



### PROMINENT CORNER LOCATION

### MAKE A STATEMENT | VISIBILITY & ACCESSIBILITY

10,517m<sup>2</sup> office/warehouse/showroom with full drive around access



This is your opportunity to secure an office/warehouse space within Pellicano's prestigious M2 Industry Park. Be seen on this prominent corner with frontages to Abbotts Road and Taylors Road. This opportunity features:

- Warehouse: 9,349m<sup>2</sup>
- Office/showroom: 1,168m<sup>2</sup>
- Total building: 10,517m<sup>2</sup>
- Drive around access
- One loading dock
- Six on-grade RSDs
- ESFR sprinklers
- 152 car spaces

Located within the highly eminent M2 Industry Park, the property is serviced by amenities such as Arco Bites & Brews which overlooks a scenic park and lake, and M1 Hub featuring Global Local cafe, CBA Business Banking Centre and recruitment services. The 24ha Frank Pellicano Reserve is the centre point of the two estates and includes a covered BBQ/picnic area and 2.5 kilometres of walking trails for staff to enjoy.



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