



95-97 Riggall Street, Broadmeadows

RARE LARGE SCALE INFILL INDUSTRIAL LANDHOLDING – BROADMEADOWS

NSL Property Group is pleased to offer for sale 95-97 Riggall Street, Broadmeadows, a significant industrial landholding positioned within one of Melbourne’s most established and tightly held northern industrial precincts.

Underpinned by its scale, configuration and strategic location, the asset provides a rare opportunity to secure a large-scale landholding appealing to both owner-occupiers and value add investors with various repositioning outcomes.

The offering benefits from the following key attributes:

- Substantial 18,298m² infill landholding within a land-constrained precinct
- Flexible allotment enjoying two expansive street frontages and multiple ingress and egress points
- Versatile existing improvements providing flexibility for a variety of users including cold storage, production and manufacturing
- Significant internal cold storage infrastructure
- Adaptable Commercial 2 Zone supporting a broad range of future outcomes (STCA)
- Strong surrounding residential and commercial catchment underpinning occupier demand
- Strategic positioning within Melbourne’s North, one of the fastest growing industrial markets
- The property offers excellent connectivity to key arterial road networks including Pascoe Vale Road, Sydney Road and the M80 Metropolitan Ring Road, supporting efficient access to the CBD, Melbourne Airport and broader metropolitan Melbourne.

50 18,298m²

Price	SOLD
Property Type	Commercial
Property ID	368
Land Area	18,298 m ²
Warehouse Area	12,384 m ²

AGENT DETAILS

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

OFFICE DETAILS

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