



99 Cook Street PORT MELBOURNE, VIC

### FREEWAY EXPOSURE / CONTAINER ACCESS

Located in the Gateway Business Estate this unit is on the corner of Cook and Salmon St with exposure to the Westgate Freeway. This property provides a first floor office with an immaculate fitout and good natural light. The ground floor has board rooms / training rooms and a high clearance, clear span warehouse with a container height roller door.

- ? Total building area: 1,230sqm\*
- ? First floor office: 298sqm\*
- ? Ground floor area: 832sqm\*
- ? Parking for up to 25 vehicles
- ? Heating & cooling
- ? Modern amenities including shower facilities
- ? Open plan office space with separate meeting rooms
- ? Container height roller door access
- ? Three phase power

**Type** : Industrial  
**Building Size** : 1230 m2  
**Zoning** : Industrial 1



**Ben Hackworthy**

0431 684 917

**Chris Chartres**

0439 399 220