



For Lease

# Coolaroo Industrial Park

2-50 Glenelg Street, Coolaroo, VIC 3048

Industrial Available now








 10,952 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 3A	10,952sqm	Available Now