

SPACE+ LOCATION

Braeside Distribution Centre
41-45 Mills Road, Braeside



join high profile companies in this premier industrial precinct+

Braeside Distribution Centre offers modern
warehouse and corporate office space in the heart
of the South Eastern industrial hub of Braeside.

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Braeside
Distribution
Centre

LOCATION

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Braeside Distribution Centre

Surrounding users include Coca-Cola, Holden Special Vehicles, Pura, Goodman Fielder, Bunnings, Masters, and Ego Pharmaceuticals.





Boundary Road

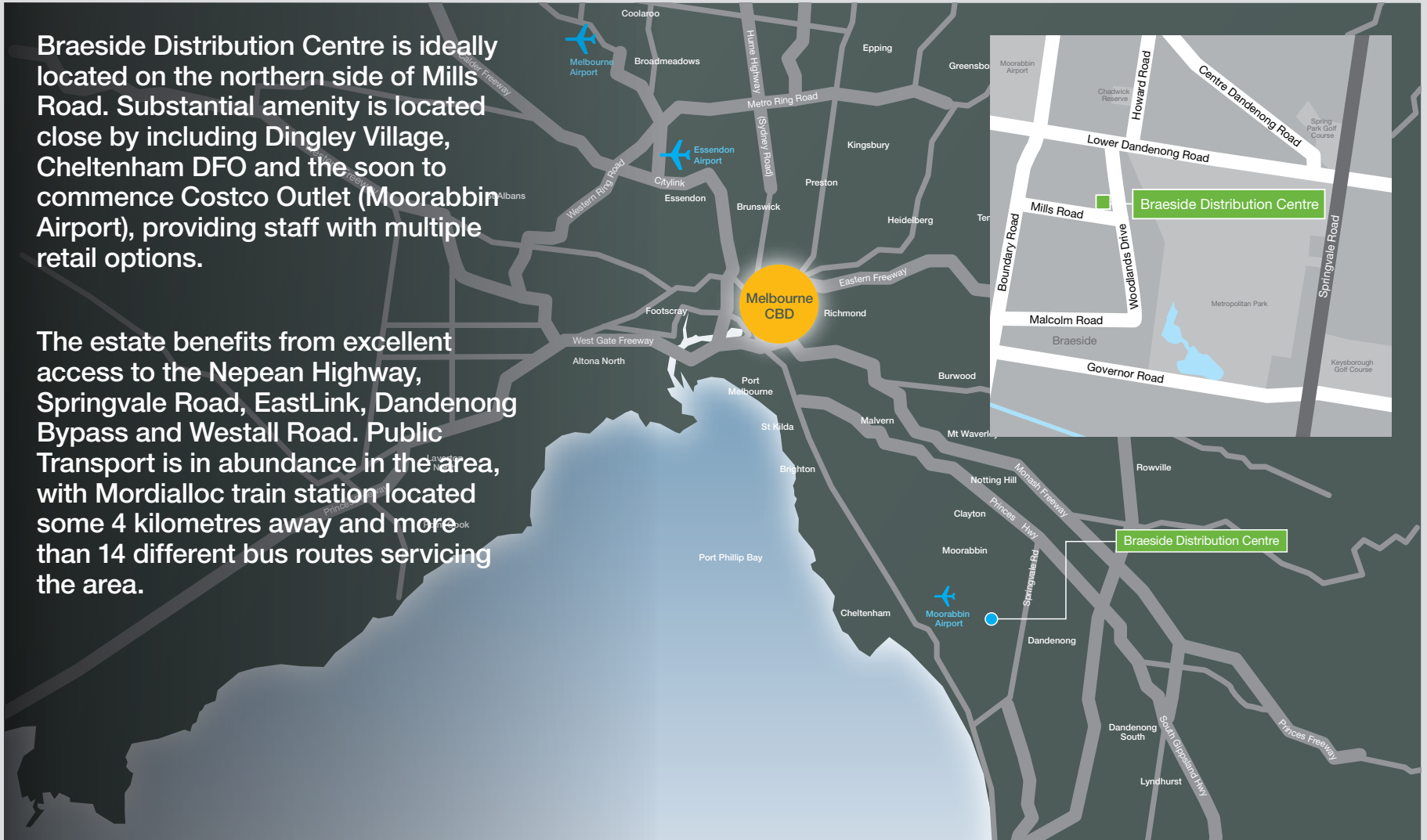
Lower Dandenong Road

Braeside Distribution Centre

Mills Road

Braeside Distribution Centre is ideally located on the northern side of Mills Road. Substantial amenity is located close by including Dingley Village, Cheltenham DFO and the soon to commence Costco Outlet (Moorabbin Airport), providing staff with multiple retail options.

The estate benefits from excellent access to the Nepean Highway, Springvale Road, EastLink, Dandenong Bypass and Westall Road. Public Transport is in abundance in the area, with Mordialloc train station located some 4 kilometres away and more than 14 different bus routes servicing the area.



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Braeside
Distribution
Centre



3.5km

Nepean Highway



8km

Eastlink



27km

Melbourne CBD



28km

Port of Melbourne



4km

Mordialloc train station



500m

Bus stop



features+

- + Office / warehouse space from 1,040 sqm
- + Warehouse space from 2,800 sqm
- + Springing height 7.4 metres
- + Multiple loading docks and recessed docks
- + Full drive-around and B-double access
- + Large loading/unloading canopied area
- + Fully fire sprinklered
- + 133 metre frontage to Mills Road
- + Landscaped gardens
- + Available from late September 2014

06

Braeside
Distribution
Centre

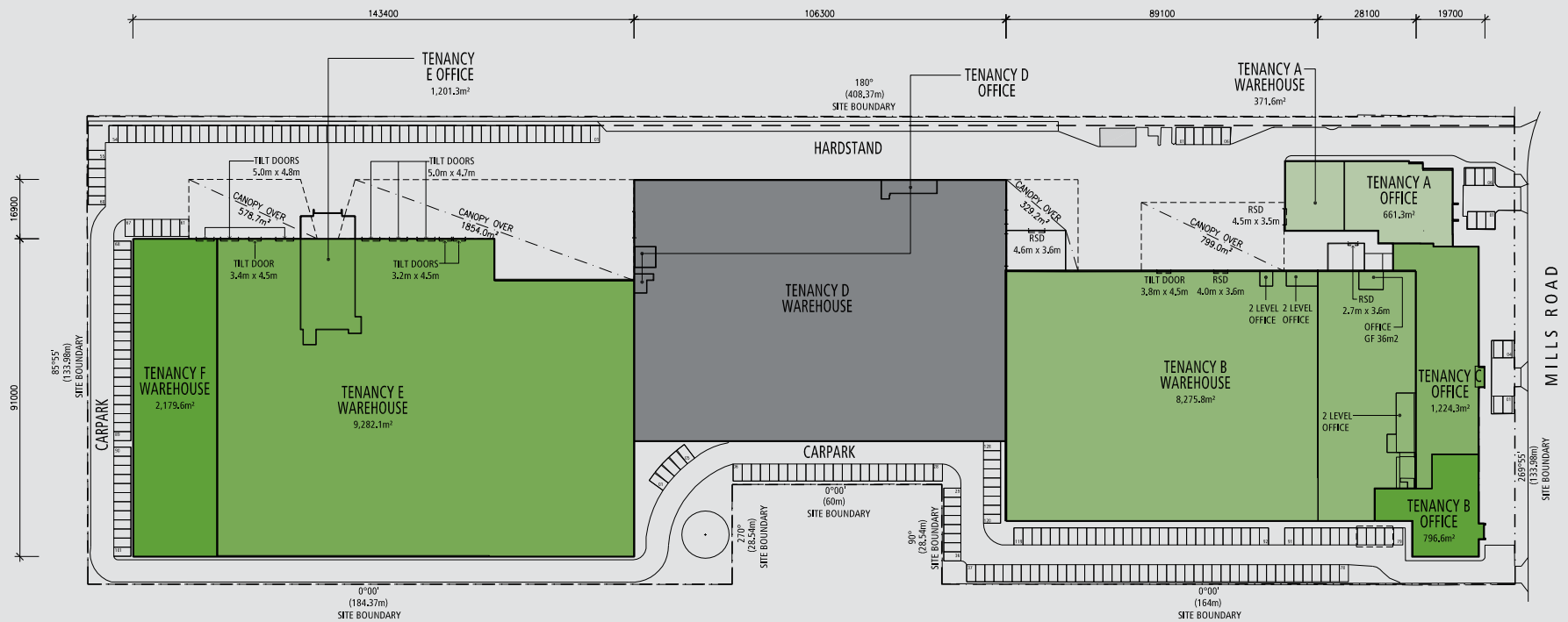


MODERN SPACE

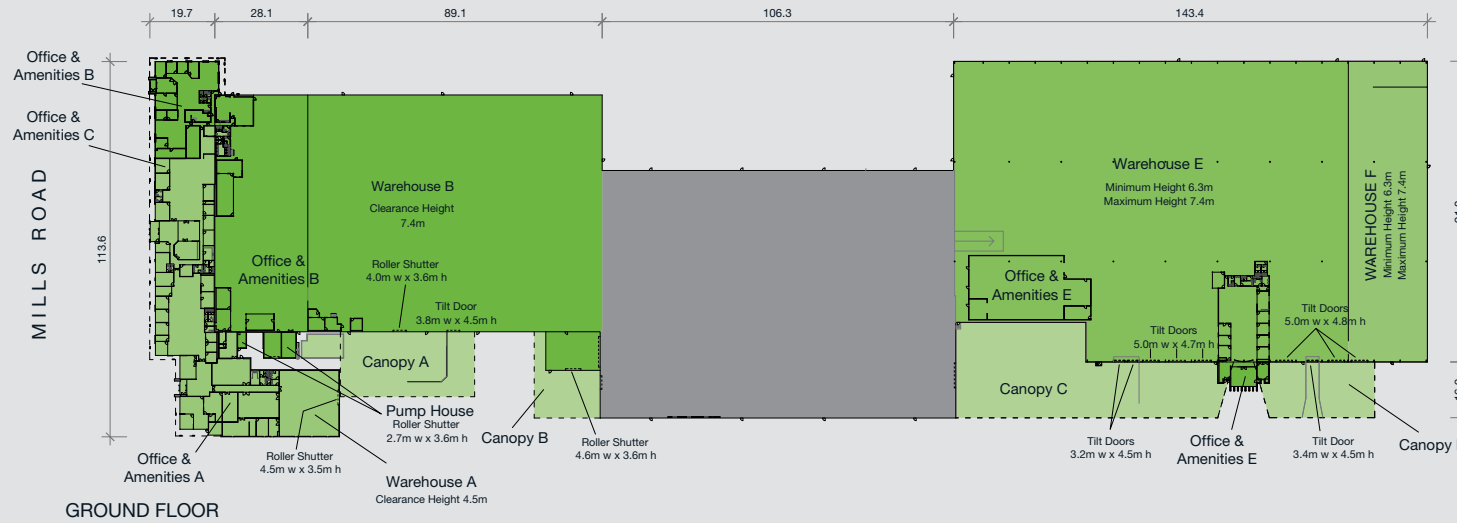
site plan+

07

Braeside
Distribution
Centre



area plan+



08

Braeside
Distribution
Centre



Information schedule	
Tenancy A	
Warehouse	371.6
Office / amenities	661.3
Total	1,032.9
Tenancy B	
Warehouse	8,275.8
Office / amenities	796.6
Total	9,072.4
Tenancy C	
Office / amenities	1,224.3
Total	1,224.3
Tenancy E	
Warehouse	9,282.1
Office / amenities	1,201.3
Total	10,483.4
Tenancy F	
Warehouse	2,179.6
Total	2,179.6

contact+

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