



## 38 Beecher St, Preston

### PRESTON PREMIER FOOD GRADE FACILITY

NSL Property Group is pleased to present 38 Beecher Street Preston For Lease and available now

This purpose fitted food production building of 400 sqm\* comprises a showroom, offices and warehousing with great staff amenity.

It is positioned in an established and exclusive industrial precinct only minutes from Bell Street.

The property is surrounded by high profile occupants including Robot Trading, BOC Gases, Chemist Warehouse, Total Tools, Rays Outdoors and Bunnings.

It is also 2 kms from Northland Shopping Centre, which features 330 specialty stores incorporating approximately 96,200 sqm of retail space.

In late 2019, Moon Dog Brewery opened one of Melbourne's largest hospitality venues in Chifley Drive, which will consist of a new 12,000 sqm brewery and gastro eatery only 300 metres away.

Key Features include:

- Total land area: 505 sqm\*
- Building area: 400 sqm\*
- Includes Showroom, Offices and Warehouse
- Fully fitted commercial production facility with a cool room, insulated panels, gas and

3 505m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	43
<b>Land Area</b>	505 m2
<b>Office Area</b>	33 m2
<b>Warehouse Area</b>	375 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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