



## 702 Footscray Rd, West Melbourne

### ULTIMATE HIGH EXPOSURE SITE WITH HARDSTAND

NSL Property Group is pleased to present 702 Footscray Road West Melbourne For Lease and now available.

The site in the heart of West Melbourne's premier industrial precincts is ripe for the astute occupier.

Positioned in an established and exclusive precinct on the corner of Sims Street and Footscray Road the site offers flexible Industrial 1 Zoning.

Only moments away, the site provides terrific access to the Port of Melbourne, Coode Island and Appleton Dock.

Key Features include:

- Total Land 3000 sqm
- Functional 800 sqm Office & Warehouse
- Large Concrete and Asphalt Hardstand
- Only 3 kms from the CBD
- Moments from the Port Of Melbourne
- Secured and Fenced premises with no shared access
- Available Now

Location highlights include:

- 500m to the Port of Melbourne
- 2km to Citylink

15 3,000 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	77
<b>Land Area</b>	3,000 m2
<b>Office Area</b>	200 m2
<b>Warehouse Area</b>	600 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

