

# 1 Carmen Street, Truganina, VIC

Industrial Property For Lease - Price: \$80m2, plus GST & Outgoings

INDUSTRY  
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GROUP

## KeyWest Distribution Centre

1 Carmen Street, Truganina

NOW  
LEASING  
—  
AVAILABLE  
Q3 2019

INDUSTRY  
PROPERTY GROUP

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Situated in the heart of Melbourne's West, Truganina, this property offers a prime location for a logistics and distribution hub, providing ease of access to metropolitan Melbourne and interstate markets via Melbourne's Ring Road network. KeyWest Distribution Centre comprises a 5.1ha land holding which will offer a flexible office warehouse offering up to 30,429m2 of modern accommodation. Suitable for a range of warehousing, logistics and distribution purposes.

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Various warehouse layouts and office space from 12,413m2 up to 30,429m2.

10m minimum clearance, K22 EFSR sprinklers.

38m super awning over on-grade doors.

Modern amenities, outdoor recreation areas, ample car spaces.

Separate car and truck access.

Flexible loading options with recessed loading docks and on-grade doors.

Environmentally sustainable initiatives including energy efficient lighting and solar photovoltaic systems.

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Office Size:	1,472.00
Warehouse Size:	28,957.00
Total Size:	30,429.00
Land Size:	50,000.00
Internal clearance:	10.6 metres
Zoning:	Industrial 1
Availability:	Q3 2019

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.