







# 1 & 2, 177 Salmon Street, Port Melbourne

## CLEAR SPAN & CLEAR VISION — READY TO OCCUPY

Just  $2 \, \text{km}$  from Melbourne's CBD and moments from CityLink and the West Gate Freeway, this holding is all about access, convenience and visibility. Whether you're after a corporate HQ, showroom, or distribution hub, it's built for business.

Positioned on the doorstep of the CBD, this office and warehouse opportunity delivers scale, street presence and immediate functionality. With a generous 854 sqm\* floorplan and a commanding Salmon Street frontage, the property is ready to impress occupiers seeking profile and practicality.

### **Key Features**

- Total Building Area: 854 sqm\*
- Quality office accommodation with boardrooms, executive offices & open-plan areas
- High-clearance warehouse of 330 sqm\* with racking included
- Roller shutter door for easy loading/unloading
- Excellent natural light throughout
- Kitchen/breakout BBQ Alfresco Area
- Heating and cooling systems installed
- Twenty-one (21) on-site car spaces
- Secure entry and prominent street frontage
- Only 2 km\* from Melbourne CBD
- Easy access to CityLink and West Gate Freeway
- Available Now

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

**A** 21

Price Contact NSL Property

Group

Property Type Commercial

Property ID 328 Office Area 525 m2 Warehouse 330 m2

Area

#### **AGENT DETAILS**

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

#### **OFFICE DETAILS**

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