



**Dec-62 Cook Street, Port Melbourne VIC 3207**

## Exceptional exposure with no Stamp Duty payable!

Located on the southern side of Cook Street, approximately 3km west of the Melbourne CBD with excellent access to the Western Ring Road, Western Freeway, Princes Freeway, CityLink and Westgate Freeway.

Industrial  
FOR SALE

The site features;

- \* 3.12 hectares\* of crown land - no stamp duty payable
- \* Industrial 1 zone
- \* 500m\* frontage to Westgate Freeway
- \* Daily passing traffic of 160,000\* vehicles
- \* Multiple cross overs
- \* Multiple street frontages

For Sale by Tender, clo



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