



DANDENONG SOUTH'S PRIME BUSINESS HUB



OCTOBER 2024

Pellicano

1. WELCOME TO M1/M2 INDUSTRY PARKS



Estate Details: M1 and M2 Industry Park comprise approximately 120 hectares of commercial and industrial land in the very heart of Dandenong South's established business precinct.

Address: Abbots Road, Dandenong South VIC

Council: City of Greater Dandenong

Zoning: Industrial 1



M1/M2 INDUSTRY PARKS ARE NOW FULLY DEVELOPED.

COMMERCIAL, INDUSTRIAL & RETAIL FACILITIES FOR LEASE.

2. ESTATE AMENITY



M1/M2 offer numerous amenities including:



The Global Local café



Crocs indoor kids play centre & café



100 place ELC



Lifestyle precinct with picturesque lake



'The Tan of Dandenong South', Frank Pellicano Reserve is the centre point of M1/M2 Estate, a 24ha conservation & wellness area open to the public. Facilities include a BBQ and covered picnic area, weight stations and 2.5km of walking trails winding through native bushland.



M1 Hub, located at the Western Port Highway entry, provides:



The Global Local café serving food and coffee to surrounding businesses with further cafés and takeaway food outlets proposed.



Commonwealth Bank Business Banking Centre plus recruitment specialists, Manpower Services and Hoban Recruitment.



Convenience store, medical & fitness services are also proposed for the ground floor.

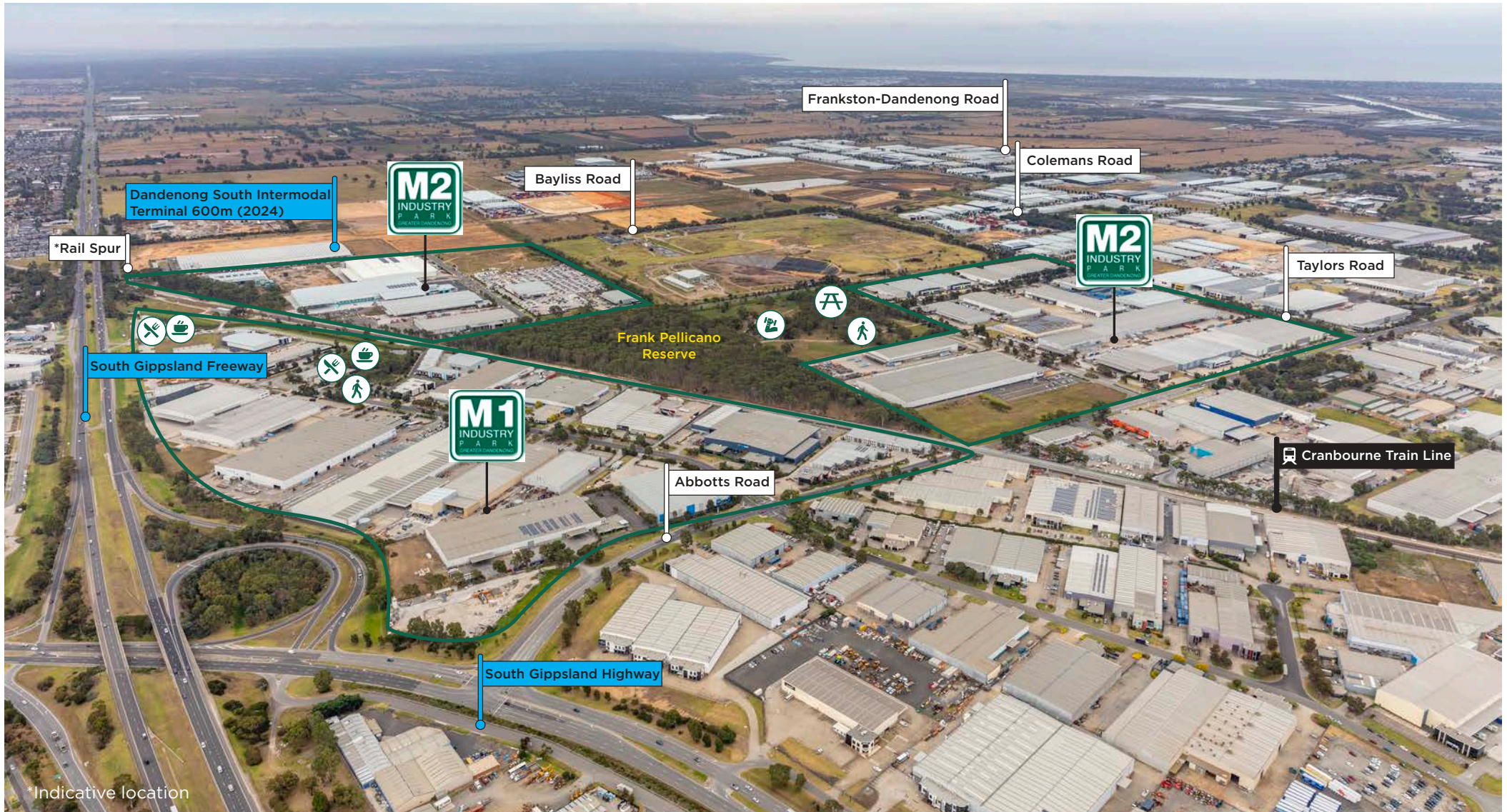


3. LOCATION



* outlines indicative only

3. LOCATION



*Indicative location

* outlines indicative only

4. CONNECTIVITY

ACCESS

M1/M2 have multiple entrances and frontages to major roads:

M1

- » Abbotts Road/Monash Drive (signalised)
- » Western Port Highway



M2

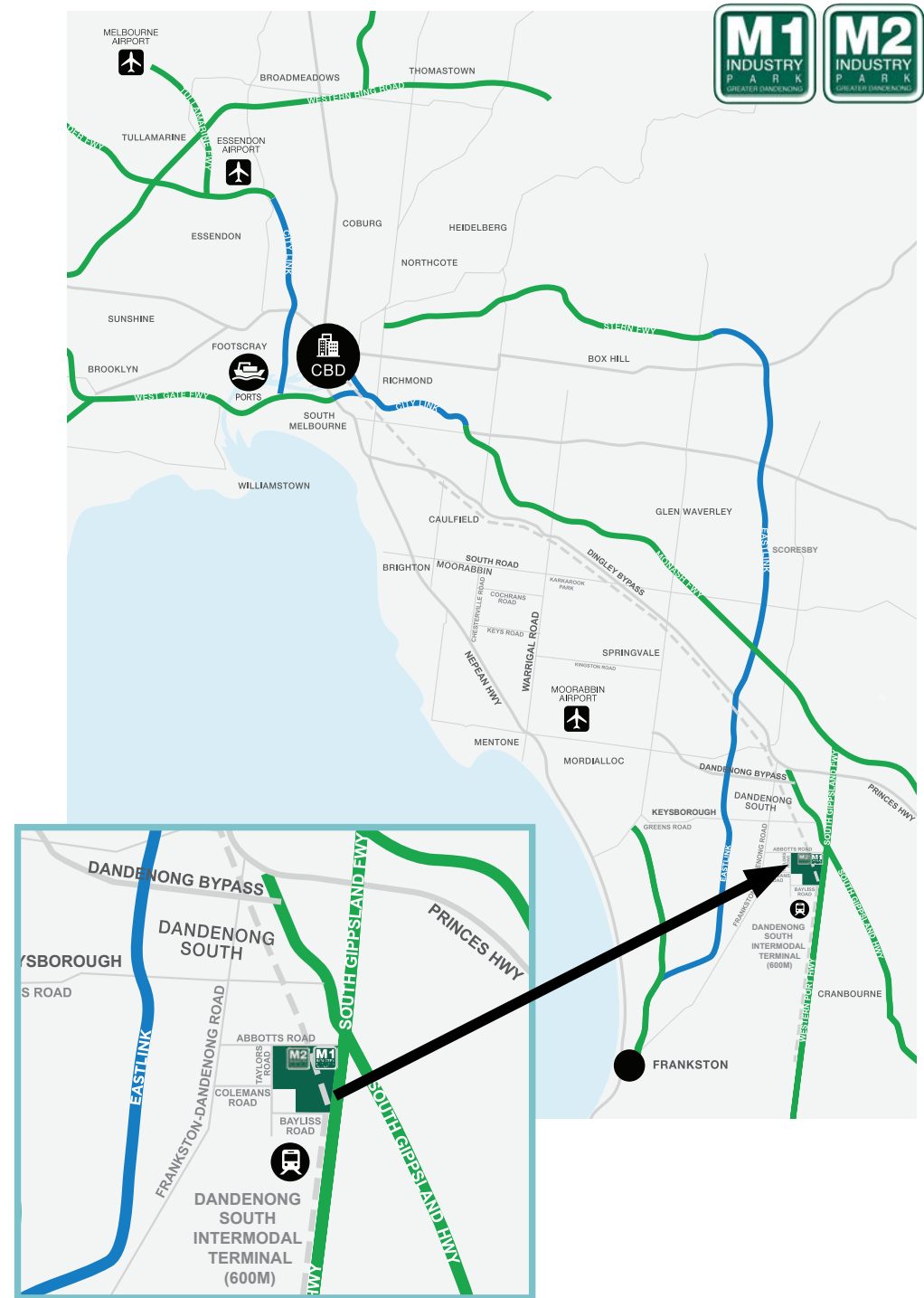
- » Abbotts Road/National Drive (signalised)
- » Taylors Road
- » Bayliss Road

Approximate distances and estimated travel time:

	Dandenong South Intermodal Terminal	600m	2 minutes
	Western Port Highway	Direct Access	
	EastLink	5km	7 minutes
	Monash Freeway	3km	5 minutes
	Melbourne CBD	40km	35 minutes
	Ports	44km	40 minutes
	Tullamarine Airport	65km	55 minutes

Public Transport:

	Bus route No. 890	Stops at main estate entrances along Abbotts Road, Monash Drive, National Drive & Taylors Road
	Dandenong Train Station	5km



5. ESTATE OVERVIEW



M1 Industry Park



* outlines indicative only

5. ESTATE OVERVIEW CONT.



M1 Industry Park



* outlines indicative only

5. ESTATE OVERVIEW CONT.



M2 Industry Park



* outlines indicative only

5. ESTATE OVERVIEW CONT.



LEGEND

- WAREHOUSE
- OFFICE/SHOWROOM
- TRAFFIC LIGHTS

PUBLIC TRANSPORT & AMENITIES

- BUS STOP

FRANK PELLICANO RESERVE CONSERVATION & WELLNESS AREA

- BBQ & PICNIC AREA
- WEIGHT BENCHES
- 2.5KM OF WALKING TRACKS

- M1 OFFICE
- NP DISTRIBUTION
- LIFESTYLE PRECINCT
- MELBOURNE TRACTORS
- YUTO TECHNOLOGY
- SWD
- JCB
- LATITUDE 37
- GLASSFIT
- JCB
- CROCS KIDS PLAY CENTRE
- HENDERSON GREETINGS
- CHILD CARE
- M1 HUB
- RETAIL / COMMERCIAL PRECINCT

GAS PIPELINE EASEMENT ————— 15m WIDE LANDSCAPE BUFFER ZONE

6. THE PELLICANO FAMILY



M1/M2 INDUSTRY PARKS



INNOVATION PARK



7. INFRASTRUCTURE UPGRADES AROUND DANDENONG SOUTH



Major road projects are underway, or due to commence, immediately surrounding Pellicano's Dandenong South business parks as part of the biggest investment in suburban roads in Victoria's history. Key projects include:

1. DANDENONG SOUTH INTERMODAL TERMINAL

The new 'inland port' is only 600m* south of M1/M2 and 3km* from Innovation Park. The terminal will enable efficient movement of thousands more containers to and from the Port of Melbourne.

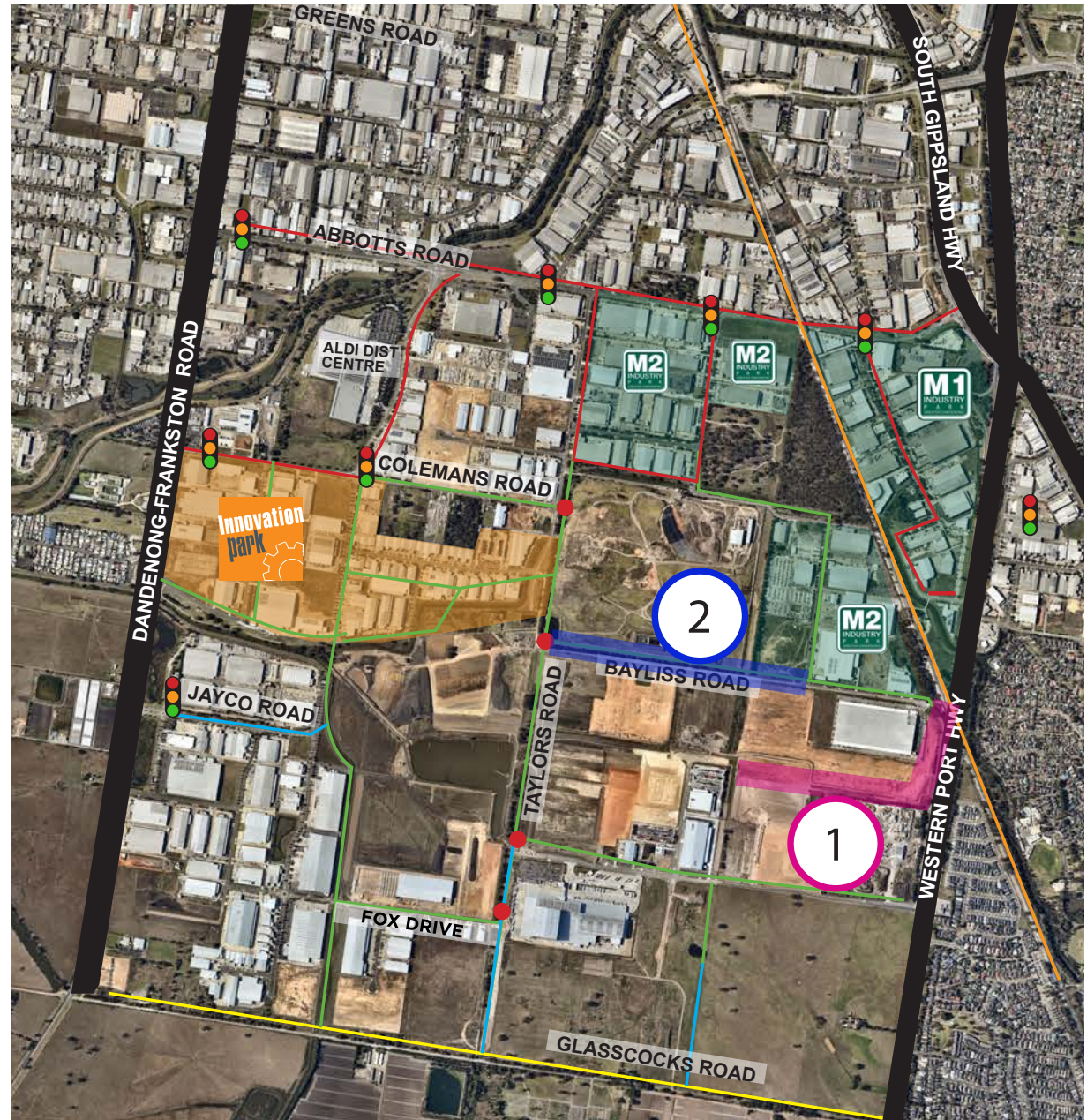
- » Under construction, due to open 2024
- » Will contribute to lower supply chain costs for operators
- » Help to ease truck congestion on the M1 Freeway and surrounding arterials

2. BAYLISS ROAD

Bayliss Road has been permanently closed at Western Port Highway to facilitate a rail spur into the intermodal terminal.

In addition, Bayliss Road will be upgraded and sealed between Taylors Road and National Drive.

- » Taylors Road will also be extended to connect with Fox Drive



Note: Proposed road and infrastructure works are indicative only, in accordance with the Dandenong South Industrial Area Extension - Development Contribution Plan (January 2009).

- | | |
|---------------------------------------------|-------------------------------------|
| — EXISTING MAIN ARTERIAL | — FUTURE TWO LANE COLLECTOR |
| — EXISTING TWO LANE ROAD - TO BE DUPLICATED | ● PROPOSED ROUNDABOUT |
| — EXISTING TRAIN LINE | ⋈ PROPOSED SIGNALISED INTERSECTIONS |
| — FUTURE SIX LANE ARTERIAL | ● EXISTING SIGNALISED INTERSECTION |
| — FUTURE FOUR LANE COLLECTOR | |

8. ECOLOGICALLY SUSTAINABLE DESIGN

Standard Inclusions:



- ✓ Provision for Solar PV system



- ✓ Environmentally sustainable construction materials sourced wherever possible
- ✓ Provision of a safe and comfortable indoor working environment, via:
 - » Low VOC finishes and materials (paint, carpet, etc.)
 - » HVAC with zoned air-conditioning
 - » External shading systems to office
 - » High performance glazing



- ✓ LED downlights to offices and workspaces
- ✓ LED hi-bay lighting to warehouse
- ✓ Automated external lighting using PE cells and timers



- ✓ Plumbing fixtures rated up to WELS 6 star
- ✓ Rainwater harvesting to service plumbing & landscaping
- ✓ Water efficient landscaping
- ✓ Automated irrigation to minimise water usage waste

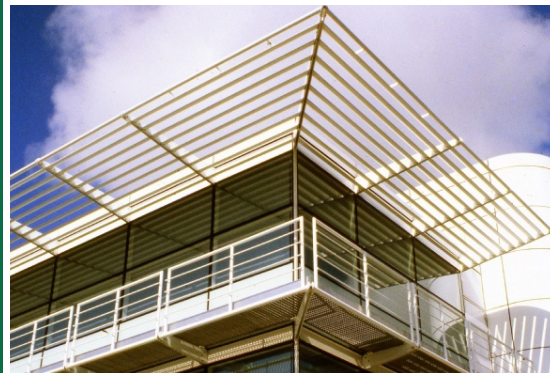


- ✓ Responsible waste management practices employed during construction

As a member of the Green Building Council Australia, Pellicano is committed to sustainable building and development practices with our mantra 'build for tomorrow' driving everything we do. A Pellicano facility includes ESD initiatives as standard practice and there is a range of ESD upgrades that can be customised at your request.

Paying relentless attention to the building life cycle, Pellicano continuously develops strategies to enable us to build smarter, cleaner and greener facilities, whilst enhancing the value offered to our customers. This is achieved by research and evaluation of:

- » New technologies to efficiently utilise energy and water resources
- » Innovative approaches to improving work environments
- » Sourcing new products to minimize waste and prolong the building life cycle



9. DEVELOPER PROFILE

**Bricks and mortar.
That's the real start of construction.
That was our beginning!**

Building on 55 years of experience, Pellicano is a national, award-winning leader in the design, construction, development and management of residential, retail, commercial, industrial and hospitality projects. We have successfully completed \$4.45 billion of developments.

From humble origins as a family-owned bricklaying business, Pellicano has grown into a comprehensive, multi-disciplinary property and construction enterprise with a stellar reputation for excellence and meticulous attention to detail.

Pellicano currently owns and manages over 190 properties, with 370+ commercial customers currently enjoying these spaces across a diverse portfolio comprising assets in the residential, commercial, retail/large format retail, industrial and hospitality sectors.



www.pellicano.com.au/business-parks

Our business parks include:



Dandenong South VIC



Dandenong South VIC



Dandenong South VIC

**COMMON
GROUNDS**

Moorabbin VIC



Moorabbin VIC

CENTRE POINT
- ESTATE -

Stapylton QLD

WEST POINT
ESTATE

Wacol QLD

PROGRESS
| ESTATE |

Wacol QLD

CONNEXION
INDUSTRIAL PARK

Darra QLD (completed)



Yarrawonga VIC (completed)



Ravenhall VIC (completed)



Ebbw Vale QLD (completed)

10. THE PELLICANO DIFFERENCE

- ✓ Fully engineered & designed facilities
- ✓ One stop shop for design, construction, ownership & ongoing asset management
- ✓ No competing interest

Under Construction



Pure Dairy - 12,744m²



InterGrain - 3,279m²



4ha Industrial Development, QLD

Recently Delivered



Baby Bunting - 23,807m²



Fantech - 20,000m²



Dulux - 19,336m²



4WD Supa Centre - 14,221m²



Gates Australia - 11,791m²



StoreFast - 8,624m²



Johnson Health Tech - 4,407m²



Etex - 4,311m²

“

We considered other developers but it was Pellicano's client-first approach and hands-on management that really set it apart.

*Matt Spencer, CEO (fmr.)
Baby Bunting*

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CONTACT

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For more information visit
www.pellicano.com.au/m1m2



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