



READY TO MOVE IN ASAP

## PREMIER OFFICE/WAREHOUSE WITH TURNKEY OFFICE FITOUT

Last remaining tenancy within the development



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:

- Warehouse area 116m<sup>2</sup>
- Office area 272m<sup>2</sup>
- Total building area 388m<sup>2</sup>
- Six on-site car spaces
- One RSD
- 6.79m springing height
- Three tea points
- Male & female amenities
- Partitioned office space with boardroom, meeting room with open plan area for workstations

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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