



INSTANT FREEWAY ACCESS VIA WESTERN PORT HIGHWAY

FLEXIBLE WAREHOUSING OPPORTUNITY

Ideal overflow space, or customise with new office



Located in the Pellicano developed M1 Industry Park, this flexible space is situated at the intersection of Western Port Highway (which becomes M1/Monash Freeway) and South Gippsland Highway, providing occupants with instant freeway access.

The facility boasts the following characteristics:

- Warehouse area: 2,415m²
- High clearance warehousing (8m approx.)
- Access via 5 on-grade RSDs
- Generous hardstand with 2 canopies for all weather loading
- 35 onsite car spaces
- Provision for office area to be built if required

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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