



MOVE-IN READY!

PREMIER OFFICE/WAREHOUSE WITH TURNKEY OFFICE FITOUT

Last remaining tenancies within the development



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

UNIT 2:

- Four on-site car spaces
- One RSD
- 6.79m springing heights
- Open plan office with warmshell fitout

UNIT 4:

- Six on-site car spaces
- One RSD
- 6.79m springing heights
- Partitioned office spaces with boardrooms, meeting rooms and open plan areas for workstations

UNIT	OFFICE AREA	WAREHOUSE AREA	TOTAL AREA	NET/GROSS	AVAILABILITY
2	63m ²	239m ²	302m ²	NET	NOW
4	116m ²	272m ²	388m ²	NET	NOW

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 estate and includes a covered BBQ/picnic area and 2.5 kilometres of walking trails for staff to enjoy.



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