



CLOSE PROXIMITY TO WESTERN PORT HIGHWAY

**QUALITY WAREHOUSE OPPORTUNITY**

Premium office/warehouse within M1 Industry Park



- 287m<sup>2</sup> space
- Kitchenette
- Toilet with shower
- One RSD
- Five 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 are and 2.5 kilometres of walking trails for staff to enjoy.

**Pellicano**

MARK CONSOLMAGNO - 0410 932 311

**CRABTREES**  
REAL ESTATE

ELISE BETTS - 0407 864 319  
JOE MONEA - 0448 486 665

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.