

Making space for greatness



Space for:

*economies of scale*

**MENTONE DISTRIBUTION CENTRE**  
54-76 SOUTHERN ROAD, MENTONE, VIC



# Opportunity

Mentone Distribution Centre is located adjacent to Moorabbin Airport in Mentone, offering convenient access to major arterial roads including Lower Dandenong Road and Nepean Highway.



Suitable for range of users including logistics, building/trade supplies, container storage, timber and overflow storage.



# VIEW FROM ABOVE





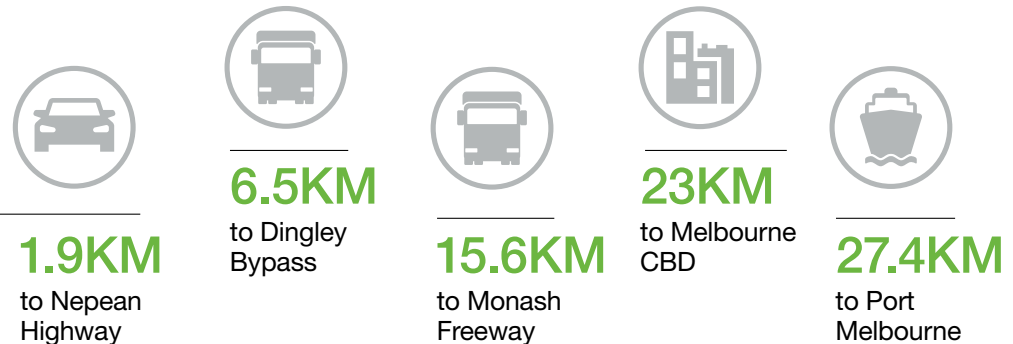
# Smart move

Mentone Distribution Centre enjoys close proximity to a number of major arterial roads including the Nepean Highway, Monash Freeway and Warrigal Road.

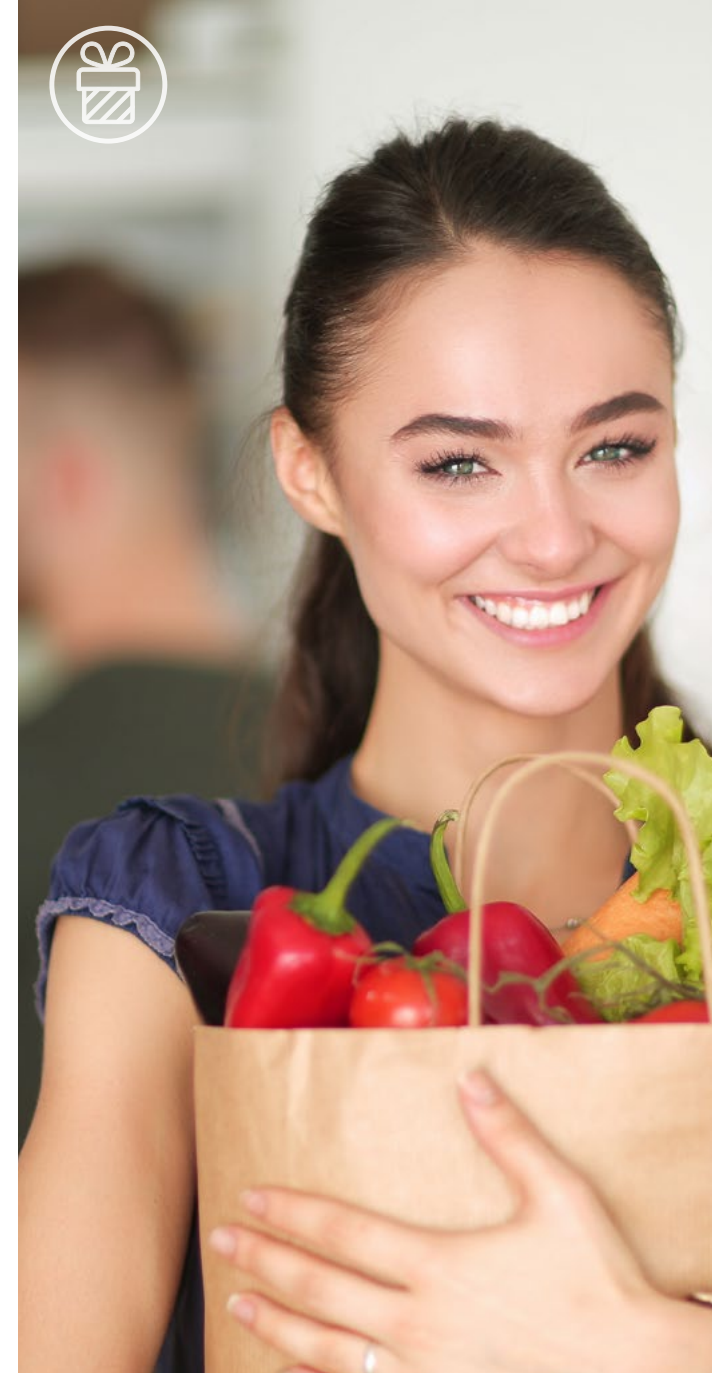
The nearby Dingley Bypass provides excellent connectivity with the Bayside region, while the Dandenong Bypass provides connection to the established industrial precinct of Dandenong.



## CENTRALLY CONNECTED





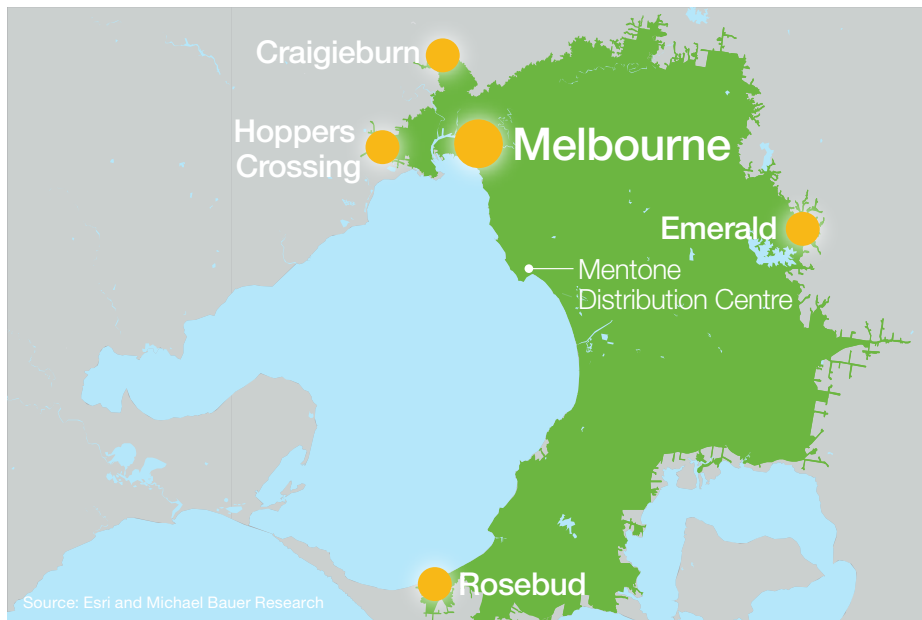


# Retail and dining options

Mentone Distribution Centre is in close proximity to a variety of shopping options including DFO, Aldi, and numerous retail options at the recently expanded Kingston Central Plaza located adjacent to the estate at Moorabbin Airport.



# KEY AREA STATISTICS – WITHIN 45 MINUTES DRIVE TIME



**3.2<sup>m</sup>**

TOTAL POPULATION



**1.4<sup>m</sup>**

TOTAL HOUSEHOLDS



**2.34 people**

AVERAGE HOUSEHOLD SIZE



**\$47,527**

PURCHASING POWER (PER CAPITA)



**\$151.6<sup>bn</sup>**

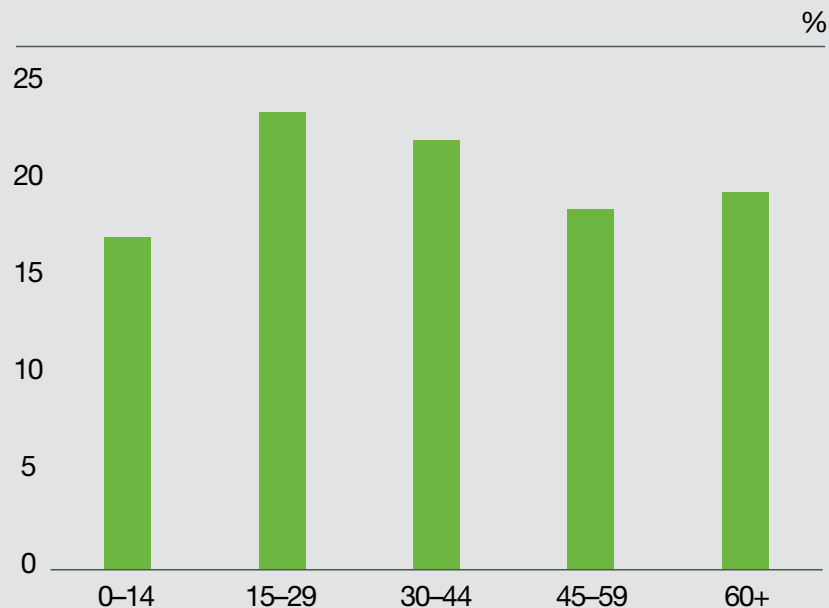
TOTAL PURCHASING POWER



**105.6**

PURCHASING POWER INDEX

## POPULATION BY AGE



## TOTAL SPEND ON:



**\$755.5<sup>m</sup>**

FOOTWEAR



**\$3.7<sup>bn</sup>**

CLOTHING



**\$12.8<sup>bn</sup>**

FOOD + BEVERAGE



**\$2.2<sup>bn</sup>**

ELECTRONICS + IT



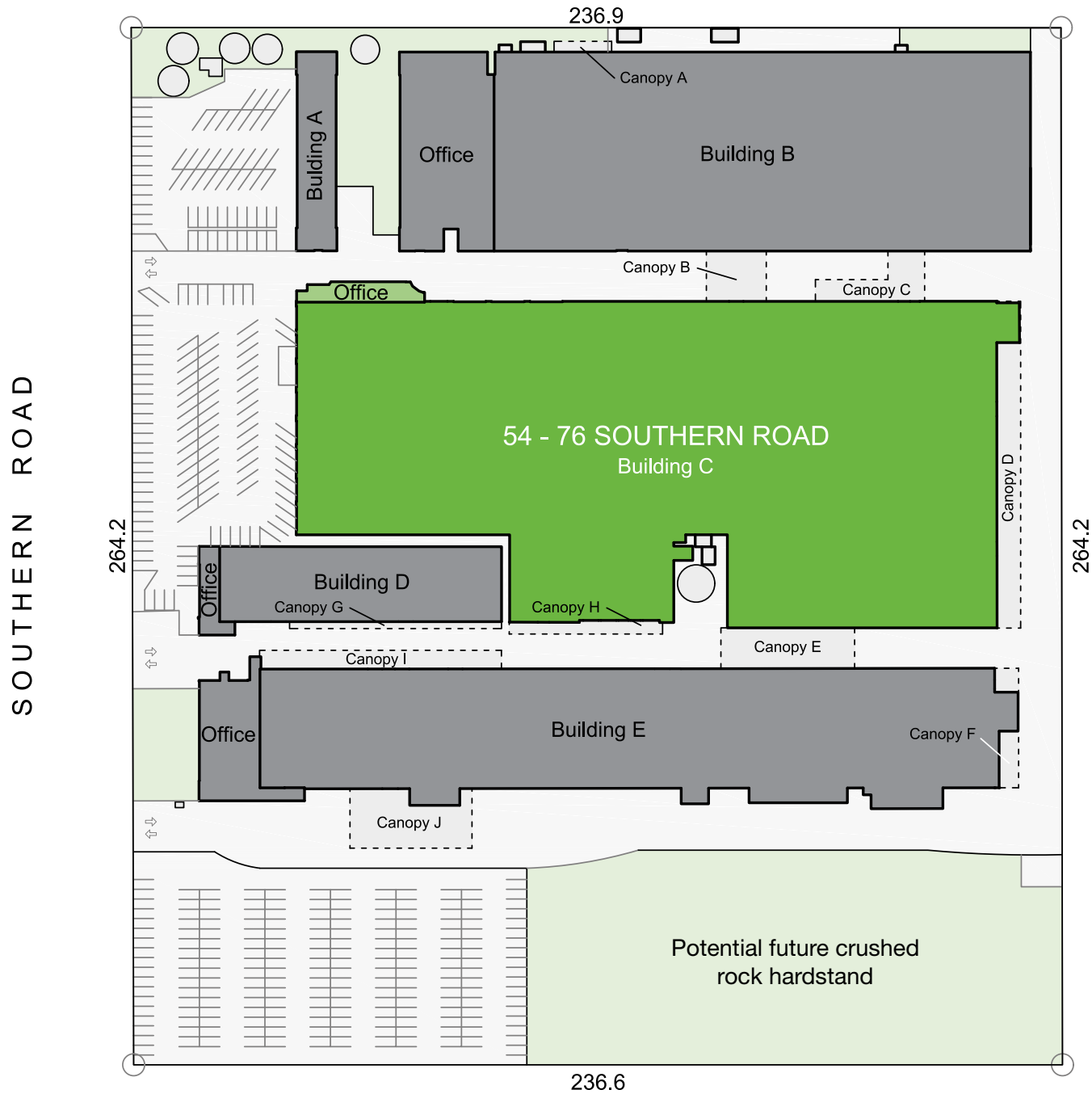
**\$2.8<sup>bn</sup>**

MEDICAL PRODUCTS



**\$3.1<sup>bn</sup>**

PERSONAL CARE





## Building C

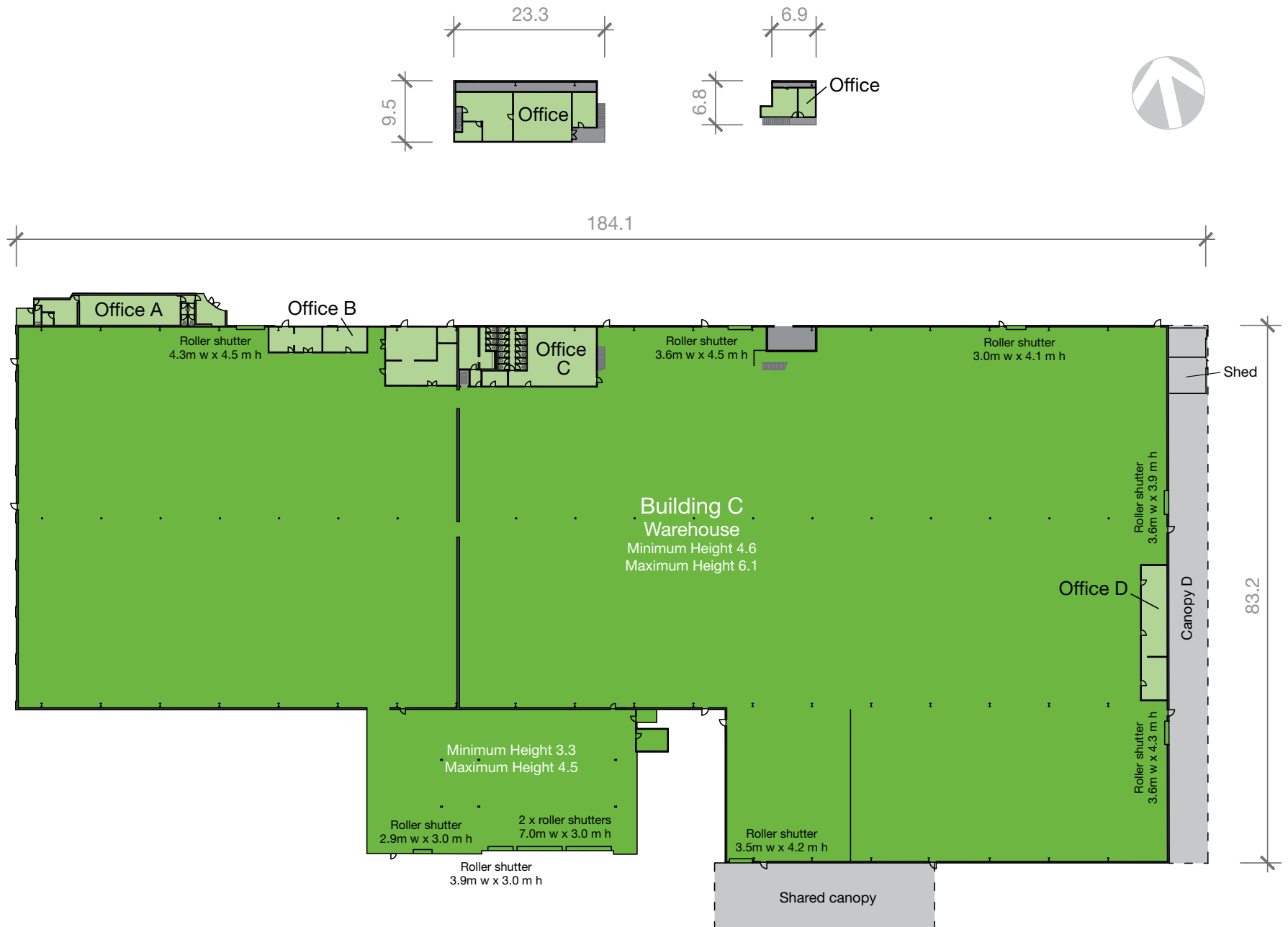
- + Flexible 12,716 sqm warehouse space with internal clearance up to 6.1m
- + 936 sqm modern office over two floors
- + Access via multiple on-grade roller shutters
- + Awning for all-weather loading
- + Ample on-site parking
- + Large external crushed rock yard space available on request.





# BUILDING C PLAN

AREA SCHEDULE	SQM
<b>Ground floor</b>	
Warehouse	12,716
Office A	148
Office B	62
Office C	307
Office D	90
Shed	59
<b>First floor</b>	
Office	218
<b>Mezzanine</b>	
Office	52
<b>Total area</b>	<b>13,652</b>
Canopy D	504

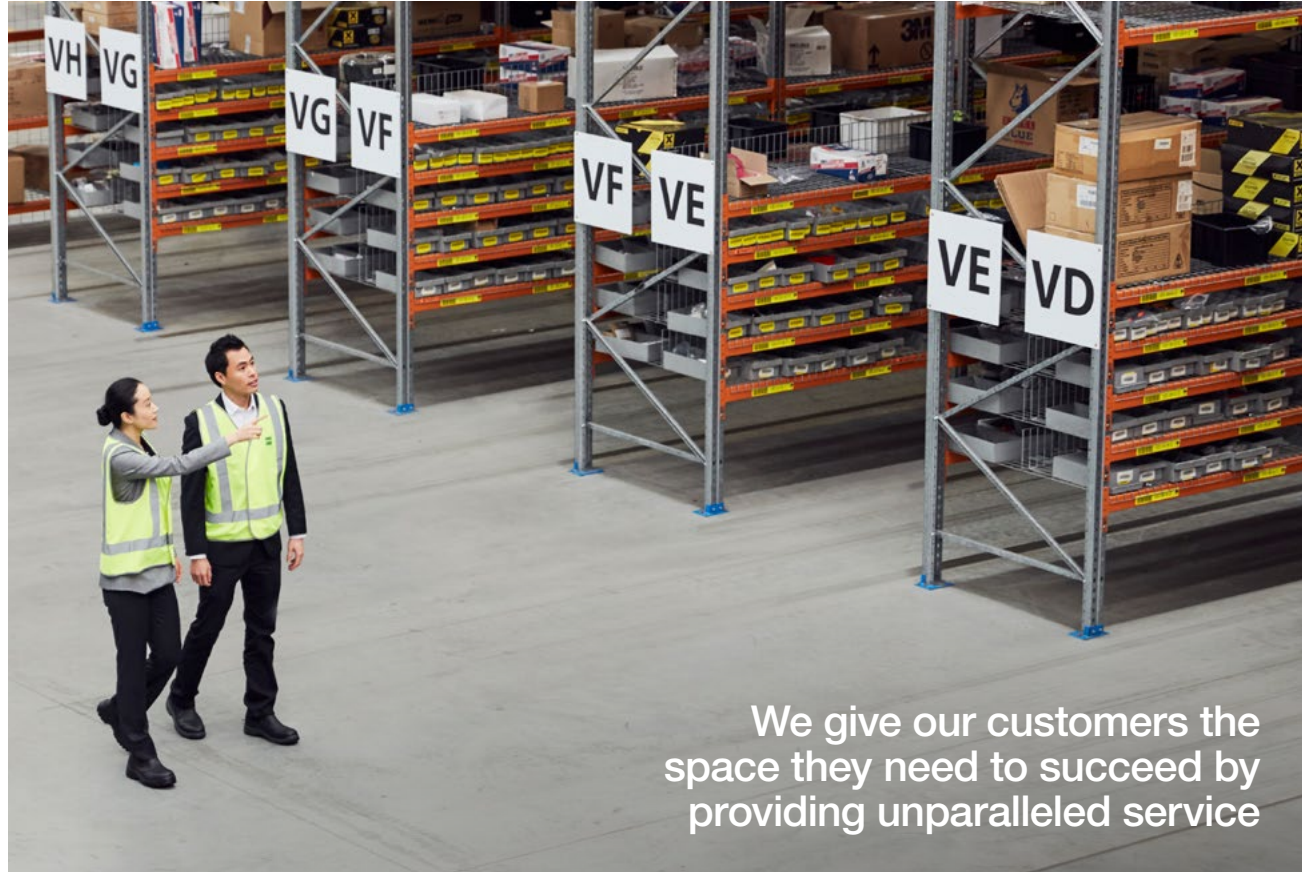


■ FOR LEASE



# Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



We give our customers the space they need to succeed by providing unparalleled service

# Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.





# Contact



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