



Brooklyn's Best Value Address - Warehouse Lofts 156m² to 186m²

19-21 Export Dr, BROOKLYN, VIC 3012

Industrial, Offices, Showroom

Property ID: 1741

Price: \$425,000-\$585,000 **Rent:** \$23,000-\$34,000

Building: 156m² - 186m² **Land:** 116m² - 120m²



Brand new warehouse lofts designed for small business owners

- Stellar location on Melbourne's growing inner west precinct
- Container height roller doors
- NBN ready
- Secure gated car park and hard stand area
- Only 10 min from CBD & Ports
- 20 Min to the Airport
- Ready to go now

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Additional Features

Features

Availability: Available Now
Zoning: Industrial 1
Lease Term: Negotiable
Rent Review: Negotiable
Car Spaces: 2 per unit
Condition: New
Air Conditioning: To Lot 1 Only
Roller Doors: Yes
Age: 2019

Outgoings

Owners Corp. / Insurance: TBA

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Lot 21 [SOLD]	0	156m2 (Inc 40m2 Mezzanine)	116m2	\$425,000	N/A
Unit 1	0	186m2 (inc 66 m2 air conditioned and carpeted offices)	120m2	\$585,000	\$34,000
Unit 12	0	186m2 (Inc 66m2 office mezzanine)	120m2	N/A	\$28,500
Unit 15	0	156m2 (inc 40m2 mezzanine)	116m2	\$425,000	N/A
Unit 16	0	156m2 (Inc 40m2 Mezzanine)	116m2	\$425,000	N/A
Unit 17	0	156m2 (Inc 40m2 Mezzanine)	116m2	\$425,000	N/A
Unit 22	0	156m2 (Inc 40m2 Mezzanine)	116m2	\$425,000	N/A
Unit 3	0	156m2 (Inc 40m2 mezzanine)	116m2	N/A	\$23,000