



HIGH CLEARANCE WAREHOUSING

**YOUR GATEWAY TO SUCCESS**

Secure side hardstand with dual canopy



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

The facility features the following quality features:

- Total building area 3,050m<sup>2</sup>
- Warehouse area 2,411m<sup>2</sup>
- Office area 639m<sup>2</sup>
- High clearance warehousing (springing height 8m - 9.5m)
- Access via 4 on-grade RSDs
- Secure side hardstand with canopy for all weather loading
- Corporate dual level office with mix of open plan and director/ meeting rooms
- 43 on-site car spaces

The property is serviced by amenities such as Arco Bar which overlooks a scenic park and lake, and M1 Hub featuring Global Local cafe, CBA Business Banking Centre and recruitment services. The 24ha Frank Pellicano Reserve is the centre point of the estate and includes a covered BBQ/picnic area and 2.5 kilometres of walking trails for staff to enjoy.



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