

FOR LEASE

INFORMATION MEMORANDUM

22

DALEY STREET

PRESTON, VIC

FOR LEASE

22 Daley Street, Preston

Knight Frank, in conjunction with Gray Johnson, is pleased to offer for lease 22 Daley Street, Preston - a substantial inner-northern warehouse facility located only 9km* from the Melbourne CBD.

Strategically positioned, the property provides excellent connectivity to Melbourne's key road networks, with convenient access to Bell Street, High Street and the Eastern Freeway.

GROSS LETTABLE AREA	WAREHOUSE AREA	OFFICE AREA	FIT-OUT	LOADING
6,236 sqm*	6,171 sqm*	65 sqm*	Fully Racked Facility	Six Roller Shutter Doors

FEATURES

- 8.7m internal clearance
- Generous hardstand and loading areas providing excellent truck manoeuvrability
- Ample dedicated on-site and Daley Street parking
- Suitable for a multitude of uses (STPA)

*approx

LISTING AGENTS

KNIGHT FRANK

Daniel De Sanctis 0417 573 975

Thomas Dodd 0434 985 439

GRAY JOHNSON

Rory White 0439 655 504

Matt Hoath 0418 543 714

22 DALEY STREET, PRESTON

The Opportunity

22 Daley Street, Preston presents a substantial inner-northern industrial leasing opportunity, strategically positioned only 9km* from the Melbourne CBD and providing excellent connectivity to major arterial road networks including Bell Street, High Street, Plenty Road and the Eastern Freeway.

Comprising a total building area of 6,236 sqm*, the property features an existing racking system, generous hardstand and loading areas, and excellent truck manoeuvrability and marshalling. The facility offers flexibility for a broad range of potential occupiers and uses, supported by its tightly held inner-north location and proximity to Melbourne's key transport networks

TOTAL BUILDING AREA TO THE MELBOURNE CBD

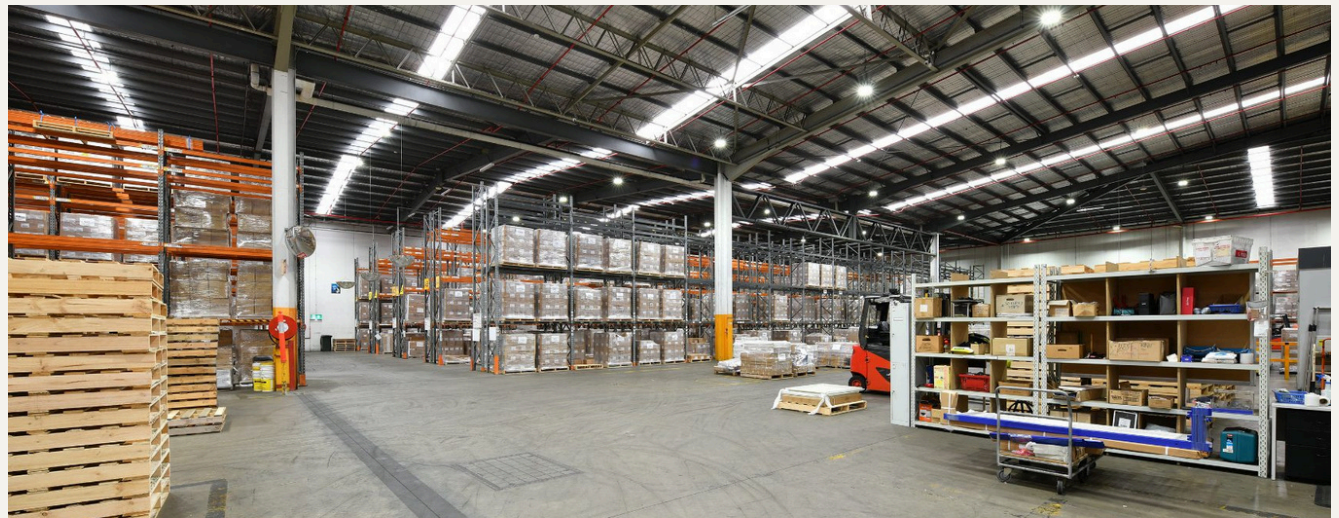
6,236 sqm* 9 km*



BUILDING G — RAGLAN STREET FRONTAGE

Property Highlights

- 01 Fully racked warehouse
- 02 8.7m* internal warehouse clearance
- 03 Large awning for all weather loading
- 04 Five loading docks and one roller shutter door
- 05 Generous hardstand and truck access
- 06 Dedicated on-site car-spaces plus additional street parking
- 07 Strategic inner northern location





WAREHOUSE

8.7m*

INTERNAL CLEARANCE

6,171sqm*

WAREHOUSE AREA

The Location

Located on the southern edge of Bell Street, the property is positioned within Melbourne's tightly held inner-northern industrial precinct, approximately 9km* from the Melbourne CBD and providing excellent access to key arterial road networks including Bell Street, High Street, Plenty Road and the Eastern Freeway.

100 m*

Bell Street

2 km*

High Street

4 km*

Plenty Road

6 km*

Eastern Freeway

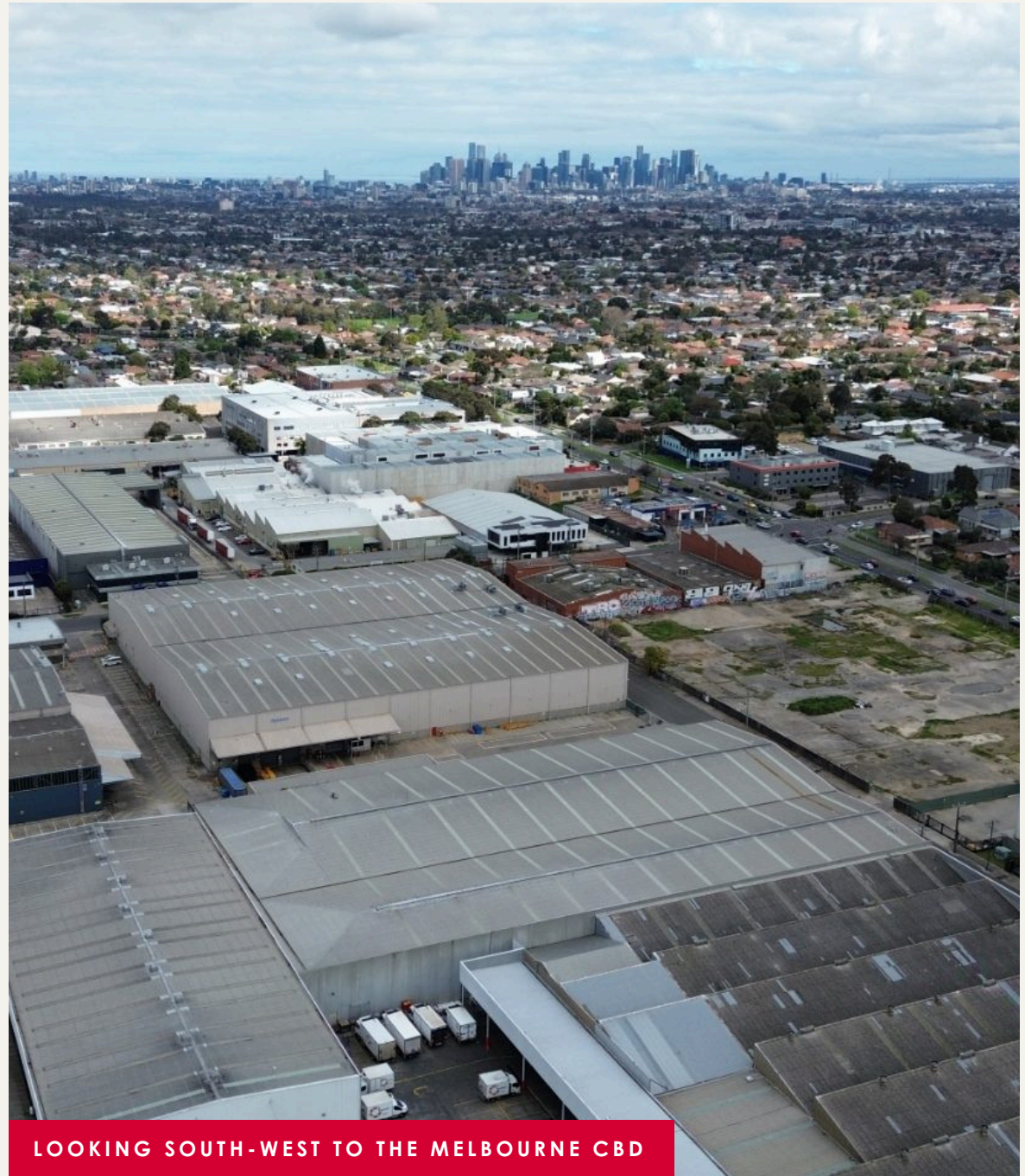
9 km***Melbourne CBD**

12 km*

Melbourne Airport

17 km*

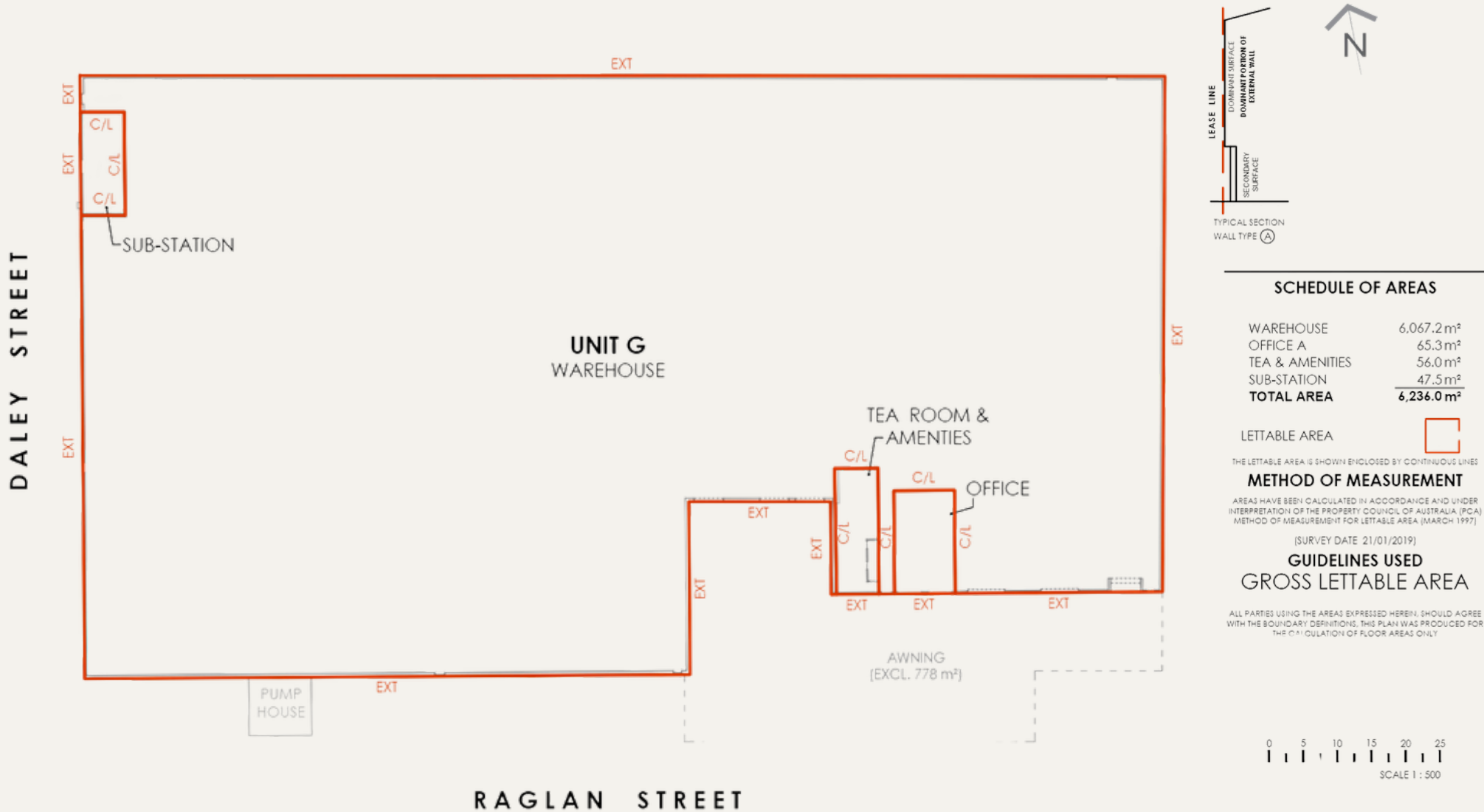
Port of Melbourne



LOOKING SOUTH-WEST TO THE MELBOURNE CBD

Site Plan

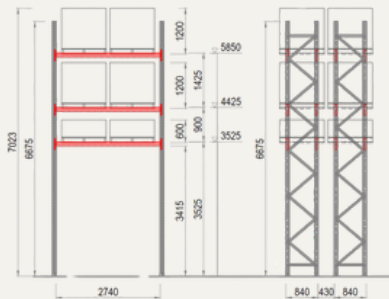
GROSS LETTABLE AREA 6,236SQM*



The architectural drawings show the Bay Elevation and Side Elevation of the Type A building unit. The Bay Elevation (left) shows a unit with a total height of 7023 mm and a width of 2590 mm. It features four levels of windows, each 1200 mm wide and 1425 mm high, with a total window height of 5685 mm. The Side Elevation (right) shows the unit's profile with a total height of 6675 mm and a width of 840 mm. It features a central vertical section with a width of 430 mm and a total width of 840 mm. The drawings include detailed dimensions for all components and overall unit measurements.

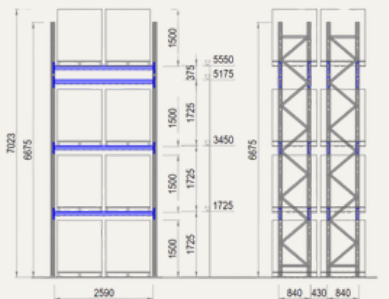
BAY ELEVATION - TYPE A

SIDE ELEVATION



BAY ELEVATION - TYPE B

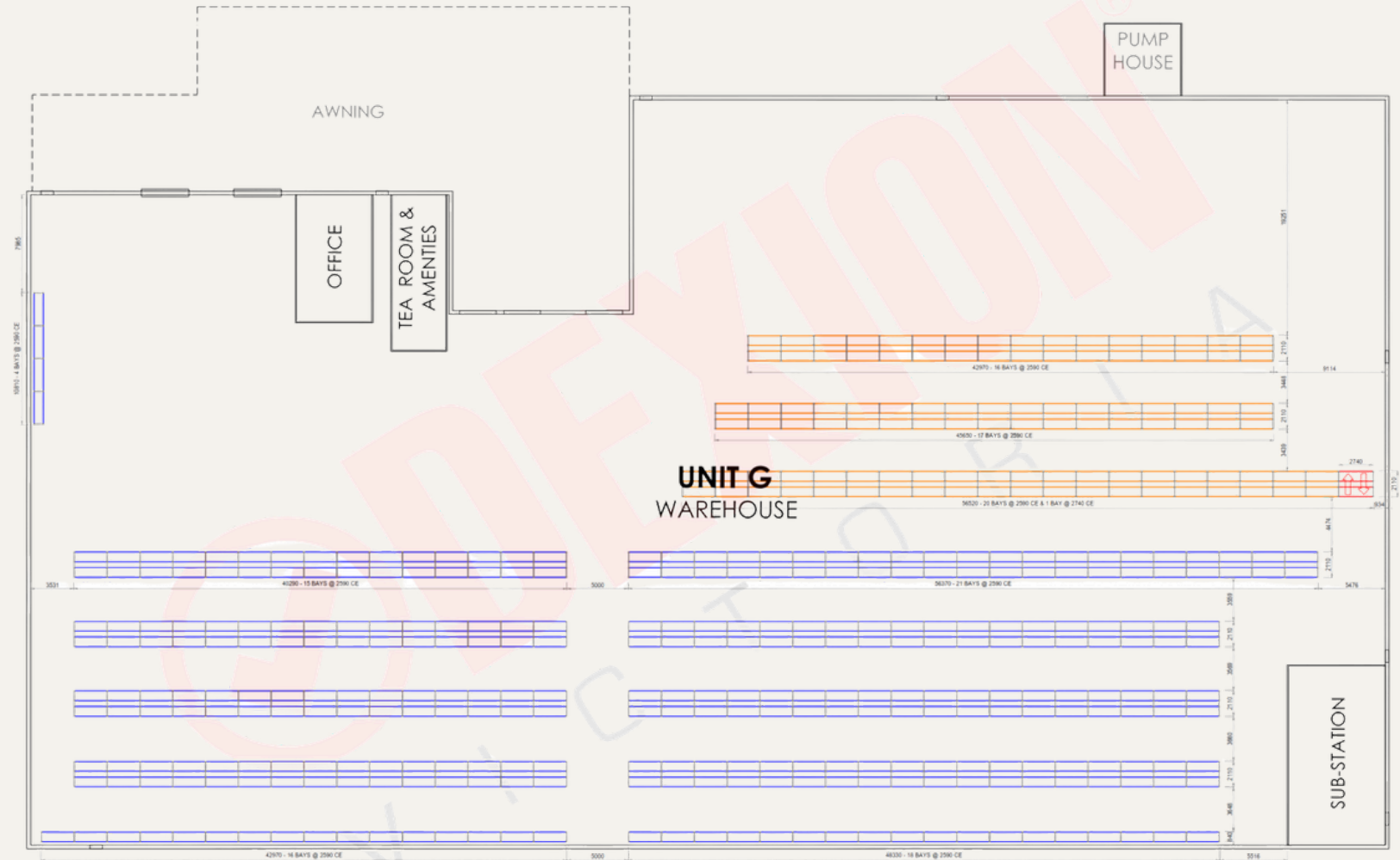
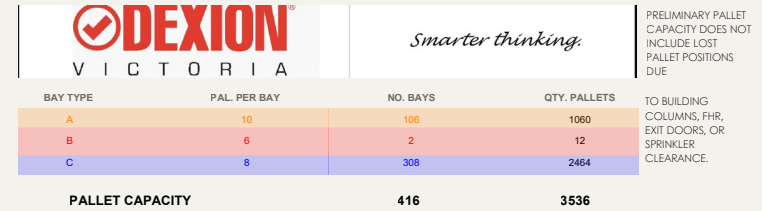
SIDE ELEVATION



BAY ELEVATION - TYPE C

SIDE ELEVATION

TOTAL PALLET CAPACITY:
3,536





— GET IN TOUCH

Contact Us

To discuss this opportunity in more detail or to arrange a private on-site inspection please contact one of the exclusive marketing agents on the right.



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