



## A RARE OPPORTUNITY TO SECURE A FREESTANDING INDUSTRIAL FACILITY

### PRIME INDUSTRIAL CORNER SITE IN THE MONASH INNOVATION PRECINCT

#### Container-height roller shutter door

Set on a fully secured 5,155m<sup>2</sup> site\*, this high-clearance office/warehouse offers outstanding exposure, dual crossovers, and ample hardstand, making it ideal for a wide range of occupiers including logistics, technology, laboratory, and education users.

#### Key features:

- Total building area: 1,711m<sup>2</sup>\*
- 1,007m<sup>2</sup>\* high-clearance warehouse + 704m<sup>2</sup>\* office
- Zoned Special Use (SUZ6) in the Monash Employment Cluster
- Container-height roller shutter door
- 60 on-site car parks
- Strategic location near Monash Freeway, Monash University & Bunnings Warehouse
- Surrounded by tech and institutional occupiers

This rare offering in one of Melbourne's most sought-after industrial and business precincts provides a flexible layout, strong amenities, and strategic connectivity – making it ideal for occupiers seeking profile and performance in equal measure.

For further details or to arrange an inspection, contact the exclusive agents.

\*Approx.



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