

Attention Retailers: Unrivalled Exposure To Over 13.5 million* passing cars annually.

For Lease - 491-493 Warrigal Road, Moorabbin VIC 3189

Industrial, Retail, Showroom



Overview

ID:	20784	Building:	188m ² -329m ²
Rent:	\$45,120-\$69,090	Zoning:	Industrial 1 Zoning.

Components

Name	Building	Rent (p.a.)
Unit 1 [LEASED]	664m ² (1st floor office: 136 sqm*. 9 Cars. 9m* height.)	-
Unit 2 [LEASED]	574m ² (1st floor office: 135 sqm*. 7 Cars. 9m* height.)	-
Unit 3 [LEASED]	380m ² (1st Floor office: 99 sqm*. 5 Cars. 9m* height.)	-
Unit 4	329m ² (1st floor office: 99 sqm*. 5 Cars. 9m* height.)	\$69,090
Unit 5 [LEASED]	283m ² (1st floor office: 77 sqm*. 4 cars. 8m* height.)	-
Unit 6 [LEASED]	234m ² (1st floor office: 76 sqm*. 4 Cars. 8m* height.)	-
Unit 7	188m ² (1st floor office: 94 sqm*. 3 cars. 8m* height.)	\$45,120
Unit 8 [LEASED]	173m ² (1st floor office: 80 sqm*. 4 Cars. 8m* height.)	-

Description

ONLY 2 SHOWROOM / WAREHOUSES REMAINING.

POINT OF INTEREST:

Get ready to position your business alongside Australia's biggest brands in one of the South's most sought-after retail locations. With over 13.5 million cars** passing annually, your business will be in the spotlight every single day.

Construction is now complete and now ready for occupation, this premium estate is designed to impress. Offering versatile showroom/warehouse spaces, it caters to both small and large businesses seeking a sleek retail frontage in Melbourne's affluent Bayside area—home to some of the city's highest disposable incomes.

Your customers will enjoy plenty of on-site parking, while your brand will shine with dedicated signage opportunities. Whether you're expanding or starting fresh, this is your chance to grab the exposure and amenities your business deserves.

- Only 2 showroom / warehouses remain: 188 sqm* and 329 sqm*.
- Ground floor showroom / warehousing.
- 1st Floor fully enclosed office components looking out to the Wetlands.
- Exceptional finishes with ground floor staff amenities.
- On-site customer parking.
- Glass remote roller doors from 3.1m*-4m* in height.
- 8-9m* internal clearance in warehouse areas.
- Dedicated signage position.

POINT OF VIEW:

There aren't many marketing plans that generate over 35 million* viewers annually. And all at the cost of the rental on the building. Secure your spot while you can.

*Approx.

** (VicRoads Data)

Pricing excludes GST

Additional Info

Features

Age	Brand new - under construction.	Height	8-9 metres*.
Air Conditioner	Yes - in office areas.	Lifts	N/A.
Availability	Immediate.	Roller Doors	Glass Remote Doors: 3.1m-4m* clearance.
Car Spaces	Ample on site.	Sprinklers	N/A.
Car Parking Fees	Nil.	Wheel Chair Access	Yes - to ground floor only.
Condition	Brand new.	Zoning	Industrial 1 Zoning.
Floors	Carpet / concrete.		

Outgoings

Other Charges	Budgeted Outgoings: \$31.77 per sqm*. Includes: Council Rates, Water Rates, A/C Servicing, ESM, Communal Electricity, Gardening, Insurance, Management & Disbursements, Misc Repairs/Maintenance, Roller Servicing & Window Cleaning.
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