



CLOSE PROXIMITY TO WESTERN PORT HIGHWAY

TWO QUALITY WAREHOUSES IN PRIME LOCATION

Short & long lease terms considered



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

Unit 8-9:

- Mezzanine office: 108m²
- Warehouse: 493m²
- Total building area: 601m²
- Springing height: 7.5m-8m
- Kitchenette
- Two toilets
- One shower
- Two RSD's
- Eight car spaces
- LED lighting

Unit 17:

- Office: 40m²
- Warehouse: 217m²
- Total building area: 257m²
- Springing height: 7.5m-8m
- Kitchenette
- Toilet with shower
- One RSD
- Four car spaces
- LED lighting

Located within the highly prestigious M1 Industry Park, these units have excellent access to Western Port Highway and Abbots Road. These units are serviced by amenities including Arco Bar which overlooks the scenic park and lake, and M1 Hub featuring Global Local café, CBA Business Banking Centre and recruitment services. The 24ha Frank Pellicano Reserve is the centre point of the two estates and includes a covered BBQ/picnic area and 2.5 kilometres of walking trails for staff to enjoy.



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