

**9 NEW OFFICE WAREHOUSES
NEXT TO THE WESTERN
FREEWAY ONLY 15 MINS FROM
MELBOURNE CBD & PORTS**

AGAR ESTATE TRUGANINA



SALE OR LEASE

88-106 AGAR DRIVE, TRUGANINA

AGARESTATE.COM

Take your business to the next level in Melbourne's best value and most conveniently located business estate. Agar Estate Truganina offers a choice of 9 individual new office showroom and warehouse units designed for the modern growing business right next to the new Western Freeway.



- › 9 office warehouse showrooms 1028–2575m²
- › On site car parking spaces with each title
- › Container height roller doors
- › Mezzanine air conditioned offices
- › Kitchenette, lunch room & amenities
- › 24/7 operation hours
- › Separate titles – no owners corporation
- › High speed voice and data
- › High capacity electricity
- › Gas supply in street
- › High clearance feature of approximately 7m
- › Remote controlled gates

FEATURES

Agar Estate is designed for the modern growing business enterprise with a stellar location right on the Western Freeway and all the facilities and benefits on hand to take your business to the next level and beyond.



Industrial 1 Zone



**Designed for
24/7 operation**



**Suitable for modern
supply chains**



Local cafes



**Only 2 traffic lights
to the CBD**



**500m to
Western Freeway**



**3 mins to
Western Ring Road**



**6 mins to
Westgate Freeway**



15 mins to CBD



15 mins to Ports



15 mins to Airport



**6 mins to Princes
Freeway to Geelong**

STELLAR LOCATION



MELBOURNE CBD

MELBOURNE PORT

SUNSHINE

M80 WESTERN RING ROAD

M80 WESTERN RING ROAD

FITZGERALD ROAD

BOUNDARY ROAD

DERRIMUT

M8 WESTERN FREEWAY

MELBOURNE AIRPORT

WESTPARK ESTATE

ROBINSONS ROAD

AGAR DRIVE

NEWCOLD LOGISTICS

SUNLINE DRIVE

TRUGANINA

AGAR ESTATE
TRUGANINA

Agar Estate is situated only 500m from the Western Freeway, providing unrivalled access to Melbourne.

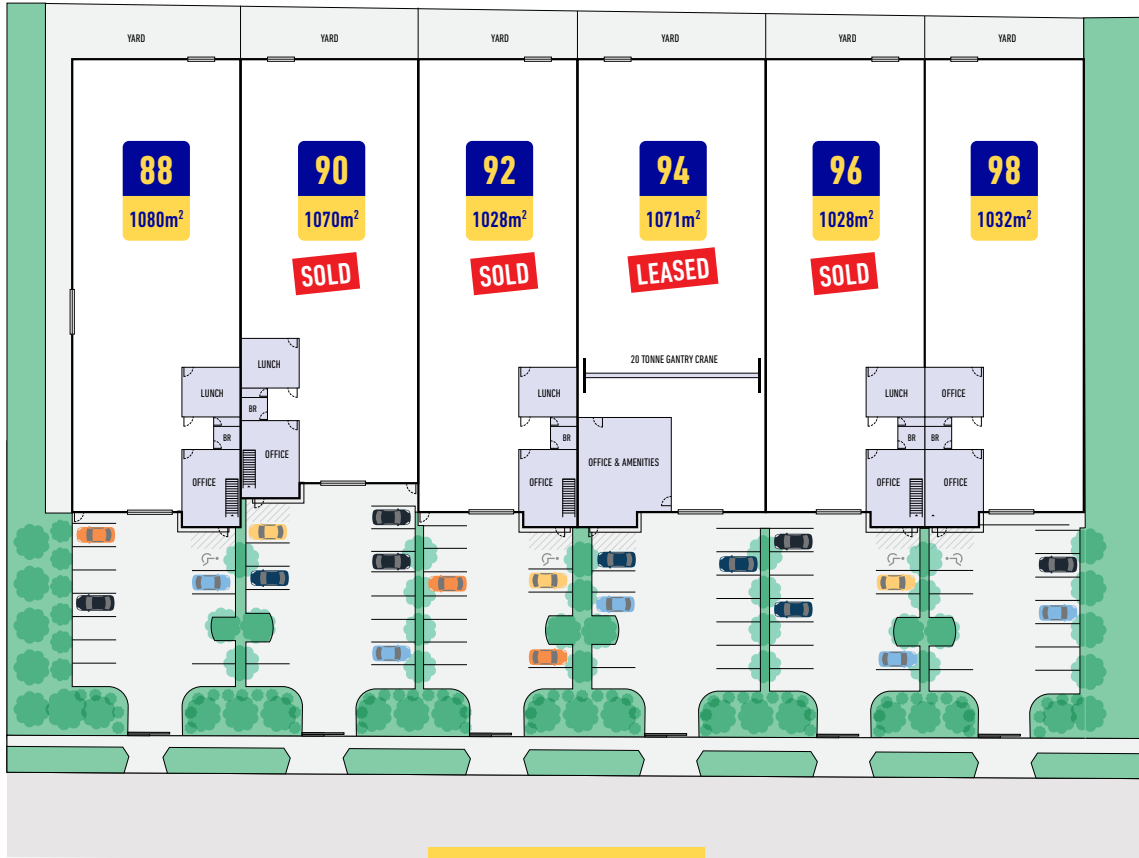
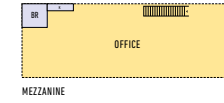
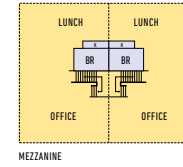
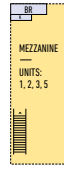
UNRIVALLED LOCATION

Agar Estate's stellar location right on the Western Freeway provides unrivalled benefits for any growing business seeking to take their enterprise to the next level.

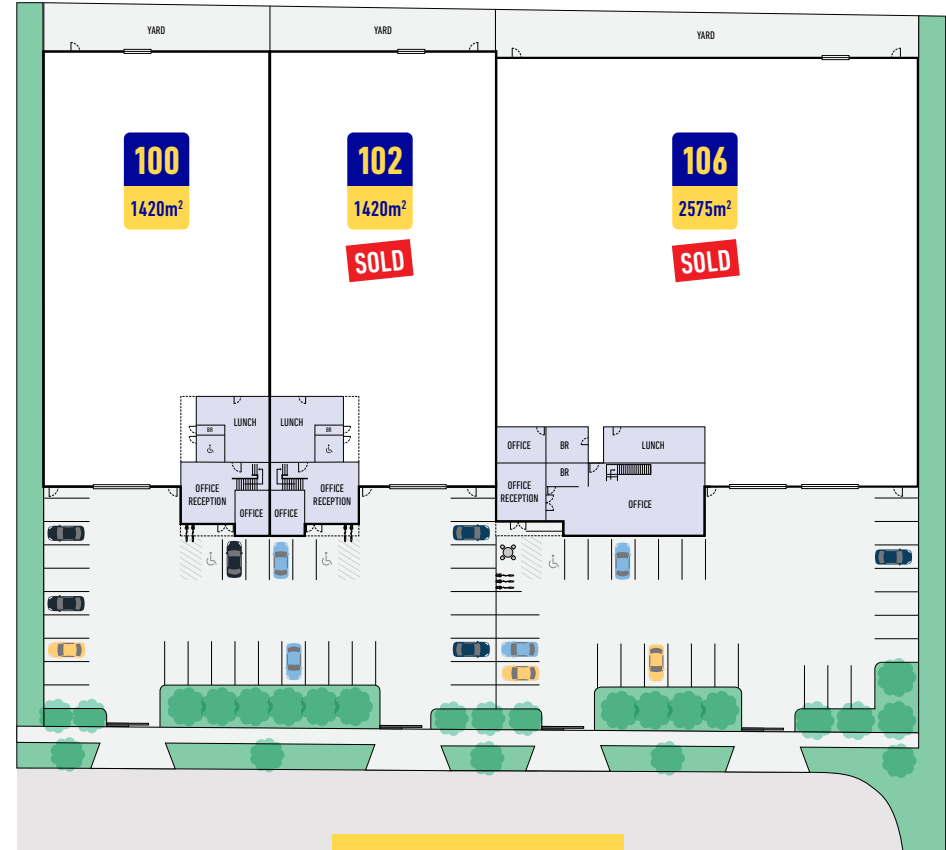
Join companies such as CEVA Logistics, Catch of the Day, Mitre 10 and Goodyear Dunlop in the best location for business facilities.



MASTER PLAN



88-98 AGAR DRIVE



100-106 AGAR DRIVE



All areas are approximate and subject to change. Purchasers shall rely upon the Vendor's Statement. Plan not to scale.

UNIT SUMMARY

Unit	Description	Ground Area (m ²)	Mezzanine Office (m ²)	Total Area (m ²)	Car Spaces
88	Office Warehouse	970m ²	110m ²	1080m ²	12
90	Office Warehouse	960m ²	110m ²	1070m ²	14
92	Office Warehouse	918m ²	110m ²	1028m ²	12
94	Warehouse with Gantry Crane	1071m ²	–	1071m ²	12
96	Office Warehouse	918m ²	110m ²	1028m ²	12
98	Office Warehouse	922m ²	110m ²	1032m ²	12
100	Office Warehouse	1270m ²	150m ²	1420m ²	16
102	Office Warehouse	1270m ²	150m ²	1420m ²	16
106	Office Warehouse	2385m ²	190m ²	2575m ²	28

Instant access to detailed floor plans, unit availability and price list at agarestate.com

All areas are approximate and subject to change. Purchasers shall rely upon the Vendor's Statement.



Instant access to detailed floor plans, unit availability and price and leasing list at
agarestate.com



Glyn Bosisto 0414 304 580

Mark Charlton 0430 464 270

Tom Davis 0419 207 803

**Level 14, 401 Docklands Drive,
Docklands VIC 3008**

Disclaimer: The investment decision of all interested parties should be based on advice from a qualified Financial Planner or similar professional and on their own research before making any investment decision. This document contains information from various sources to assist you in conducting your due diligence. Please ensure you corroborate all information contained within this document. All sources for information contained within this Property Summary will be disclosed at your request. The Vendor will not accept responsibility for inaccurate information provided from external sources or third parties. The purchaser shall refer to the Vendor's Statement document when purchasing this property.