



## 198 Station Street NORLANE VIC

3 

Well Maintained Port Precinct Warehouse w Offices  
166m<sup>2</sup> including two offices and amenities  
Direct street access, securely fenced yard  
Zoned Industrial 1

This well-maintained warehouse presents like new and offers the perfect base for a growing business. With a sleek concrete tilt-panel build, and direct roller door access from the street, it combines functionality with strong visual appeal. The property includes modern offices and amenities and is surrounded by both established and emerging businesses. Conveniently located with quick access to major routes, Melbourne, and Geelong CBD.

**Type** : Industrial  
**Building Size** : 166 sqm  
**Land Size** : 312 sqm  
**View** : <https://www.geelongcommercial.com.au/lease/vic/geelong-district/norlane/commercial/industrial/8548012>



**Neville Richards**  
03 5221 6488



**Patrick Richards**  
03 5221 6488