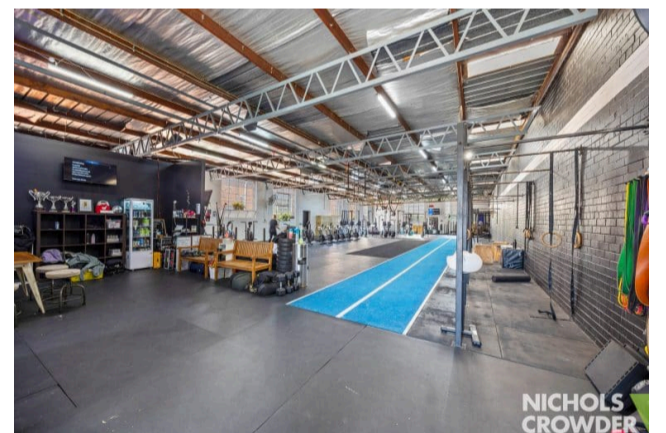


16 Cochranes Road, Moorabbin



## For Lease

### High-Exposure Opportunity Opposite Morris Moor

Positioned on one of Moorabbin's most sought-after commercial roads, this newly available 511 sqm\* clear-span warehouse presents an outstanding opportunity for hospitality, fitness, wellness or retail operators (STCA).

Located directly opposite the landmark Morris Moor precinct – home to 55,000sqm\* of offices, childcare, food and beverage, co-working industrial spaces and showrooms – the property benefits from exceptional exposure, strong foot traffic and a built-in local customer base.

Cochranes Road is a key connector within the precinct, offering seamless access from South Road through to Nepean Highway and Southland Shopping Centre, making this a highly strategic position for customer-facing businesses.

With excellent height clearance, on-site parking and prominent signage opportunities, this versatile space is ideally suited to operators

seeking visibility, accessibility and scale.

Key features include:

- \* Building area: 511 sqm \*
- \* Clear span warehouse
- \* Impressive height clearance of 5 metres \*
- \* Front roller door access
- \* Four (4) car spaces
- \* Great signage to Cochranes Road
- \* Toilet and shower facilities
- \* Ideal for hospitality, wellness, fitness or retail uses (STCA)

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Finn Atkins 0409 556 990

DISCLAIMER:

\* All information and measurements are approximates. Please refer to Contract of Sale and/or Lease documentation. All images subject to copyright.

\* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

#### **PROPERTY DETAILS**

#### **Property ID**

2P4015

#### **Price**

Contact Agent

#### **Agents**

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.