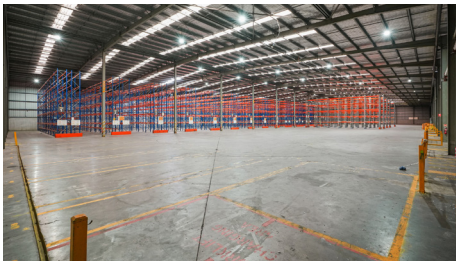
FOR LEASE









SECURE SITE WITH EXCELLENT TRUCK MANOEUVRABILITY

HUGE LOADING + ONSITE TRUCK PARKING

Functional layout designed for freight, distribution and warehousing

Position your business in one of Melbourne's most tightly held and highly sought-after industrial precincts with this outstanding office/warehouse opportunity.

- High-quality warehouse: 8,000m²*
- Corporate office space: 381m²*
- Total building area: 8,381m²*
- Expansive hardstand: 5,509m²* ideal for logistics and storage
- Two recessed loading docks
- Seven on grade roller shutter doors
- Ample on-site parking: 42 spaces
- Generous site area of 16,903m²*

Strategically located within Dandenong South's premier industrial hub, this property offers seamless access to Eastlink, Monash Freeway and South Gippsland Highway

The units are serviced by amenities including 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 two estates and includes a covered BBQ/picnic are and 2.5 kilometres of walking trails for staff to enjoy.

*Approx.

Colliers
GORDON CODE - 0425 710 666
LUKE LOWDEN - 0408 278 630

Pellicano
JAMES MCCONVILLE - 0407 567 017

CUSHMAN & WAKEFIELD
KOSTA FILINIS - 0448 500 999
GARETH JACKSON - 0408 556 338

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