



1/55 Scott Street, Dandenong

## Perfect First Warehouse —High-Exposure Corner Position!

Positioned in one of the South-East's most tightly held industrial precincts, this outstanding warehouse offers the perfect combination of location, exposure, and investment security. Prominently set on a high-visibility corner just moments from the bustling Dandenong CBD, this property presents a rare opportunity to secure a versatile industrial asset in a thriving commercial hub.

From the moment you arrive, the benefits of its prime corner position are clear. With dual street frontage and exceptional exposure to passing traffic, the property provides excellent branding and signage opportunities, ensuring maximum visibility for any business operating from the site. The corner configuration also enhances accessibility, making vehicle entry, deliveries, and day-to-day operations both practical and efficient.

Offered as a secure tenanted investment with NO GST payable on the sale, this property delivers immediate rental income while providing long-term growth potential. It represents an ideal purchase for first-time investors, self-managed super funds (SMSFs), or seasoned portfolio holders looking to strengthen their industrial holdings in a high-demand location. The strong fundamentals of the

### FOR SALE

Contact Agent For Price!!!

### BUILDING AREA

177sqm

### AGENTS

Wahid Paykari

wahid.dandenong@ljhooker.com.au

### AGENCY

LJ Hooker Dandenong City | Berwick  
(03) 9877 9750

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Dandenong industrial market, combined with the property's strategic positioning, underpin its long-term appeal.

Internally, the warehouse is thoughtfully designed to maximise functionality and flexibility. The clear-span layout allows for efficient storage and operational use, catering to a wide range of industries including trade services, distribution, light manufacturing, and storage (STCA). The inclusion of a compact front office area provides a professional administrative space, perfect for client meetings or day-to-day management.

A dedicated kitchen and amenities area ensures convenience and comfort for staff, while two on-site car spaces offer practical parking solutions for both occupants and visitors - a valuable feature in such a central location.

Property Highlights:

- Secure, income-producing investment
- NO GST applicable on the sale
- High-profile corner position with dual street frontage
- Exceptional exposure and signage opportunities
- Premium location on the edge of the Dandenong CBD
- Functional, clear-span warehouse layout
- Compact front office/reception area
- Kitchen and staff amenities
- Two on-site car spaces
- Strong long-term capital growth potential

Located within close proximity to major arterial roads and key transport routes, the property offers seamless connectivity to surrounding commercial and industrial hubs. Its proximity to the Dandenong CBD ensures convenient access to banks, cafes, retail outlets, and essential business services, enhancing its overall appeal to tenants and future occupiers alike.

Whether you are seeking a secure investment with immediate returns, a strategic addition to your portfolio, or a high-exposure industrial asset with enduring value, this property ticks every box.

Opportunities of this calibre, in such a prominent corner position, are increasingly rare. Secure your foothold in one of Melbourne's most established industrial precincts and position yourself for long-term success.

Enquire today to arrange a private inspection and take the next step toward owning this exceptional warehouse opportunity.

**DISCLAIMERS:**

Every reasonable effort has been made to ensure the accuracy of the

information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

## MORE DETAILS

Property ID	9PWHWR
Property Type	Industrial/Warehouse
Building Area	177 m2
Parking	2

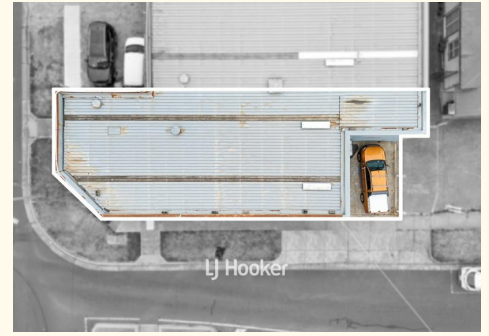
### Wahid Paykari

Commercial Specialist | [wahid.dandenong@ljhooker.com.au](mailto:wahid.dandenong@ljhooker.com.au)

### LJ Hooker Dandenong City | Berwick (03) 9877 9750

347 Lonsdale Street, DANDENONG VIC 3175

[dandenong.ljhooker.com.au](http://dandenong.ljhooker.com.au) | [dandenong@ljhooker.com.au](mailto:dandenong@ljhooker.com.au)



All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



# Floor Plan



**LJ Hooker**

**1/55 Scott Street, Dandenong**

\* Dimensions are approximate and for illustrative purposes only