

**1566 Princes Highway, Yarragon, Vic 3823**



**Horticulture For Sale**

Tuesday, 14 May 2024

1566 Princes Highway, Yarragon, Vic 3823

Area: 12 m2

Type: Horticulture



Duncan McCulloch  
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Rawdon Briggs

## Contact Agent

Colliers is pleased to present for sale Gippsland Greenhouse Produce, a large-scale protected cropping business currently producing eggplants, located in Gippsland, Victoria, approximately one and a half hours from Melbourne. Key features of the opportunity include:

- An approximate 12.58-hectare landholding that has been extensively developed to three high-tech glasshouses, with a combined area of 2.57\* hectares (25,720\* square metres) under glass.
- The property has been developed in three zones, including:
  - Zone 1: Approximately 9,320 square metres of glass developed in 2019.
  - Zone 2: Approximately 4,080 square metres of glass developed in 2009.
  - Zone 3: Approximately 12,320 square metres of glass developed in 2014.
- The glasshouses are six metres to the gutter and comprise high pressure fogging screens, hanging gutters, circulation fans and concrete paths and are heated by a Polytechnik bio-mass woodchip boiler.
- The enterprise benefits from several structural improvements, including a packing shed, computer shed comprising two offices, fertigation system, workshop, five bay lockable machinery shed, openbay tractor shed, and a storage shed that contains fertigation, storage tanks and foggers.
- Excellent quality fit-for-purpose infrastructure, including a packing line, boiler and gas condenser, 30\* tonne liquid CO<sub>2</sub> tank, several water storage tanks, three phase power and a back-up diesel generator.
- Extensive list of plant and equipment included in the sale, underpinning the operation.
- Well-located in relation to Yarragon (three\* lineal kilometres), as well as being centrally located to Warragul (15\* lineal kilometres), Pakenham (55\* lineal kilometres), Dandenong (81\* lineal kilometres) and Melbourne (108\* lineal kilometres). Gippsland Greenhouse Produce is being offered for sale by Expression of Interest. For further information, please contact the exclusive selling agents.