

Making space for greatness

Goodman

Space for:

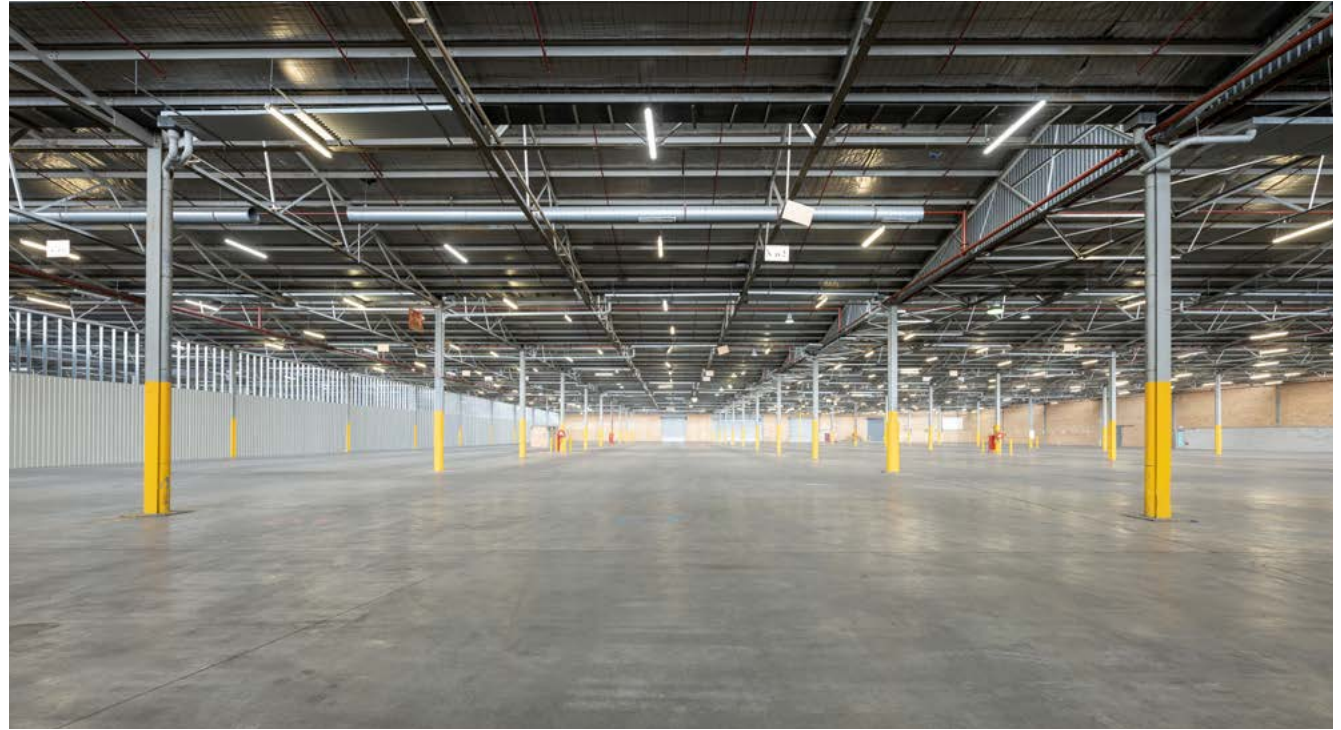
the short-term

PORT CENTRAL BUSINESS PARK
520 GRAHAM STREET, PORT MELBOURNE, VIC

Opportunity

Port Central Business Park is a unique business park featuring traditional and converted warehouse spaces suitable for a variety of uses. This mixed use estate also offers a number of short-term leasing options.

Join premium brands and benefit from the range of outstanding services and nearby transport options.





Unrivalled access

Port Central Business Park is ideally located approximately three kilometres from the CBD in the city fringe suburb of Port Melbourne.

Close proximity to major arterials including the West Gate Freeway, CityLink, Monash Freeway and the Ring Road, allow easy access to Melbourne's outer suburbs.



CENTRALLY CONNECTED



2KM
to West Gate
Freeway



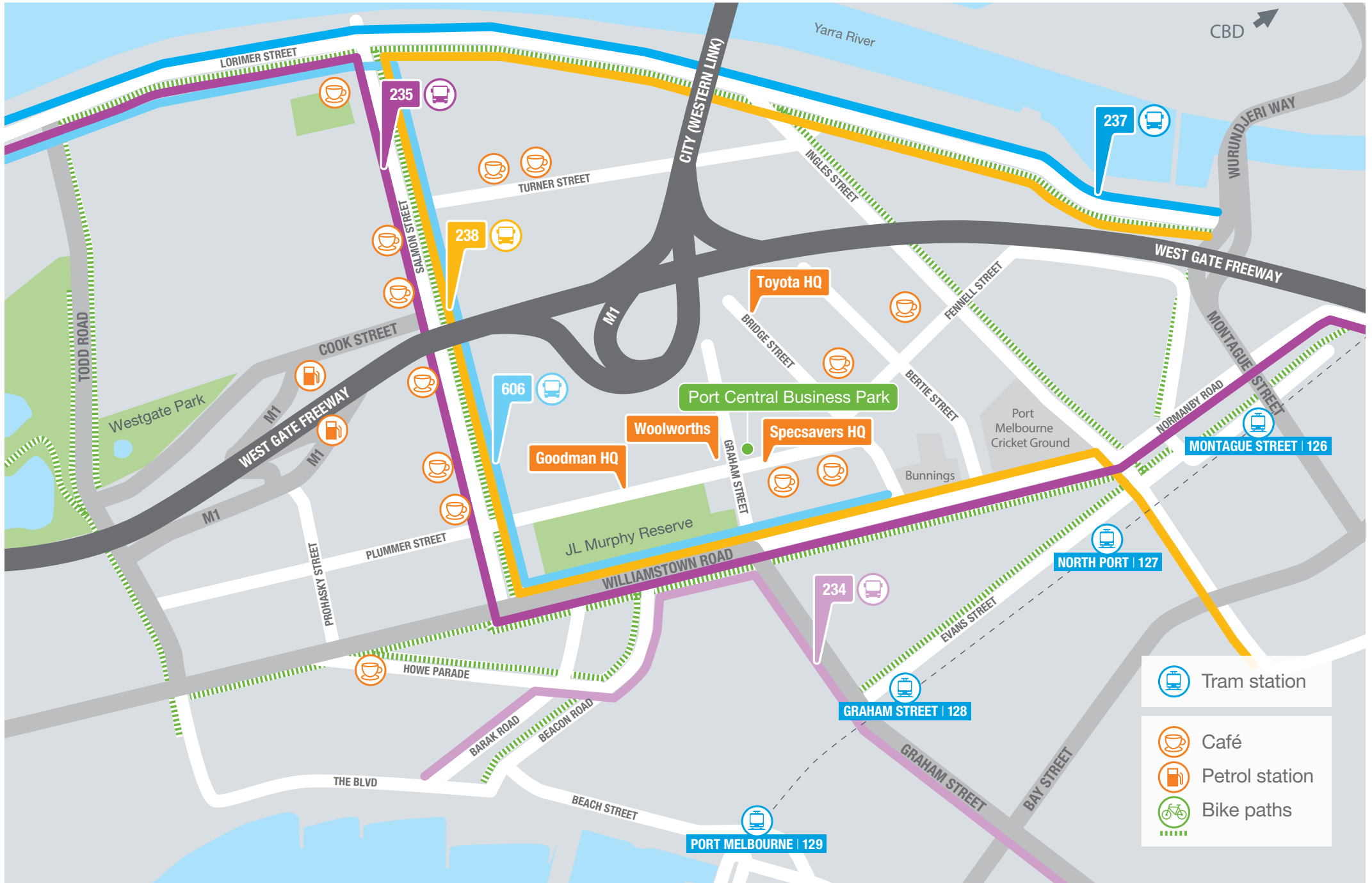
3KM
to Melbourne
CBD



3KM
to Port Melbourne



4.5KM
to CityLink
Freeway



KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME



Source: Esri and Michael Bauer Research

KEY AREA STATISTICS:



4.3m

TOTAL POPULATION



1.7m

TOTAL HOUSEHOLDS



\$194.3bn

TOTAL PURCHASING POWER

TOTAL SPEND ON:



\$4.8bn

CLOTHING



\$16.6bn

FOOD + BEVERAGE



\$4.0bn

PERSONAL CARE

All currency in Australian dollars.
Source: Esri and Michael Bauer Research

Flexible warehouse

- + Flexible warehouse+office space from 4,427–31,489 sqm
- + Option to split into smaller tenancies from 2,534 sqm
- + On-grade roller doors
- + Internal warehouse clearance of 6.7–9.6m
- + On-site parking available.



AREA SCHEDULE	SQM
Unit 4A	12,114
Unit 4B	5,328
Unit 4C	4,427
Unit 5A	4,778
Unit 5B	4,842

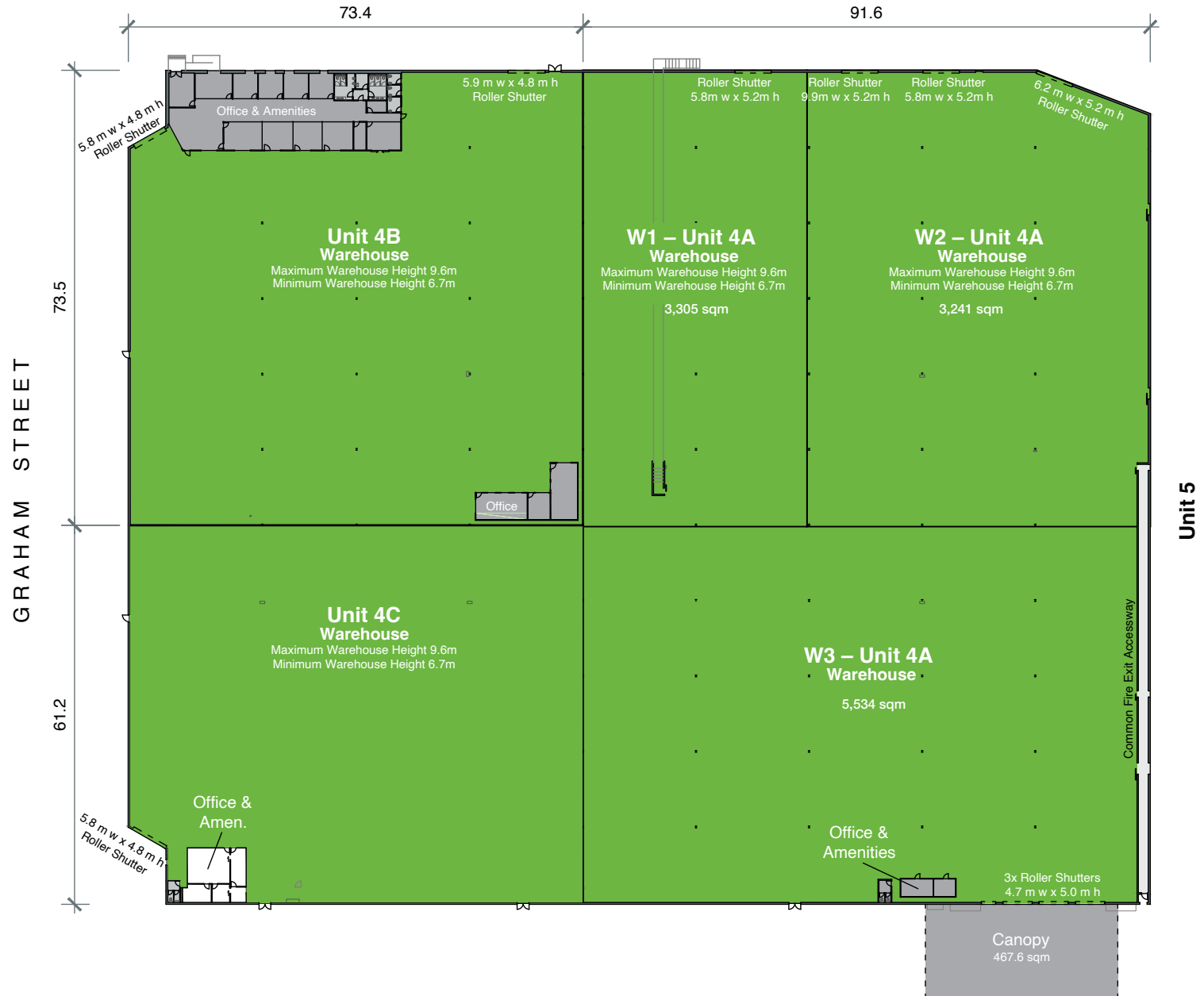


■ FOR LEASE

UNIT 4A INDICATIVE SPLIT PLAN

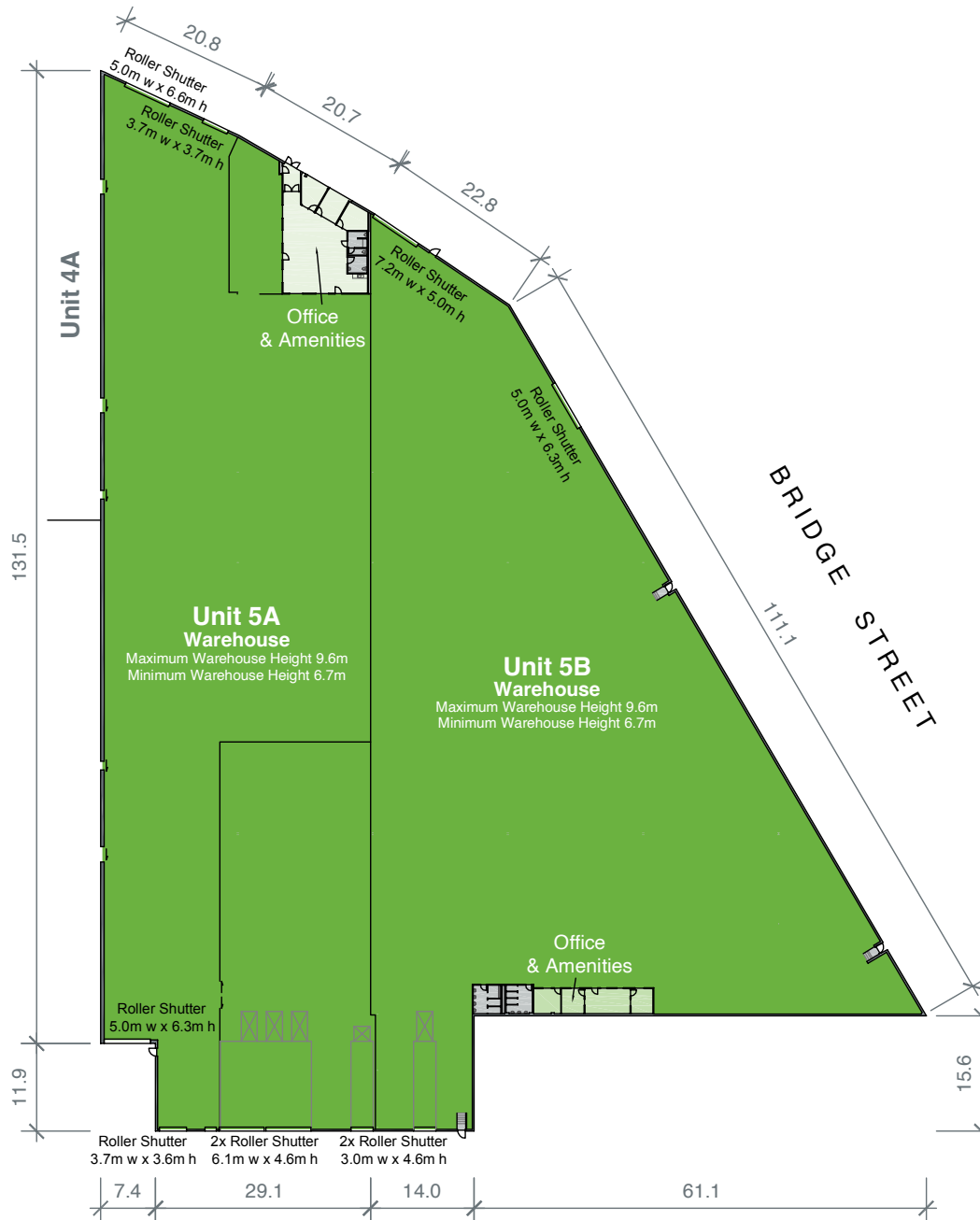
AREA SCHEDULE	SQM
Unit 4A	
W-1	3,305
W-2	3,241
W-3	5,534
Total area	12,080

*Estimates only (subject to survey).



UNIT 5A INDICATIVE SPLIT PLAN

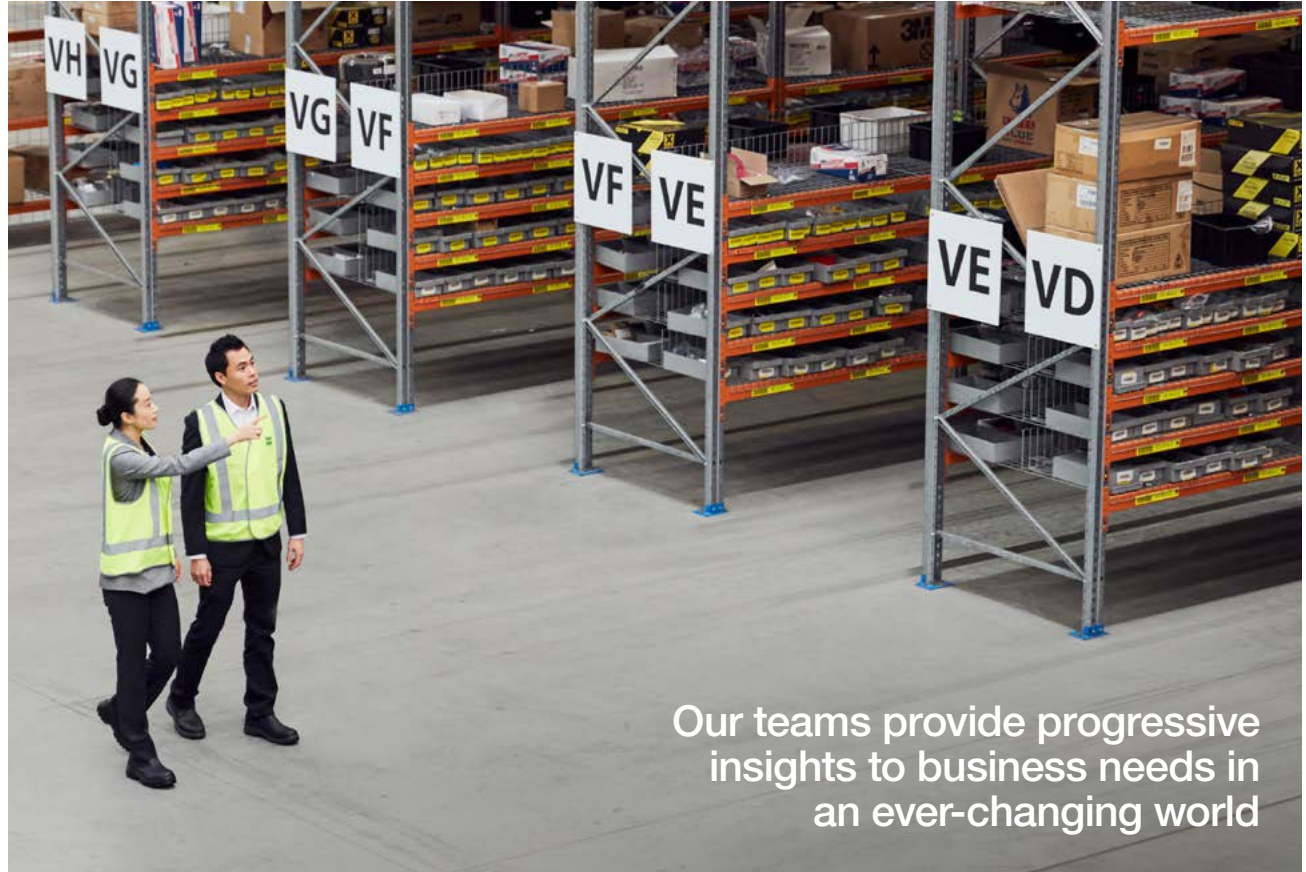
AREA SCHEDULE	SQM
Unit 5A	
Warehouse	4,604
Office & Amenities	174
Unit 5B	
Warehouse	4,747
Office & Amenities	95
Total area	9,620



■ FOR LEASE

Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.



Our teams provide progressive insights to business needs in an ever-changing world

Service

Our in-house property services teams attend to customers' operational needs and provide unparalleled maintenance and presentation standards.



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