



Unit 11/39 Essex Street, Pascoe Vale

RARE OFFICE/WAREHOUSE OPPORTUNITY, URBAN BUSINESS PARK

NSL Property Group is pleased to present 11/39 Essex Street, Pascoe Vale For Sale.

Positioned within the tightly held Urban Business Park, this well-presented office/warehouse offers an outstanding opportunity for businesses seeking a functional and accessible city-fringe industrial base.

Featuring a clearspan warehouse, quality office accommodation (66 sqm* mezzanine office), the property provides a versatile layout suited to a range of business uses. With excellent connectivity to CityLink (M2), the Tullamarine Freeway and Metropolitan Ring Road (M80), the property offers convenient access across Melbourne.

Property Highlights:

- Total Building Area: 176 sqm*
- Includes 66 sqm* Mezzanine Office
- Clearspan Warehouse With Excellent Internal Height
- Container-Height Roller Door
- Two Secure Onsite Car Spaces
- Fully Gated Business Park
- Showroom/Retail Potential (STCA)
- Excellent Freeway Connectivity

Offering versatility, functionality and a strategic location, this is an excellent opportunity for owner-occupiers and investors seeking a quality industrial asset in Melbourne's inner north.

For further details on this property or to discuss your Pascoe Vale property requirements, contact:

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Price	Contact NSL Property Group
Property Type	Commercial
Property ID	423
Land Area	176 m2
Office Area	66 m2
Warehouse Area	110 m2

AGENT DETAILS

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OFFICE DETAILS

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