

# GOOD IS FAST CONNECTIONS

# GREAT IS WHAT YOU DO FROM HERE

MAKING  
SPACE  
FOR  
GREATNESS



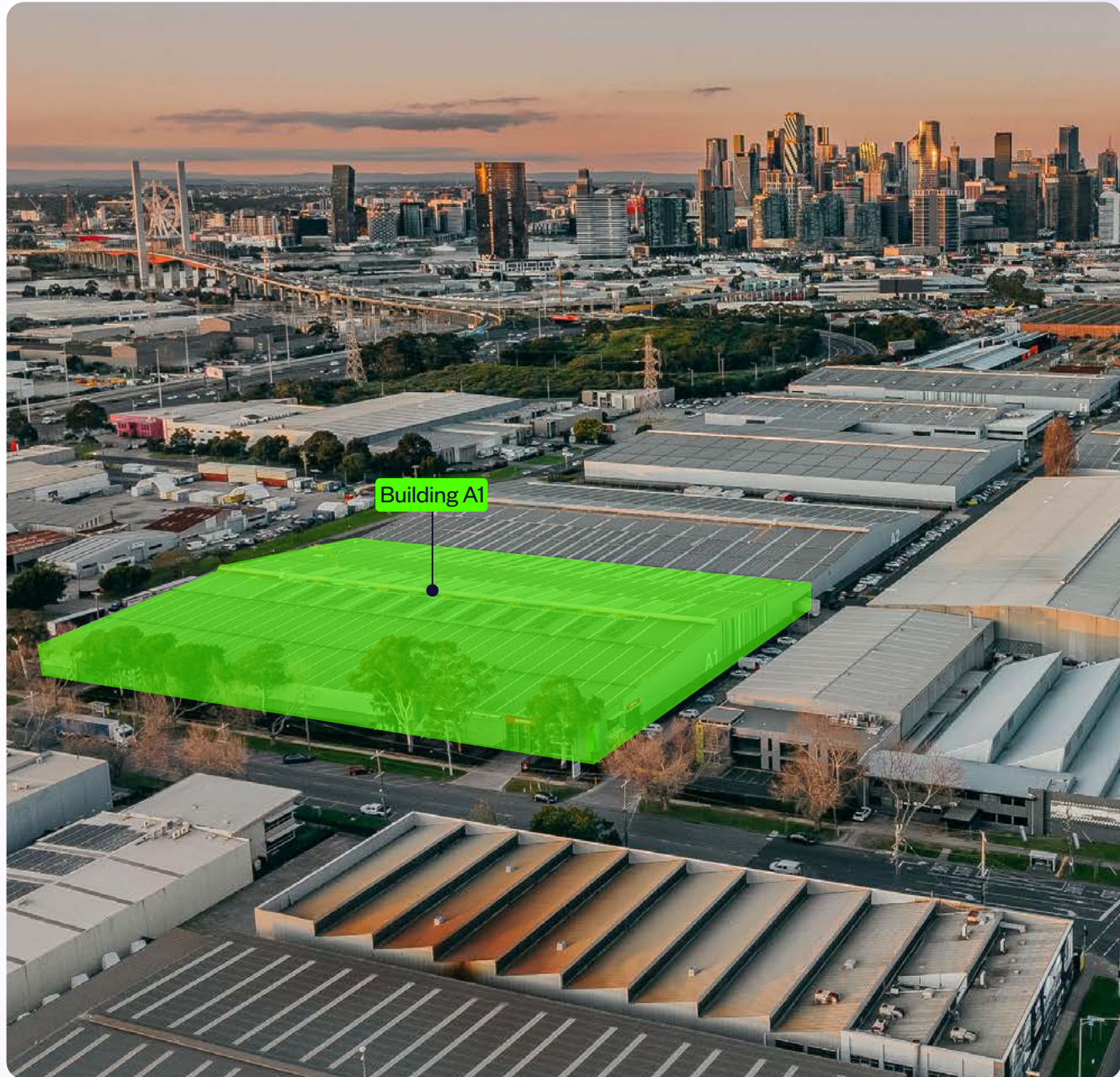
**PORT MELBOURNE INDUSTRIAL ESTATE**  
437-481 Plummer Street, Port Melbourne, VIC

# OVERVIEW

Port Melbourne Industrial Estate offers quality warehouse space with exposure to Plummer and Salmon Streets and excellent access to major arterial motorways, including CityLink and the West Gate Freeway.

## Building A1

- + 10,830 sqm warehouse + office
- + 11.7m clearance height
- + ESFR sprinkler system
- + Seven roller shutter doors
- + 54 on-site parking spaces
- + Available Q1 2027.



# LOCATION



**220M**  
to bus stop

**1.3KM**  
to West Gate  
Freeway

**2KM**  
to Port  
Melbourne

**4KM**  
to Melbourne  
CBD

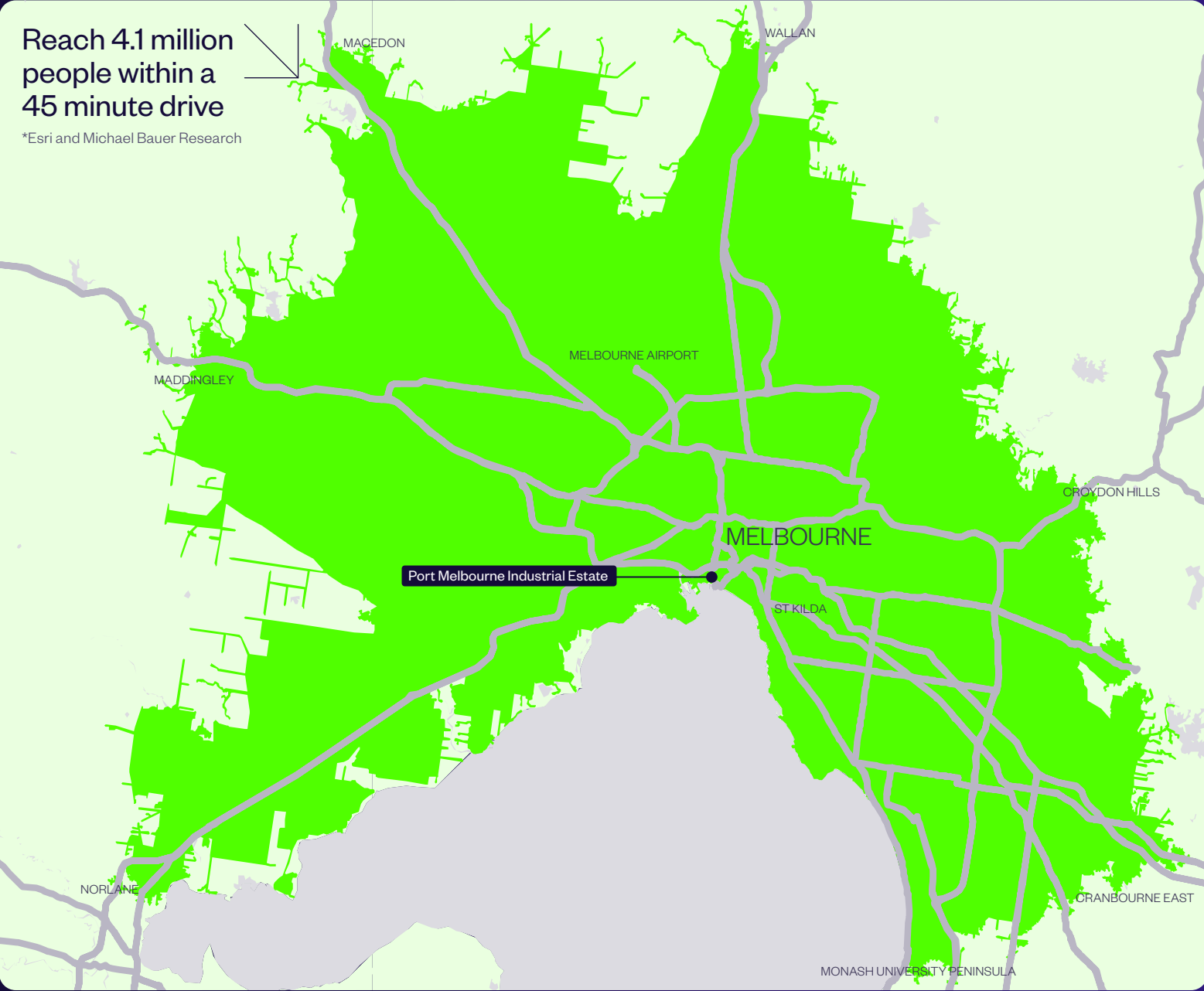
Port Melbourne Industrial Estate is ideally located within the established industrial precinct of Port Melbourne, just four kilometres from Melbourne CBD.

# SPEED TO MARKET

WITHIN 45 MINUTE  
DRIVE-TIME

Reach 4.1 million  
people within a  
45 minute drive

\*Esri and Michael Bauer Research



## KEY AREA STATISTICS

 **4.1M**  
Total population

 **1.5M**  
Total households

 **\$234BN**  
Total purchasing power

## TOTAL SPEND ON

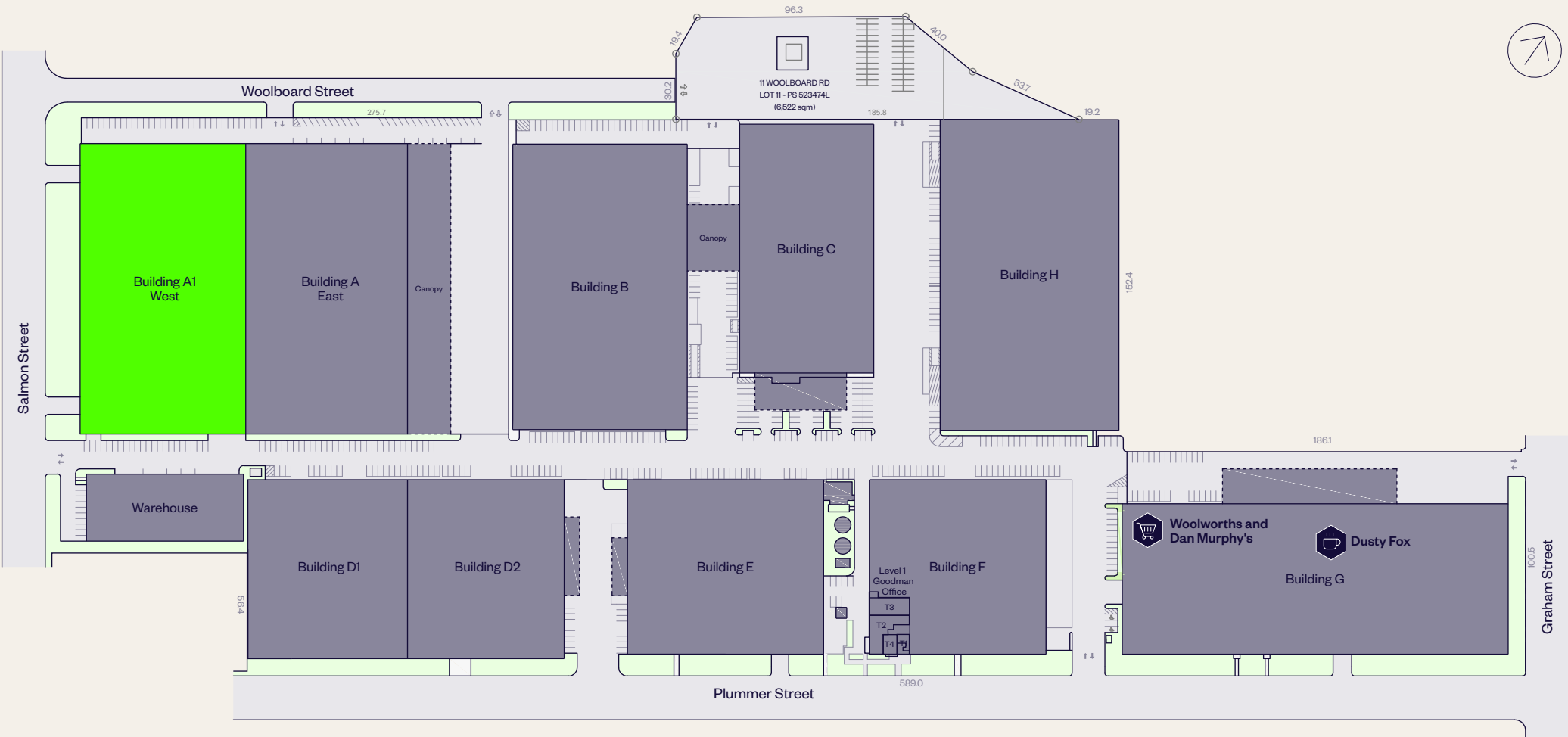
 **\$6.9BN**  
Clothing

 **\$22.5BN**  
Food + beverage

 **\$5.5BN**  
Personal care

 **\$1.3BN**  
Online shopping

# ESTATE PLAN

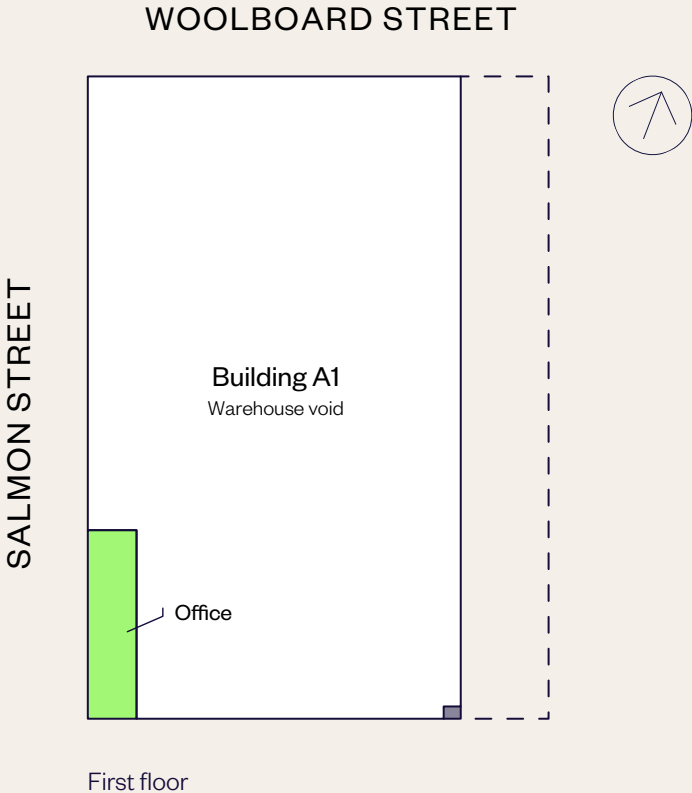
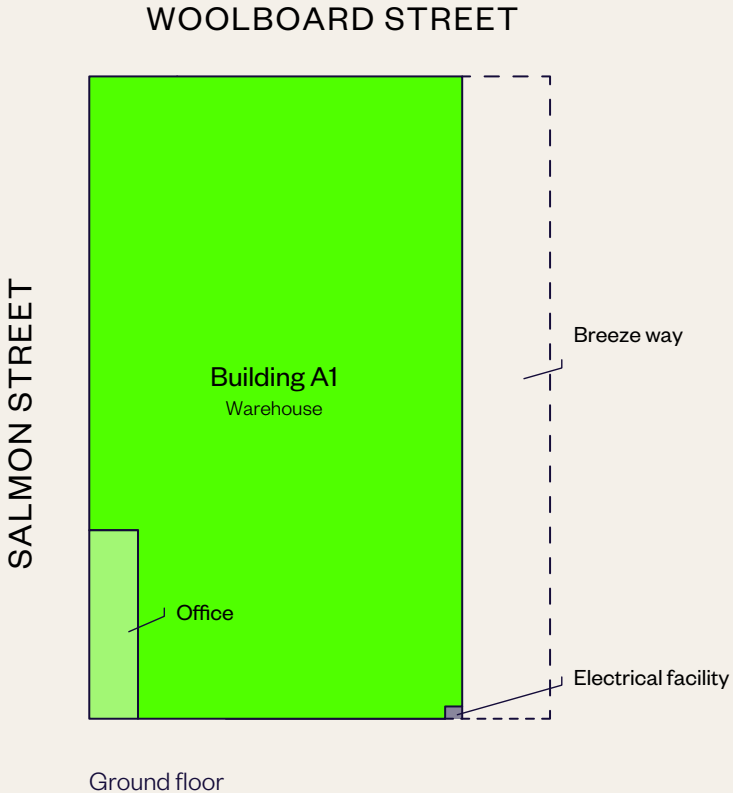


FOR LEASE

# BUILDING A1 PLAN

Port Melbourne Industrial Estate

AREA SCHEDULE	SQM
Groundfloor	
Office	403
Warehouse	10,024
First floor	
Office	403
<b>Total building area</b>	<b>10,830</b>



# CONTACT US



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