







MOVE-IN READY!

PREMIER OFFICE/WAREHOUSES WITH TURNKEY OFFICE FITOUT

Last remaining tenancies

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

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

UNIT	OFFICE AREA	WAREHOUSE AREA	TOTAL AREA	NET/GROSS	AVAILABILITY
2	63m²	239m²	302m²	NET	NOW

The property is serviced by amenities such as 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 estate and includes a covered BBQ/picnic area 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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