

For Sale

9 Phillip Court PORT MELBOURNE

Description	Lessee	Lease Expiry	Option	Rental income \$/pa	Rent Review
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Location

Description

FOR SALE

Allard Shelton is delighted to present for sale 9 Phillip Court, Port Melbourne.

A premium two-level office/warehouse positioned within one of Melbourne's most tightly held industrial precincts.

Just 3 kilometres from the Melbourne CBD, this property is surrounded by major road arterials and located moments from the vibrant Bay Street retail precinct.

The building offers a total of 1,372 sqm* of quality improvements plus a 160 sqm* mezzanine, featuring well-appointed office spaces and a high-clearance warehouse. Modern finishes, container-height access, and ample on-site parking enhance its functionality for a wide range of users.

Occupying a total site area of 1,805 sqm* with 19 on-site car spaces, this property represents an exceptional opportunity for owner-occupiers and investors alike.

Key Features:

- Total building area: 1,372 sqm* + 160 sqm* mezzanine
- Office space: 500 sqm* over two levels
- Warehouse area: 800 sqm*
- Site area: 1,805 sqm* (approx.)
- 19 allocated on-site car spaces
- 3-phase power & air-conditioning
- Container-height roller door access
- Moments from major arterials & Bay Street retail precinct

Please contact us today for an inspection.

Outgoings: Payable by the Lessee
Land Area: 1,805 sqm
Zoning: Industrial 1
Parking Comments:
Sale Terms:



Level 3, 267 Collins Street, Melbourne VIC 3000

www.allardshelton.com.au

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For more information please contact

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All information contained within this document is believed to be correct, although no warranty is given and all parties should make their own enquiries. All building/land areas are approximates only and all prices indicated are excluding GST.