



**Unit 32, 94-102 Keys Road, Cheltenham**



## TURNKEY FOOD PRODUCTION FACILITY – READY TO OCCUPY & OPERATE

Position your business for immediate success with this fully equipped food production facility, ideally located in the heart of the highly sought-after Cheltenham/Moorabbin industrial precinct.

Offering an outstanding opportunity for owner-occupiers, food manufacturers, commercial kitchens or expanding hospitality operators, this versatile property comes complete with an existing food permit and extensive infrastructure already in place — allowing you to move in and commence production immediately.

### Property Features:

- Building area: **270sqm\***
- Production area: **240sqm\***
- First floor office: **30sqm\***
- Existing **food premises permit**
- High-clearance warehouse with approximately 6m internal height\*
- **3 phase power – 250 amp high-volume supply**
- **2,000L grease trap**
- Freezer room installed
- LPG gas availability
- Electric roller door access into storage area
- Kitchenette and bathroom amenities

4 329m2

### Price

Contact Agent for Price guide

### Property Type

Commercial

**Property ID** 1093

**Land Area** 329 m2

**Office Area** 30 m2

**Warehouse Area** 240 m2

### Agent Details

Matthew Kenny - 0413743876

Matt Stedman - 0405 129 100

Alex Kenny - 0457 491 000

### Office Details

Cheltenham

15/148 Chesterville Road

Cheltenham VIC 3192 Australia

1300 653 004