



**FOR  
LEASE**

## 25 Seaside Parade, North Shore

### BRAND NEW OFFICE/WAREHOUSE IN PORT PRECINCT

A rare opportunity exists to lease this well-located 438m<sup>2</sup> industrial office/warehouse within the tightly held Geelong Port precinct. The property includes a quality ground-floor entry with amenities, a 73m<sup>2</sup> first-floor office with kitchenette and bathroom, and a clear-span warehouse supported by extensive staff facilities including multiple bathrooms, showers, a secondary kitchenette, and mop sink. Suited to a range of warehouse, trade, and light industrial uses, the property offers excellent access to Geelong CBD, major arterial routes, and direct roller door-to-street access for efficient operations.

<b>Type</b>	Warehouse
<b>Price</b>	Contact Agent
<b>Total Building Size</b>	438m <sup>2</sup>
Warehouse	365m <sup>2</sup>
Mezzanine	73m <sup>2</sup>
<b>Land Size</b>	630m <sup>2</sup>
<b>Total Parking</b>	6
Car Spaces	6

- BRAND NEW 438m<sup>2</sup> premium warehouse including 73m<sup>2</sup> office
- Premium quality kitchenette & bathroom amenities
- 6+ Onsite Car parks, Space for truck parking, straight access to road
- Prime Geelong Port location with access to major transport route
- Securely gated premises with security measures in place
- Industrial 2 Zone (IN2Z)

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