



## Unit 3/11 Sabre Drive, Port Melbourne

### A BOLD MOVE TO SABRE DRIVE

Make your next move count with this versatile office/warehouse in the tightly held Port Melbourne industrial precinct. Positioned just moments from the CBD, Docklands, and major arterials, this property is designed to give your business both flexibility and presence.

Offering 304 sqm\* of well-balanced space, the property combines a high-clearance warehouse with modern office accommodation, making it ideal for a wide range of users. Easy roller door access, secure on-site parking, and strong connectivity via the West Gate Freeway and CityLink ensure a seamless day-to-day operation.

Whether you're scaling up, streamlining, or seeking a strategic city-fringe base, 3/11 Sabre Drive delivers a bold opportunity in one of Melbourne's most sought-after industrial pockets.

#### Key Features

- 304 sqm\* total building area
- High-clearance warehouse with roller door access
- Modern office component with amenities
- Four secure on-site car spaces
- Excellent transport links via West Gate Freeway & CityLink

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

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661



<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	321
<b>Warehouse Area</b>	304 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

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