







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.

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

Pellicano
MARK CONSOLMAGNO - 0410 932 311

CRABTREES REAL ESTATE
GRANT TISHLER - 0417 552 919

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