FOR LEASE







CLOSE PROXIMITY TO WESTERN PORT HIGHWAY

LAST QUALITY UNITS IN PRIME LOCATION

Short & long lease terms considered

Located in the Pellicano developed M1 Industry Park with immediate access to Western Port Highway/ South Gippsland Freeway.

Unit 15-16:

- 614m^2 space
- Kitchenette
- Two toilets, one with shower
- Two RSD's
- Eight car spaces
- LED lighting
- Available June 2026

Unit 18:

- 287m^2 space
- Kitchenette
- Toilet with shower
- One RSD
- Five car spaces
- LED lighting
- Available now - under offer

These units have excellent access to Western Port Highway and Abbotts Road and are serviced by amenities including Arco Bites & Brews which overlooks a scenic park and lake, M1 Hub featuring WOTSO co-working, Global Local cafe, CBA Business Banking Centre, Judo Bank and recruitment services. The 24ha Frank Pellicano Reserve is the centre point of the two estates and includes a covered BBQ/picnic are and 2.5 kilometres of walking trails for staff to enjoy.

Colliers
EDWARD FANNING - 0403 661 004

Pellicano
MARK CONSOLMAGNO - 0410 932 311

CRABTREES REAL ESTATE
ELISE BETTS - 0407 864 319
MADDIE ROBB - 0448 384 001

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