



## Architecturally Designed, Built for functionality

Industrial/Warehouse • Showrooms/Bulky Goods

11/300 Melbourne Road, North Geelong, Vic 3215

**Floor Area:** 314 m<sup>2</sup>

### Property Description

Ideally located within the new Ocean Child Precinct, this cleverly designed warehouse has been built with functionality in mind.

The architectural design and finishes for Ocean Child have been meticulously selected, creating a modern, industrial statement using formed concrete, warm brickwork and well-considered landscaping to soften the exteriors. Screening to the north, east and west windows of the building also provides privacy and shade.

The stand-alone building spans two floors, creating a sense of space and gives you plenty of room to work.

The well thought out planning of the business park allows for great street exposure and its own designated parking.

If you are looking to establish, re-located, or expand your business, look no further.

\*Geelong CBD under 10 minutes drive

\*Excellent street exposure

\*Melbourne CBD one hour drive ...

**Sold**

Contact Agent

Sold: Wed 31-Mar-21

### Additional Details

**Tenure Type**

Vacant Possession

**Car Spaces**

2

**Zoning**

IN1Z

**GARTLAND**  
PROPERTY

**Michael De Stefano**

0401444118

**Gartland Property - Geelong**

71 Little Malop Street, Geelong Vic  
3220

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