



1 & 2/20 Loop Road Werribee VIC

Positioned in one of Werribee's most tightly held industrial pockets, this rare offering presents two side-by-side factories on a single title, providing outstanding flexibility for owner-occupiers and investors alike.

Exceptional connectivity with immediate access to major arterial roads, linking effortlessly to both Melbourne CBD and Geelong.

Set on a generous 962m² (approx.) allotment, the site comprises:

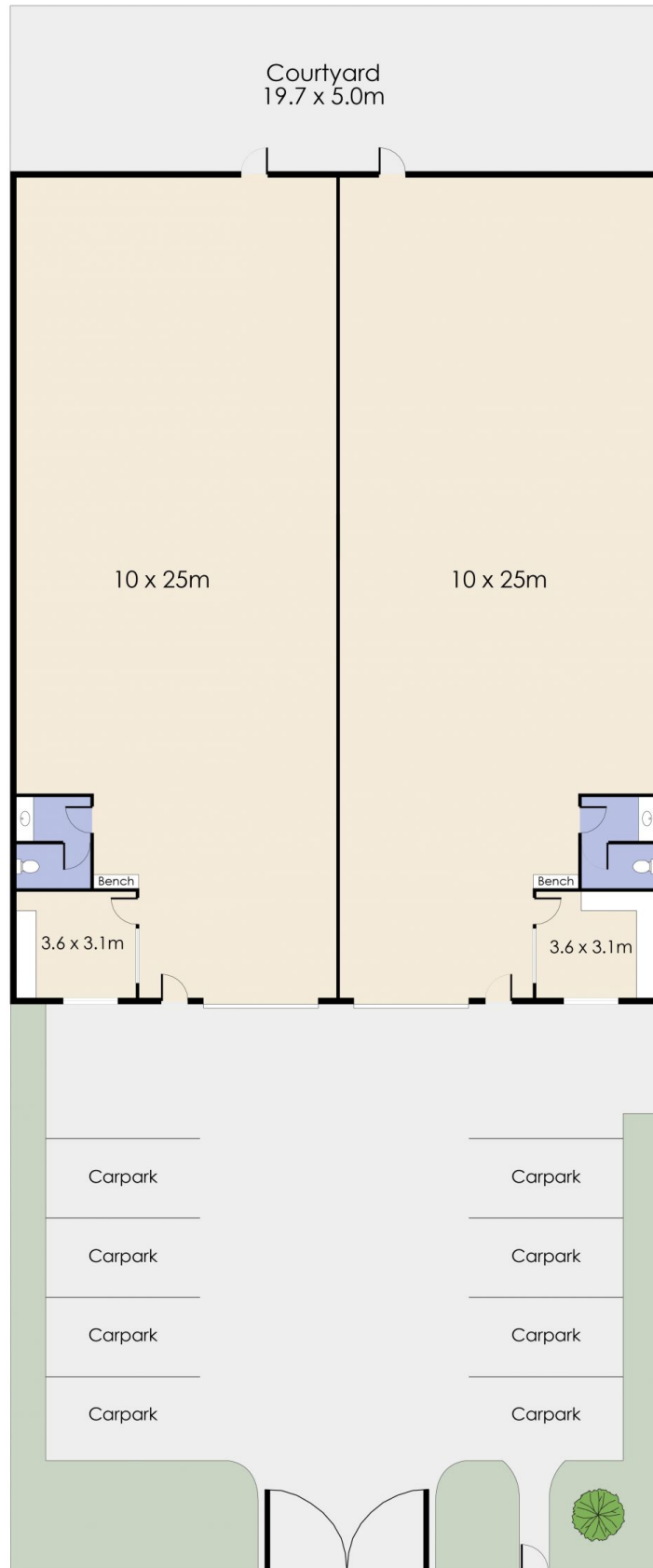
- ? Two factories of approximately 250m² each
- ? Total building area: 500m² (approx.)
- ? Separate water and electricity meters for each factory
- ? Existing dividing wall (currently bricked up) allowing easy conversion to a single larger facility if required
- ? Full-height roller doors providing excellent access for vehicles and equipment

Price : \$1,550,000- \$1,690,000 Plus GST
Building Size : 500 sqm
Land Size : 962 sqm
View : <https://www.ypa.com.au/8648670>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.