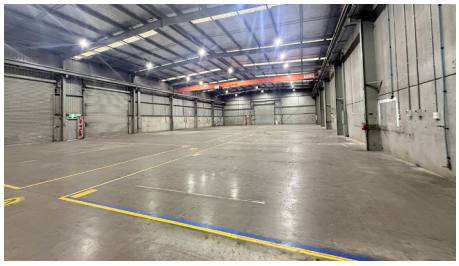
FOR LEASE









SCALE, EXPOSURE AND OUTSTANDING TRANSPORT CONNECTIVITY

HIGHLY EXPOSED INDUSTRIAL FACILITY WITH EXTENSIVE HARDSTAND

Exceptional access to Melbourne's key arterial road network

An outstanding opportunity to secure a high profile industrial facility benefiting from prominent corner frontage and substantial hardstand area, ideally suited to logistics, manufacturing, or transport users.

Key building features include:

- 400m^2* modern office accommodation
- 1,450m^2* high clearance warehouse
- 1,850m^2* additional hardstand
- Total site area of 8,455m^2*
- 5 tonne overhead crane
- 32 on site car spaces
- Four on grade roller shutter doors
- Three loading canopies
- Wash bays

The property offers exceptional access to Melbourne's key arterial road network, with direct connectivity to South Gippsland Highway and the South Gippsland Freeway, and close proximity to Western Port Highway, Hallam Road, Frankston–Dandenong Road and Princes Highway.

This is a rare opportunity to secure a well appointed industrial facility with scale, exposure and outstanding transport connectivity.

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LUKE LOWDEN - 0408 278 630
SAM HIBBINS - 0422 048 801

Pellicano
MARK CONSOLMAGNO - 0410 932 311
JAMES MCCONVILLE - 0407 567 017

CBRE
PATRICK NOONE - 0439 250 578
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