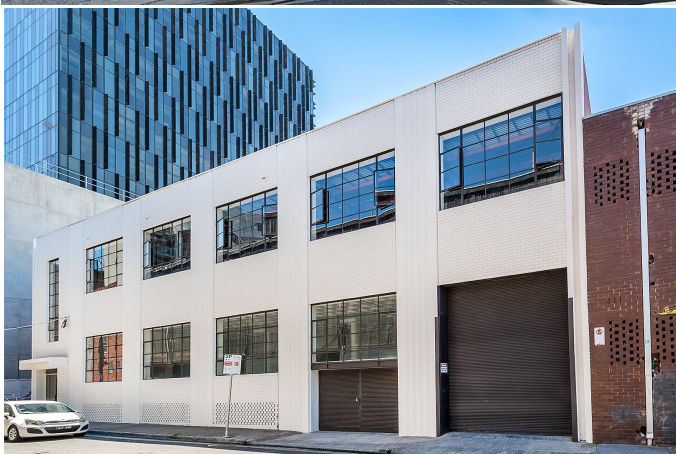




Leased

**22-24 Northumberland Street,
Collingwood VIC**



OUTSTANDING E-COMMERCE/WAREHOUSE OPPORTUNITY

Miglic Dean is thrilled to present for lease this exceptional commercial warehouse (+ office) space, featuring two large floor plates totalling over 1672m² (approx.), generous ceiling heights and industrial elements, restored and refurbished to the highest standard. Situated in the commercial heart of Collingwood, this property presents an unprecedented opportunity for the most design conscious and location savvy of companies.

- > Amazing natural light
- > Huge New York style windows on the Northern and Southern sides
- > polished concrete floors throughout
- > Stunning terrazzo mid-century entrance
- > Brand-new roof
- > Access from both Glasgow and Northumberland Street
- > Loading dock
- > A/C
- > Ample amenities
- > AREA: 1672m² (approx.) over two floor plates
- > 22 basement car spaces

This property is strategically located, with excellent arterial and freeway access (to both airports and ports) and distribution across Melbourne's suburbs and beyond. It is also in close proximity to public transport via trains and trams. Combining this with the best of the suburb's famous back street cafes and eateries and only a short walk to Smith and Gertrude Streets, it's a unique opportunity not to be missed.

Contract type	Lease
Property Type	Industrial/Warehouse, Commercial
Price	LEASED
Katherine Dean Owner Principal	0437 254 462
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