



SPECULATIVE DEVELOPED OFFICE WAREHOUSE WITH HUGE SUPER AWNING

Leased

Leased: Tue 02-Mar-21

Industrial/Warehouse • Offices

45 National Drive, Truganina, Vic 3029

Floor Area:

8,751 m²

Land Area:

1.49ha (3.68 acres) (approx)



Property Description

- **Significant Racking Capacity**
- **Occupy Immediately!**
- **Energy Efficient Building Design**

CBRE, on behalf of Aliro, is pleased to present 45 National Drive, Truganina, for lease. The site offers new speculative developed office/warehouse facility offering flexibility offering the following;

- + Total building area of 8,751.7sqm*
- + Corporate office and amenities of 346.7sqm*
- + High clearance warehouse (13.7m ridge height clearance) of 8,405sqm*
- + Multiple on-grade roller door shutters and recessed docks
- + 13,000* select pallet locations
- + 7 tonne post load warehouse floor
- + Massive 40m wide super awning providing all-weather loading
- + Heavy duty hardstand with B-double truck access
- + ESFR fire sprinklers
- + 99kw solar system to each unit, significantly reducing power bills/operating cost
- + 11.3m warehouse structural grid to optimise racking capacity based on a single selective rack layout
- + 5 battery charge points
- + Secure hardstand
- + LED lighting
- + 53 on-site car spaces

The property is situated within Melbourne's western industrial precinct; one of the most highly sought after industrial locations in Australia.

Situated only 16km* west of the Port of Melbourne the largest container port in Australia, and 20km* west of Melbourne's CBD, the property benefits from immediate access to the Princes Freeway via Leakes Road.

For more information, please contact the CBRE team....

Additional Details

Building
Whole

Tenure Type
Vacant Possession

45 National Drive, Truganina, Vic 3029



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