



For Lease

Coolaroo Industrial Park

2-50 Glenelg Street, Coolaroo, VIC 3048

Industrial Available now








 6,497 - 12,134 sqm  Green Star certified

About

This is an outstanding opportunity to be part of a new high-quality industrial estate within the heart of Melbourne's Northern Industrial Market.

2-50 Glenelg Street is an 8 Ha industrial development site with superb access to existing precinct amenity and major arterial roads such as the Hume Freeway and Metropolitan Ring Road, as well as major infrastructure such as the Melbourne International Airport and the Melbourne CBD to ensure all local, national, and international markets are within reach.







Amenities

-  On-site parking
-  Nearby childcare centre
-  Nearby shopping precincts
-  Nearby café
-  ESFR sprinklered warehouse
-  Bicycle storage
-  Public transport access

ESG Credentials

- Targeting 4 Star Green Star Buildings V1

Sustainability

-  Solar PV arrays
-  Energy consumption tracking
-  Water efficient fitting
-  LED lighting
-  Rainwater recycling
-  Solar embedded network

Availability

	Lettable Area (sqm)	Availability
Warehouse 1	9,589sqm	Leased
Warehouse 2A	12,134sqm	Q4, 2024
Warehouse 2B	6,497sqm	Q4, 2024
Warehouse 3A	10,946sqm	Q3, 2024
Warehouse 3B	7,813sqm	Q3, 2024