



# Fully Leased Dandenong Industrial Estate

43-63 Princes Highway, Dandenong South, VIC 3175









Industrial Fully leased

## About





Located in the established Dandenong Industrial Estate, the 1.4 ha speculative build is in the heart of Melbourne's Dandenong South industrial market. Adjacent to the Princes Highway and in close proximity to the Monash Freeway, this site has excellent transport linkages to key demographic hubs and other industrial markets.

This new speculative facility provides a 3,365 sqm facility with dedicated offices and associated parking. Built to a height of 12.2m to the ridge, this warehouse offers maximum flexibility for tenants. Each unit has a 200 sqm first-floor office with dedicated car park bays and bike racks for those who wish to ride to work. The hardstand is over 36m serving dedicated on grade RSD's including a 10m deep canopy for weather protection.

## Amenities

-  On-site parking
-  Nearby shopping precincts
-  Nearby childcare centre
-  Nearby parking
-  Nearby café
-  Public transport access
-  Bicycle storage
-  NBN connection

## Sustainability

-  Solar PV arrays
-  LED lighting
-  Rainwater recycling
-  Energy consumption tracking