

INFORMATION MEMORANDUM

786 STUD ROAD SCORESBY

UNBEATABLE EXPOSURE AND PROFILE FOR LEASE



INTRODUCTION

Knight Frank is pleased to exclusively present for lease, 786 Stud Road, Scoresby — a high-profile corporate headquarters within Melbourne's tightly held eastern industrial corridor.

This substantial facility combines high-clearance warehousing with modern office accommodation across two levels.

Positioned on the prominent corner of Stud Road and Ferntree Gully Road, the property enjoys unrivalled exposure to one of the South East's busiest intersections, with over 81,000 vehicles passing daily* and seamless connectivity to Eastlink (1.7kms*) and the Monash Freeway (M1).

Ideally suited to corporate occupiers, logistics operators or manufacturing users, this facility offers exceptional functionality, exposure and accessibility in a prime eastern location.

For further details or to arrange an inspection, please contact the below agents:

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EXECUTIVE SUMMARY



Fantastic opportunity to occupy this unbeatable Stud Road Corporate HQ for lease

BUILDING AREA
5,992 sqm*

SITE AREA
15,014 sqm*

ZONING
Commercial Zone 2

LOCATION
Strategically positioned with excellent connectivity to major arterials

ASKING RENTAL:
\$838,880pa + GST & Outgoings
Equivalent to \$140 psm

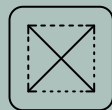


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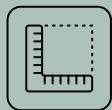
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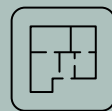
KEY FEATURES



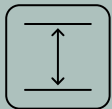
Site Area: 15,014 sqm*



Warehouse Area: 4,684 sqm*



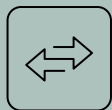
Dual level office/amenities
area: 1,308 sqm*



7.5m* + warehouse spring
height



Dual Loading Docks and On
Grade Roller Door



Front and Rear Access



150 Car Parks*



Over 81,000 passing vehicles
daily*



LOCATION

Located within Knox City Council

UNMATCHED EXPOSURE & CONNECTIVITY

Located at the gateway to Melbourne’s eastern industrial corridor, 786 Stud Road, Scoresby offers exceptional prominence and connectivity in one of the South East’s most high-profile positions.

With direct frontage to both Stud Road and Ferntree Gully Road, the property benefits from outstanding visibility and immediate access to key arterials including Eastlink (1.7kms*), the Monash Freeway (M1) and Burwood Highway.

The property is positioned immediately next door to ALDI, providing convenient daily amenity for staff, alongside a wide range of nearby retail, cafés and service operators. Major occupiers within the surrounding precinct include Komatsu, Linfox and Bunnings Warehouse, further reinforcing the strength of the location.

This high-exposure position allows efficient access to Melbourne’s broader industrial network, the CBD (approx. 35 minutes), Dandenong South, and key freight routes.

ZONING

The property is zoned Commercial 2 (C2Z) under the Knox City Council Planning Scheme.

This zoning allows for a wide range of commercial and light industrial uses, ideally suited to corporate offices, distribution centres, warehousing, and advanced manufacturing operations.





📍 786 Stud Road,
Scoresby

🛒 Scoresby Village

Ferntree Gully Road

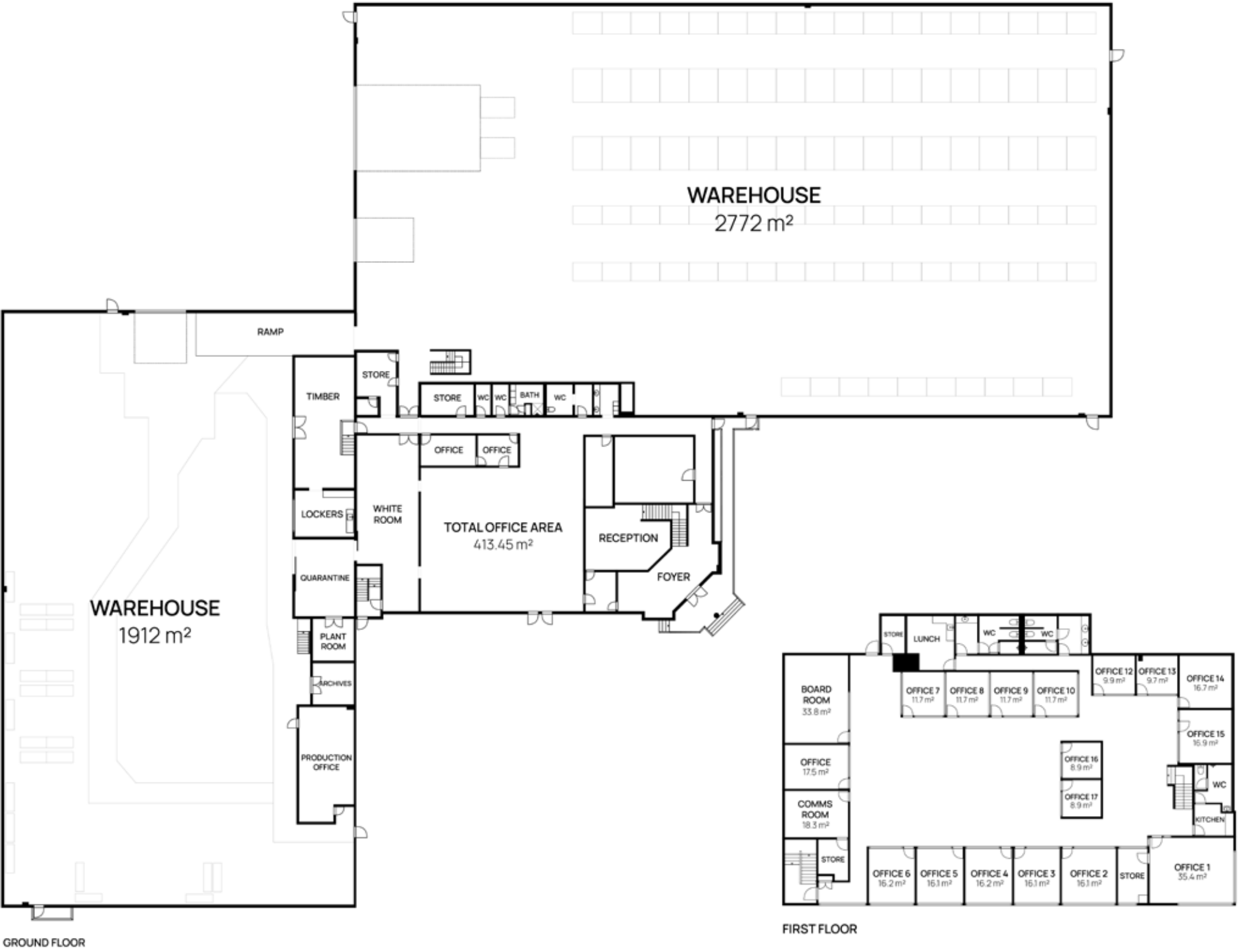
Stud Road



THE SITE



PLAN



THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. AREAS SUPPLIED ARE APPROX.

EXCLUSIVE AGENTS



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