Rd, Airport Drive, Western Ring Rd, Calder Fwy
 Surrounded by Key Commercial & Residential Hubs – Essendon Fields, Gladstone Park Shopping Centre
 Designed for Business Success – Modern warehouse spaces with offices, allocated parking, three-phase power, security gates, heating & cooling

 Stage One Over 51% Sold – Act Now!

A Secure, High-Growth Investment

With its strategic location and high visibility, Airport Business Park is set to deliver strong rental demand and capital growth. Whether you're looking to elevate your business or secure a high-yield investment, this is your chance to own a premium property in Melbourne's thriving North-West industrial market.

 Construction Commencing Q4 2025

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Price	From $881,400
Property Type	Commercial
Property ID	275

AGENT DETAILS

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OFFICE DETAILS

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NSL PROPERTY GROUP