







1 & 2, 177 Salmon Street, Port Melbourne

CLEAR SPAN & CLEAR VISION — READY TO OCCUPY

Just 2 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:

Guy Naselli 0413 750 744

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Price	Contact NSL Property Group
Property Type	Commercial
Property ID	328
Office Area	525 m2
Warehouse Area	330 m2

AGENT DETAILS

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

OFFICE DETAILS

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