



# GEELONG'S PREMIER BUSINESS PARK

Industrial/Warehouse • Offices

Industria Breakwater, 3 Dyson Court, Breakwater, Vic 3219

## Floor Area:

99 m<sup>2</sup>

For Sale

Contact Agent

Sale by Negotiation



## Property Description

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- **IND ZONE 1**
- **WAREHOUSING & STORAGE USES AVAILABLE**
- **ACCESS VIA KADAK PL & DYSON CRT**

Ideally located in the well-established Industrial precinct of Breakwater, Industria Breakwater will boast the luxury of established amenities and close proximity to major roads that connect the Greater Geelong Region.

The Breakwater precinct has a rich industrial history and is a desirable destination for businesses or individuals looking to occupy or invest. Geelong has prospered in recent years with evidence of continued high economic growth – now is the opportune time to buy. Industria Breakwater has multiple product types including office/warehouses and storage units. Industria Breakwater will provide optimal flexibility to purchasers with front, side and rear loaded alternatives, as well as multiple mezzanine options available too.

Warehouse features include:

- Sizes ranging between 68m2 to 129m2
- Three phase power
- High bay lighting
- Full amenities including bathroom (with shower) and kitchenette
- Allocated car parking on title plus 6 share visitor bays
- Motorized roller shutter doors
- Split System heating & cooling (mezzanine office only)

Storage units include

- Sizes ranging between 49m2 to 60m2
- 6 car parking bays dedicated to storage units only
- Motorized roller shutter doors
- 6m internal height

NOW SELLING FROM \$163,000 excl GST

Stage 1 is now complete & ready to move-in

## Additional Details

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<b>Building</b> Partial	<b>Tenure Type</b> Vacant Possession
<b>Car Spaces</b> 136	<b>Zoning</b> Industrial 1
<b>Parking</b> <b>Comments</b> 136 onsite car parks	

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**Tim Darcy**

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**Darcy Jarman - Geelong West**

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