

SPACE+ ACCESSIBILITY

CLAYTON BUSINESS PARK
1508 CENTRE ROAD, CLAYTON, VIC



Opportunity

Clayton Business Park is set within an established industrial precinct, with convenient access to arterial roads, including Princes Highway. Affordable warehouse space from 1,800 to 6,261 sqm is available, suitable for distribution, storage or logistics companies.





A clever move

Clayton Business Park offers convenient access to Melbourne's CBD and the Port of Melbourne via the Princes Highway, Eastlink and Monash Freeway.

On-site car parking is available for employees, and Westall train station is located just across the road.



CENTRALLY CONNECTED



500M

to Westall train station



1.3KM

to Princes Highway



5.1KM

to Monash Freeway



6.8KM

to Eastlink



23KM

to Melbourne CBD



25.7KM

to Port of Melbourne

Affordable space

- + Landscaped estate with on-site café and BBQ area
- + Security guard on-site after hours
- + Ample on-site parking

Building 26

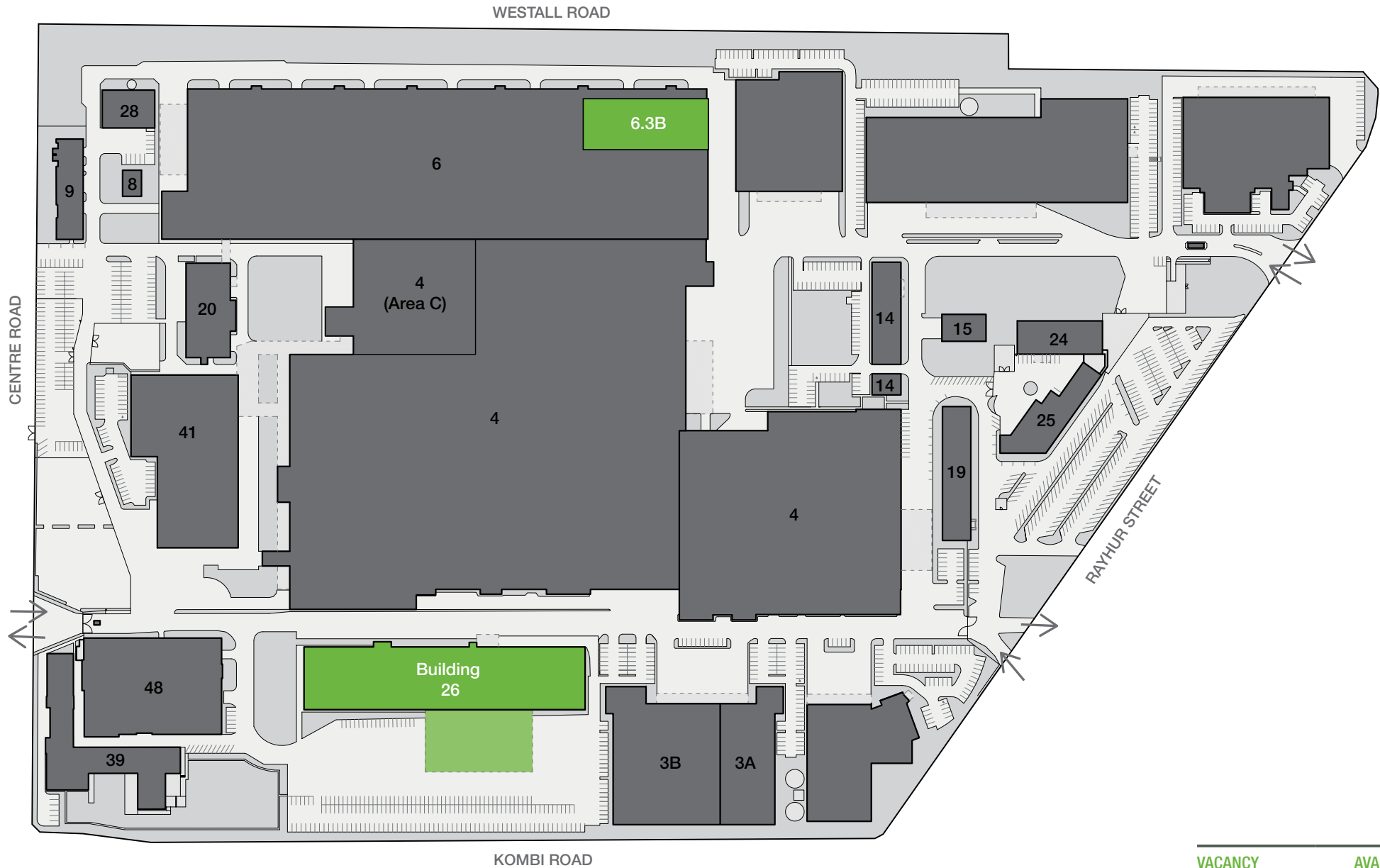
- + 6,261 sqm warehouse with racking
- + Large canopies for all weather loading
- + Access via 4 roller shutter doors
- + Maximum 9 metre warehouse clearance height
- + Available now

Building 6.3B

- + 1,800 sqm warehouse
- + 7.9m warehouse clearance height with roller door access
- + Available November 2016

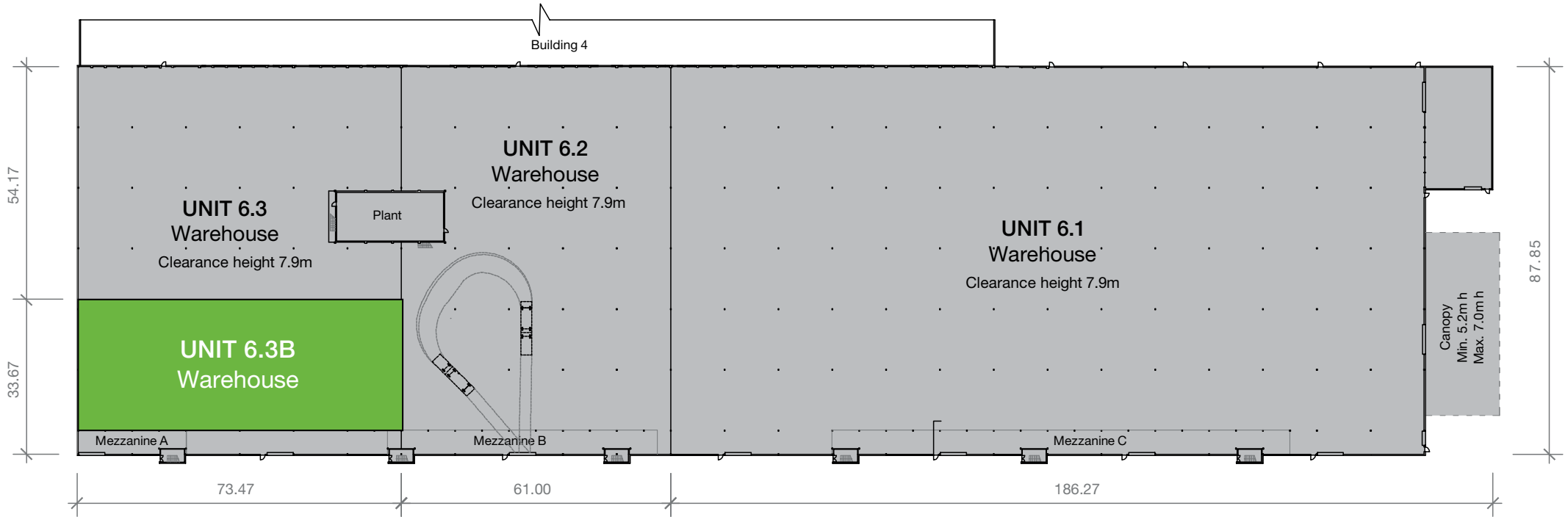
“FUNCTIONAL WAREHOUSE SPACE”





■ FOR LEASE

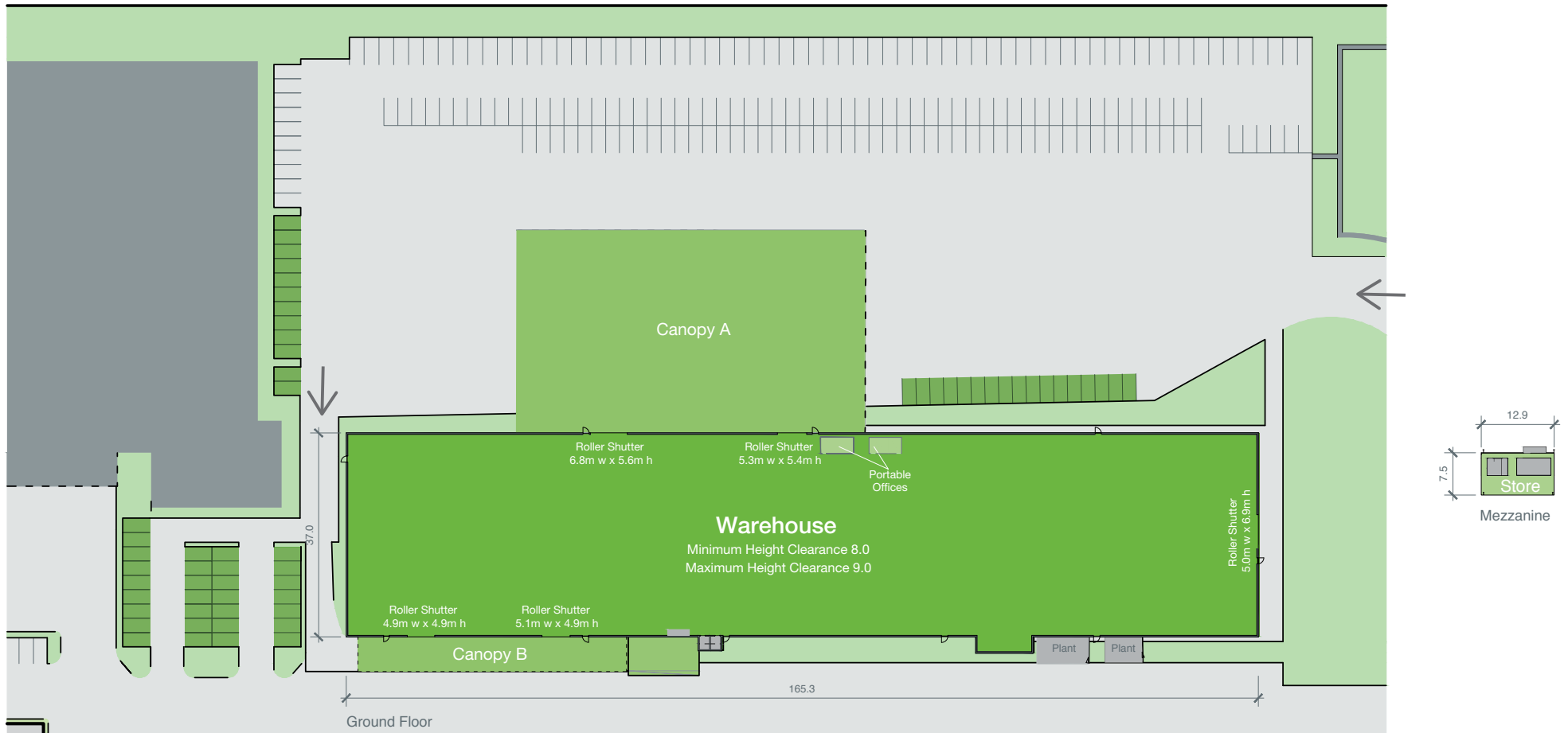
VACANCY	AVAILABLE
Building 26	Now
Building 6.3B	Nov 16



■ FOR LEASE

AREA SCHEDULE	SQM
Unit 6.3B	
Warehouse	1,800
Total building area	6,326

KOMBI ROAD



AREA SCHEDULE	SQM
Ground floor	
Warehouse (racked) and amenities	6,161
Mezzanine	
Store	100
Total building area	6,261
Canopy A	2,319
Canopy B	307

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.



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.



“SUPERIOR
CUSTOMER
SERVICE
IS AT THE
HEART OF
EVERYTHING
WE DO”



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