

# DANDENONG SOUTH'S PREMIER BUSINESS PARK



OCTOBER 2024

Pellicano

# 1. WELCOME TO INNOVATION PARK

- Estate Details:** Innovation Park is a 74 hectare master planned business community in Melbourne's south east.
- Address:** Cnr Frankston-Dandenong Road & Colemans Road, Dandenong South VIC
- Council:** City of Greater Dandenong
- Zoning:** Industrial 1



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## INNOVATION PARK IS ALMOST COMPLETE!

We specialise in pre-lease facilities built to your requirements - contact us today to secure one of the last opportunities at this thriving business hub.

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## 2. ESTATE AMENITY



Cafè Innovation is located on the corner of Colemans Road and Discovery Road, providing a convenient onsite option for meals, refreshments and event catering.



A mere 750m south of Innovation Park is:



Green space borders the estate's southern boundary, including:



Bike path & walking trail



Rotunda/undercover area



Attractive landscaped surrounds



### FUTURE LIFESTYLE PRECINCT

An exciting new precinct is in planning to enhance onsite amenity at Innovation Park:



Childcare



Gym



Multiple eateries

# 3. LOCATION



\* outlines indicative only






## 4. CONNECTIVITY

Innovation Park is the sought after, prime business precinct in Melbourne's south east. The estate has multiple entrances and huge frontages to major roads:

- » Frankston-Dandenong Road
- » Colemans Road
- » Taylors Road



Innovation Park also has excellent freeway access, providing your business with efficient linkages to greater Melbourne.

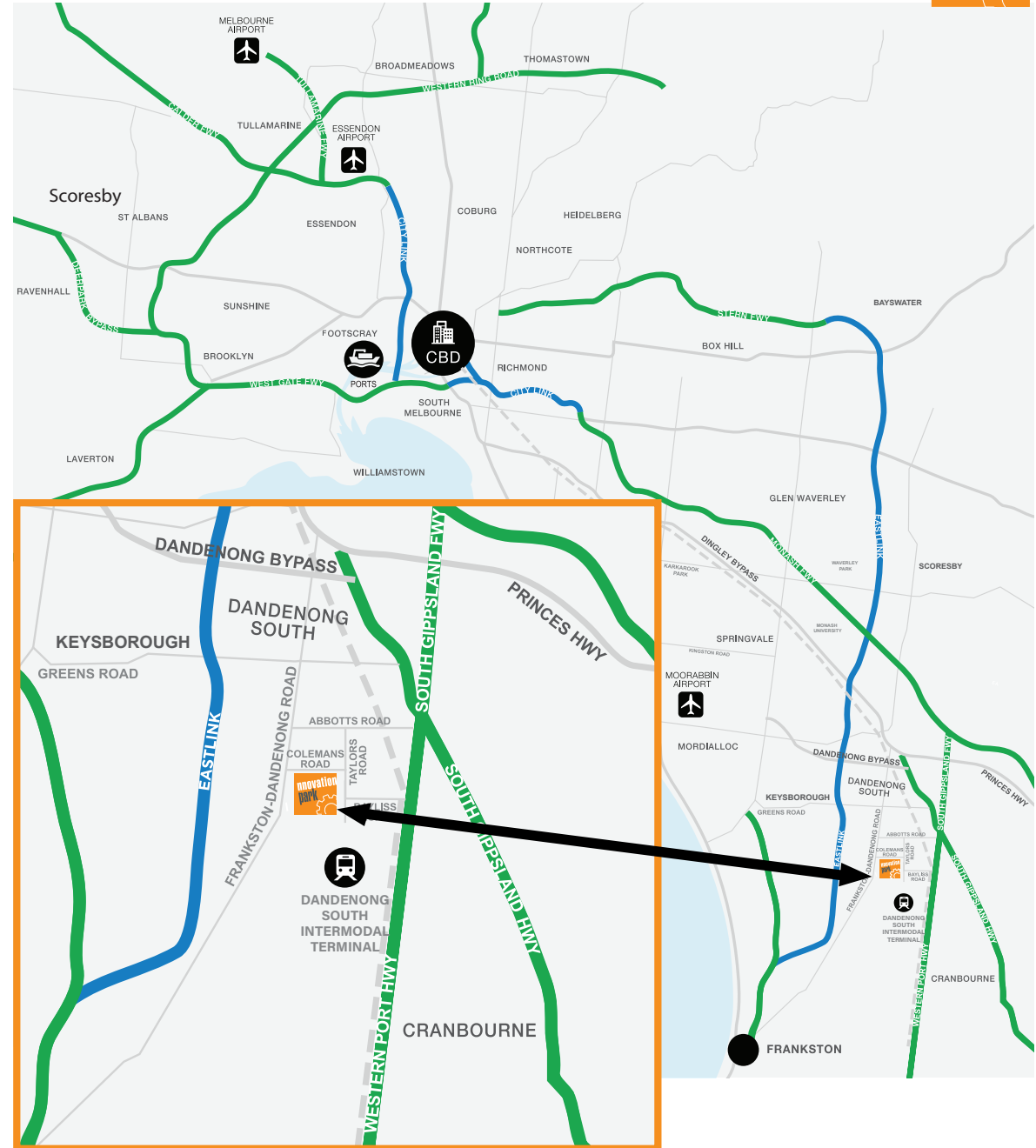
Approximate distances and estimated travel times from the estate:

	Dandenong South Intermodal Terminal	2.5km	5 minutes
	EastLink Monash Freeway	3km	5 minutes
	Melbourne CBD	40km	35 minutes
	Ports	44km	40 minutes
	Tullamarine Airport	65km	55 minutes

### Public Transport:

Further enhancing Innovation Park's location is its links to public transport:

	Bus route No. 901	There are 2 stops along the Frankston-Dandenong Road frontage of the estate.
	Dandenong Train Station	5km



# 5. ESTATE OVERVIEW



\* outlines indicative only

# 5. ESTATE OVERVIEW CONT.



\* outlines indicative only

# 6. ESTATE PLAN





# 7. THE PELLICANO FAMILY

## INNOVATION PARK



## M1/M2 INDUSTRY PARKS



# 8. 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.

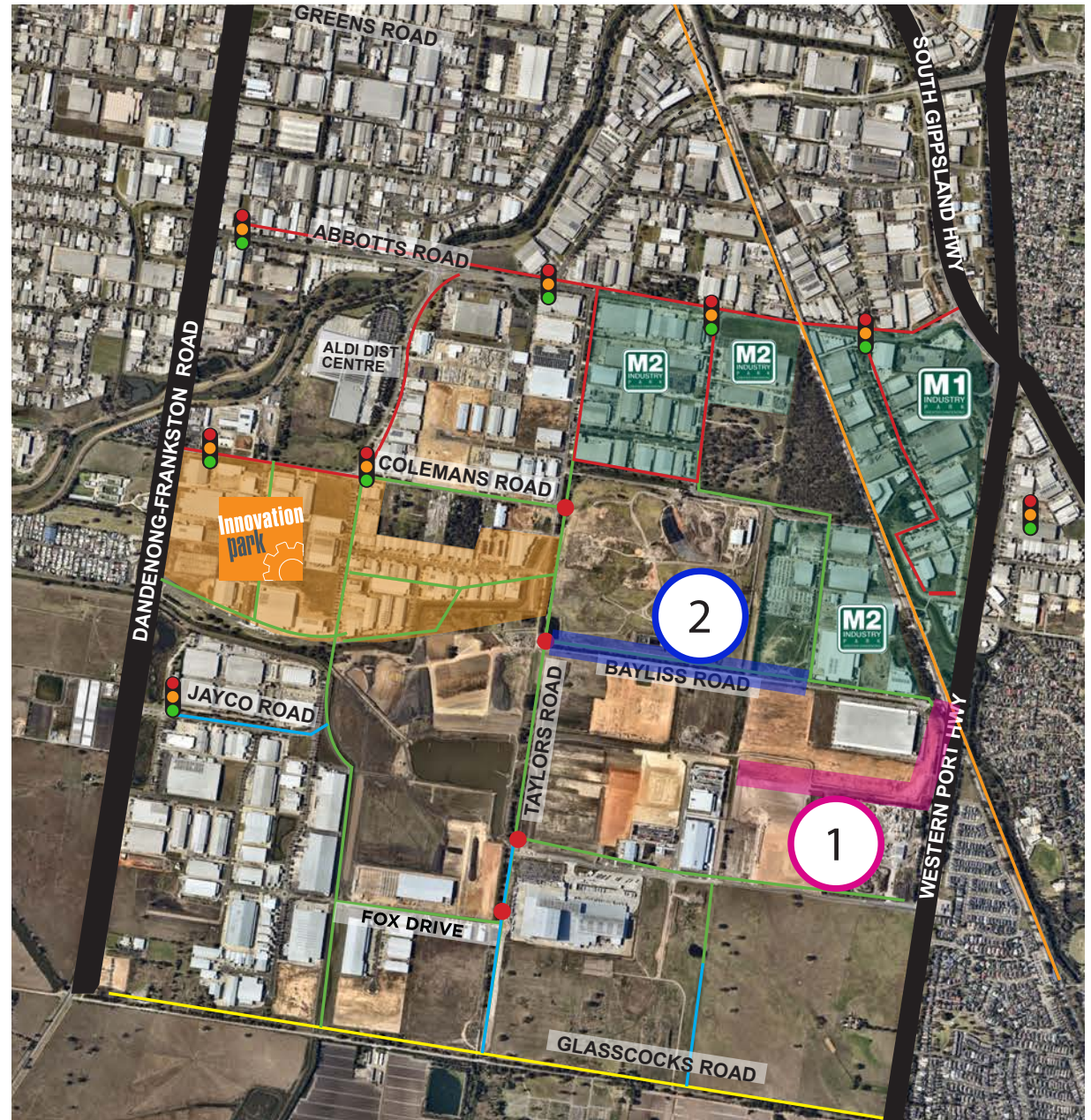
- » Under construction, due to open 2024
- » Will contribute to lower supply chain costs for operators
- » Help to ease truck congestion on the M1 Freeway and surrounding arterials

## 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                |                                     |

# 9. 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



## 10. 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](http://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)

# 11. THE PELLICANO DIFFERENCE

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

## Under Construction



## Recently Delivered





“

*Renato and his team worked with us to achieve our desired outcomes of size, design, price and timeline in a very professional manner.*

”

*Mark Rickard, CEO  
Fantech Group*

**DISCLAIMER**

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