



OUTSTANDING FACILITY WITH DIRECT FREEWAY ACCESS

BEST-IN-CLASS INDUSTRIAL HQ



Position yourself in one of Melbourne's premier logistics and distribution points

- Total Building Area: 2,141m²
- Warehouse: 1,449m²
- Mezzanine: 108m²
- Office: 584m²
- High-clearance warehouse with two container-height roller shutter doors
- Expansive 6m-wide canopy
- Large concrete hardstand for efficient truck loading and container movement
- Dual-level corporate office featuring a mix of open plan workspace and executive offices/meeting rooms
- Generous on-site parking for 43 vehicles
- Zoned Commercial 2

This property represents an exceptional opportunity for a tenant requiring a quality facility in Melbourne's most tightly held industrial precinct. M1 Industry Park is home to leading national and international occupiers, offering unrivalled connectivity to major arterials including Western Port Highway, EastLink, Monash Freeway and South Gippsland Highway.



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