

168-174 JERSEY DRIVE E P P I N G



EXECUTIVE SUMMARY

2020



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168-174 JERSEY DRIVE, EPPING

LOCATION	Jersey Drive runs adjacent to Edgars Road which is undergoing a major extension to connect Cooper Street to O'Herns Road. The property is prominently situated within Epping's fast growing industrial precinct. Located moments from the Hume Freeway entrance via Cooper Street and close proximity to the Melbourne Fruit and Veg Wholesale Market.
OPPORTUNITY	<ul style="list-style-type: none">- Brand new office/warehouses- Exposure to Edgar's Road- Dual container height roller shutter doors to units 1 and 2- Ample secure onsite parking.- Modern offices with heating and cooling- High clearance, clear span warehousing- Flexible offerings from 270m2 – 1360m2- Available from Q4 2020
BUILDING AREA	270m2 – 1,361m2
COUNCIL	Whittlesea City Council
ZONING	Comprehensive Development Zone 2

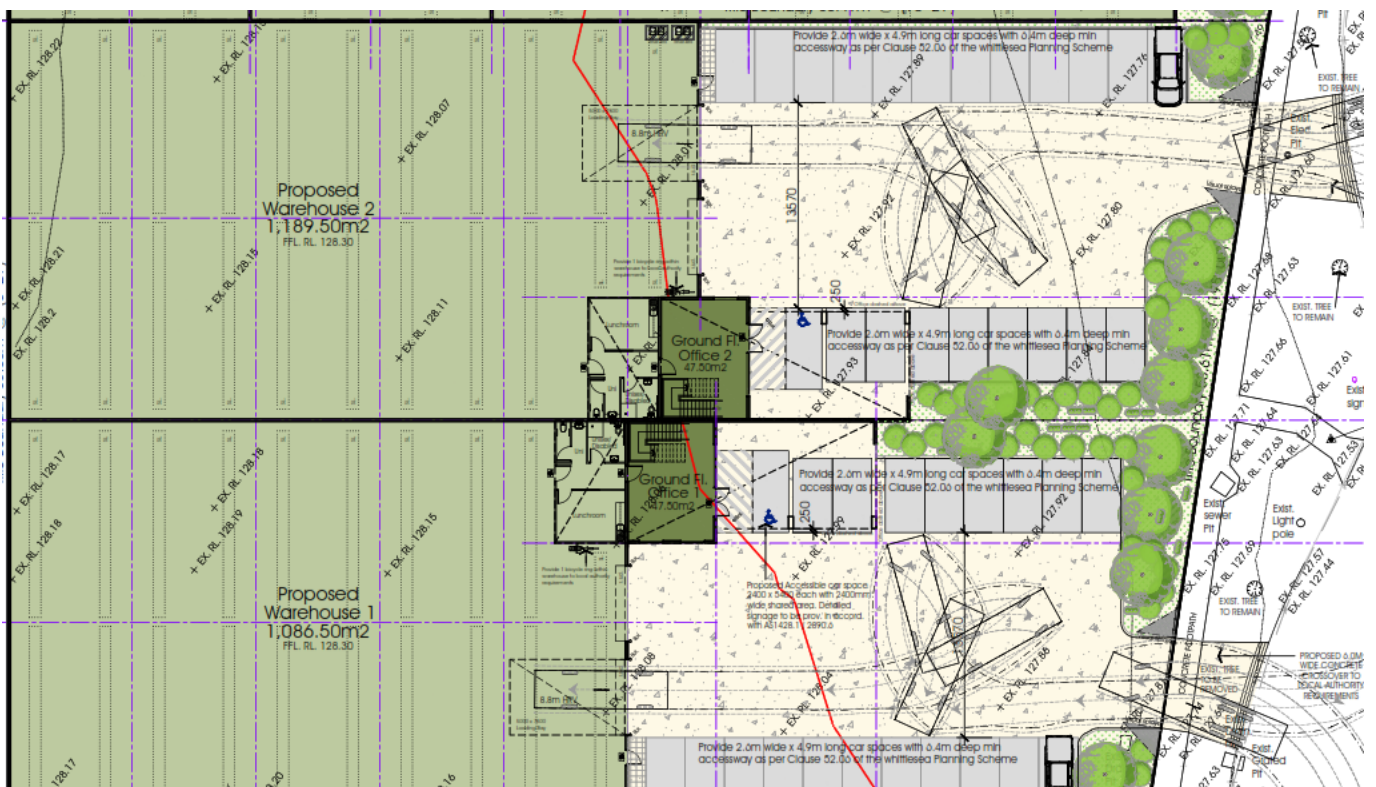
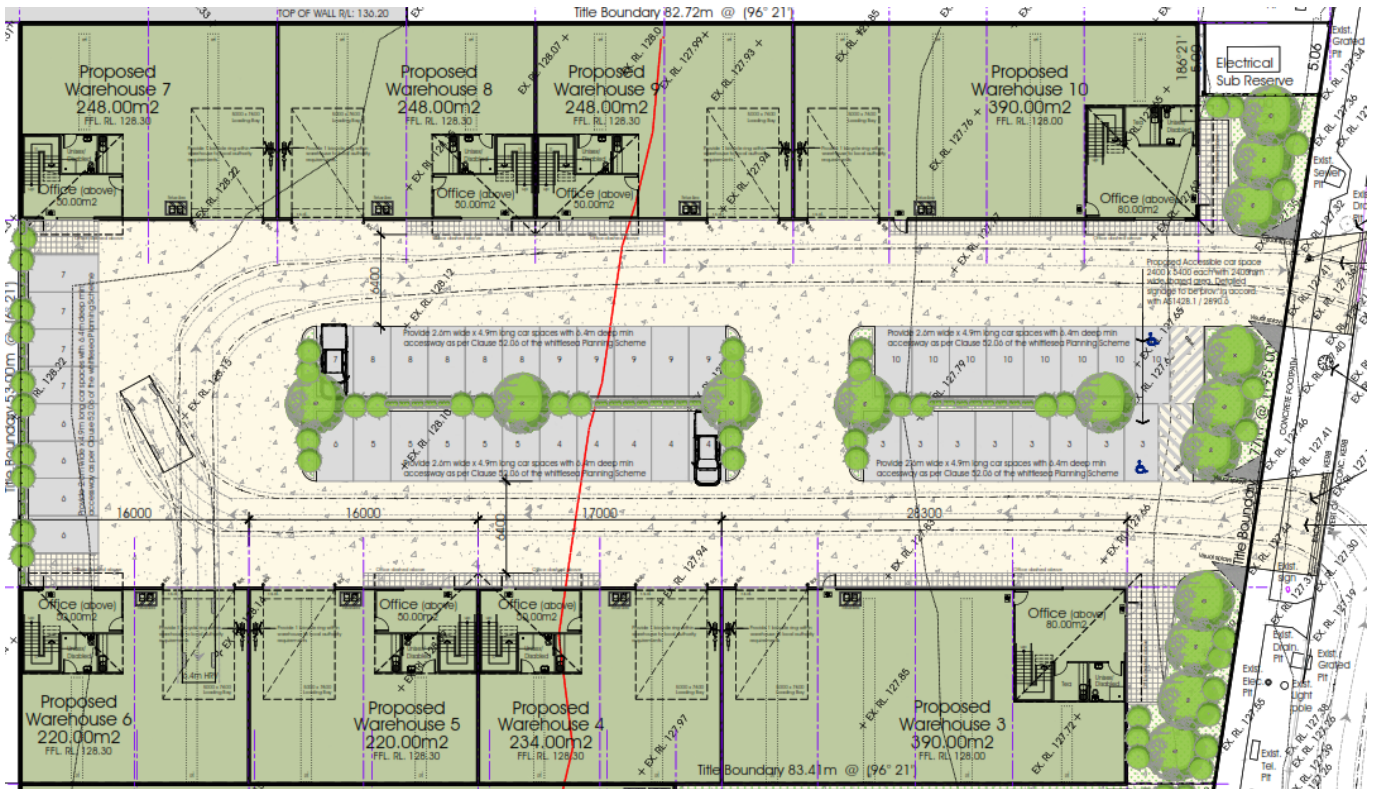
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SITE PLANS



PRICING

WAREHOUSE NO	OFFICE SIZE M2	WAREHOUSE SIZE M2	TOTAL M2	RENTAL ACHIEVABLE
1	171.5	1086	1257	\$126,000
2	171.5	1189.50	1361	\$137,000
3	80	390	470	\$52,000
4	50	234	284	\$32,500
5	50	220	270	\$29,700
6	50	220	270	\$29,700
7	50	248	298	\$32,700
8	50	248	298	\$32,700
9	50	248	298	\$32,700
10	80	390	470	\$52,000