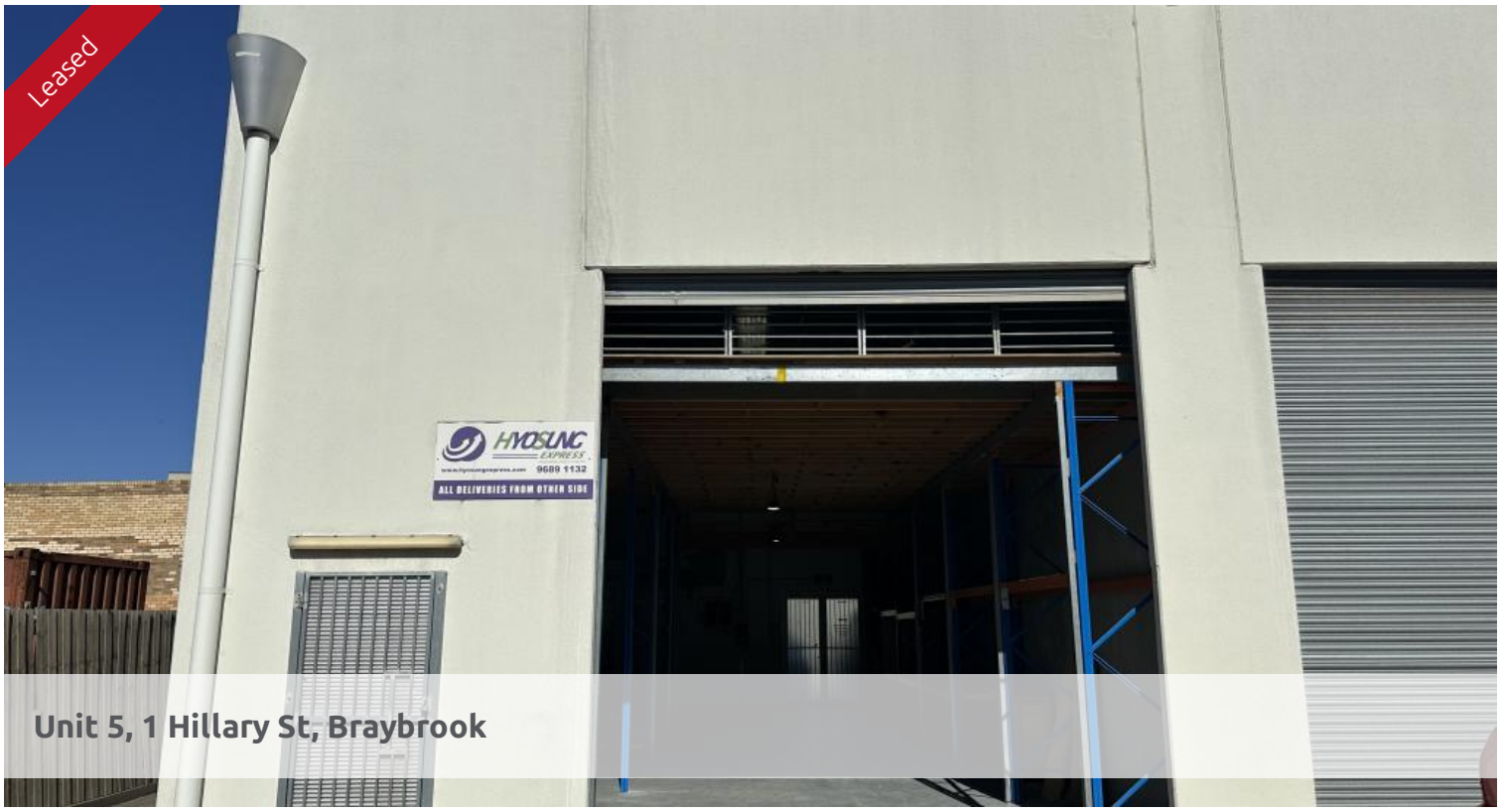








PRIME INDUSTRIAL PROPERTY IN BRAYBROOK PROXIMITY ESTATE

Introducing 5/1 Hillary St, Braybrook, exclusively to the market. Positioned in the highly sought-after Braybrook Proximity Estate, this property offers unparalleled connectivity to Melbourne's west industrial hubs. Enjoy effortless access to the West Gate Freeway, Princess Highway, and Western Ring Road, all within a 10-minute drive, making this location perfect for businesses seeking convenience and efficiency.

Property Highlights:

- Ground Floor: 125sqm (approx) versatile warehouse & operational space
- Mezzanine Level: 50sqm (approx) office or storage
- New kitchenette
- Solar power
- Three-phase power supply for high-performance operations
- Motorized container-height roller door for easy access
- Dual access from carpark & driveway
- Industrial 2 Zone (IN2Z) classification
- Three dedicated on-title parking spaces
- Welcoming reception area
- Complex has comprehensive security system with surveillance cameras
- Fully gated for enhanced security
- Pallet racking for immediate use

Nestled within a thriving industrial precinct, this property provides a seamless

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Price	Contact Agent
Property Type	Commercial
Property ID	1058
Warehouse Area	175 m2

Agent Details

Matt Stedman - 0405 129 100
Matthew Kenny - 03 9532 0314

Office Details

Cheltenham
15/148 Chesterville Road
Cheltenham VIC 3192 Australia
1300 653 004

ALL commercial REAL ESTATE