







VERSATILE OPPORTUNITY IN WELL LOCATED INDUSTRIAL ESTATE

WELL-LOCATED SITE FOR CHILDCARE, MEDICAL & ALLIED HEALTH

Established surrounding catchment

Positioned on Monash Drive just off Western Port Highway, this well-located property presents a versatile opportunity suited to childcare, medical, dental and allied health uses (STCA). Benefiting from strong surrounding employment and established residential catchments including Lynbrook, Hampton Park and Cranbourne, the site is well placed to support a range of occupiers.

Key features:

- Suitable for childcare, medical, dental and allied health uses (STCA)
- Existing provision for 100-place childcare facility
- All rooms and external play space fitted with near new furniture and equipment
- Kitchen, reception, staff room and utilities area
- 681m^{2}* building area, 2,800m^{2}* land area
- 23 on-site car parks
- Prominent location with access via Western Port Highway and surrounding arterials
- Established employment precinct (M1/M2 Industry Parks) with strong daytime population
- Signalised estate access providing convenient ingress/egress

The property is supported by a range of existing on-site amenity 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 broader estate also benefits from nearby landscaped open space, including the 24-hectare Frank Pellicano Reserve with walking trails and recreational areas.

*Approximately

Pellicano

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