

191
LEAKES
ROAD

TRUGANINA

MODE
BUSINESS PARK EAST

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MODE BUSINESS PARK EAST

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191 LEAKES ROAD TRUGANINA

FOLLOWING THE RESOUNDING SUCCESS OF THE FULLY SOLD-OUT MODE BUSINESS PARK WEST AT 211 LEAKES ROAD, MAXIMISE GROUP IS DELIGHTED TO INTRODUCE MODE BUSINESS PARK EAST

This new development offers 85 architecturally designed warehouses ranging from 196 m² to 652 m². Mode Business Park East is zoned industrial 3 and suitable for light industrial uses including:

- Ancillary warehousing
- Storage
- E-commerce
- Office space
- Trades
- Mancaves
- Creative industries

Other uses under the Wyndham Planning Scheme are subject to council approval.

Businesses that establish within MODE Business Park East are well positioned to capitalise on one of Melbourne's fastest growing regions. These architecturally designed warehouses are environmentally sustainable, functional, and positioned in a well-known pocket in Truganina that connects to many surrounding amenities within the west, as well as Melbourne CBD, ports and road infrastructures. This is a great opportunity for owner occupiers and investors to invest in an area that will continue to grow.



Artist Impression

KEY FEATURES



ENVIRONMENTALLY SUSTAINABLE



ARCHITECTUALLY DESIGNED WAREHOUSES



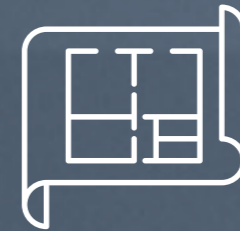
DIVERSE RANGE OF USES



6.4M SPRING HEIGHT



ENCLOSED FIRST FLOOR OFFICE



REVERSE CYCLE HEATING AND COOLING (FIRST FLOOR OFFICE)



ALLOCATED CAR SPACES



KITCHENETTE AND RESTROOM AMENITIES



FLEXIBLE AND ADAPTABLE SPACES

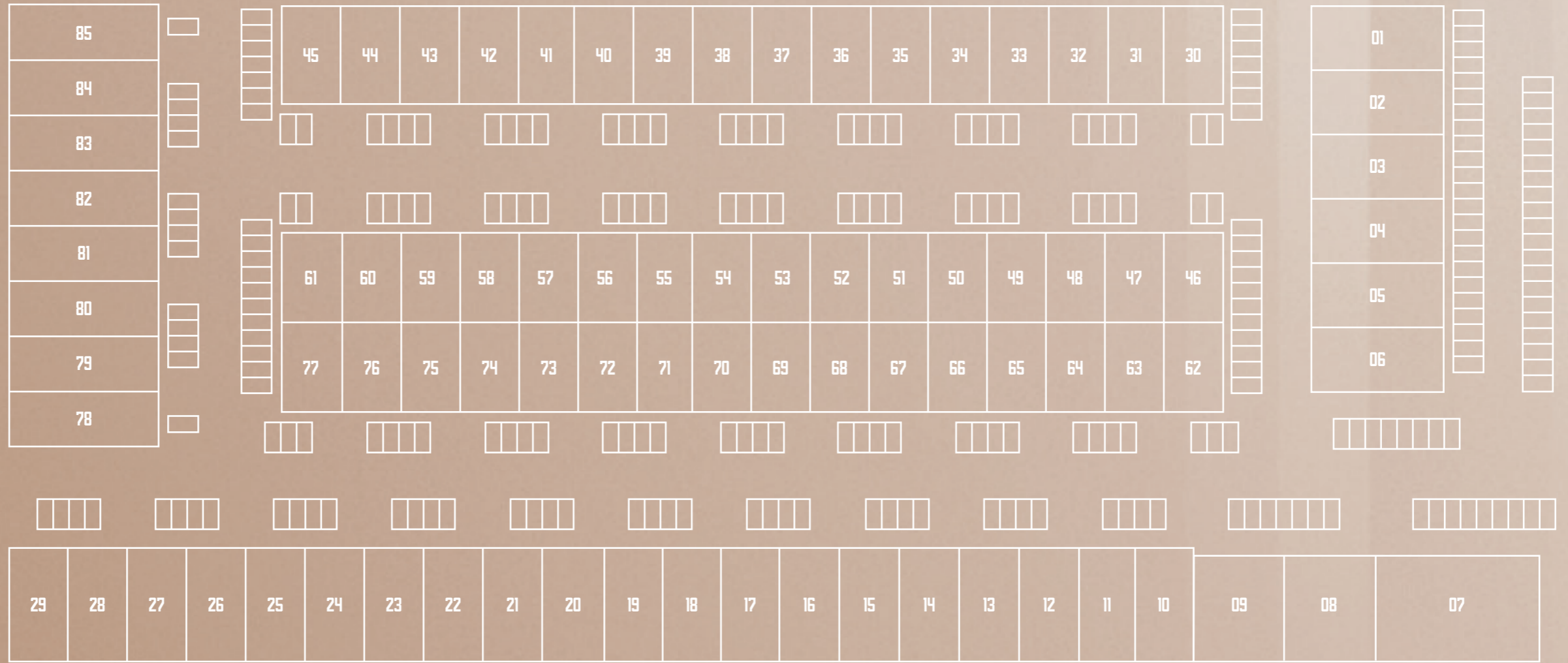




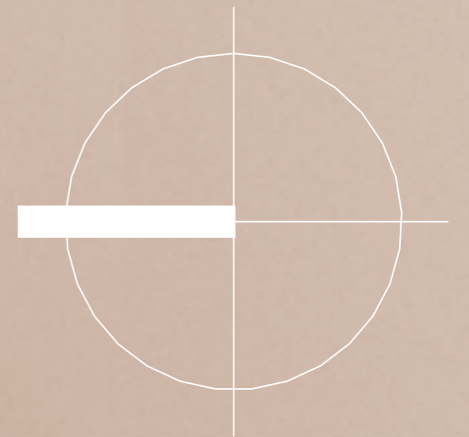
Artist impression

SITE PLAN

MODE BUSINESS PARK EAST



A1 = 1:500, A3 = 1:1000





Artist impression



Artist impression



Artist impression



211 LEAKES ROAD
100% SOLD



191 LEAKES ROAD



Artist impression

- 01 Melbourne CBD (18km)
- 02 Laverton Train Station
- 03 Williams Landing Train Station
- 04 Williams Landing Shopping Centre

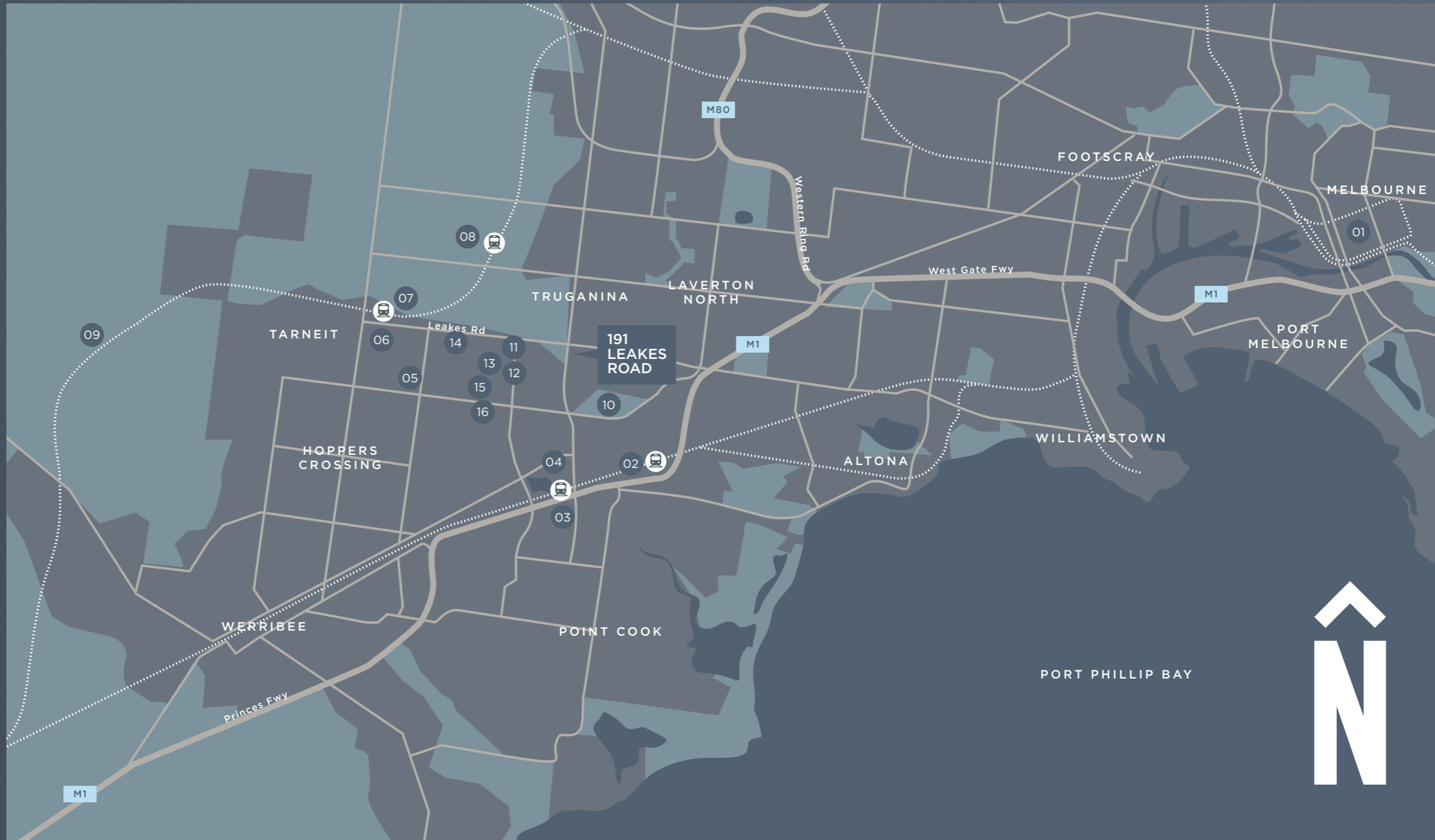
- 05 Wyndham Village Shopping Centre
- 06 Tarneit Shopping Centre
- 07 Tarneit Train Station
- 08 Truganina Train Station (Proposed)

- 09 Wyndham City Stadium (Under construction)
- 10 Lawrie Emmins Reserve
- 11 Mainview Oval
- 12 Doherty's Creek P-9 College

- 13 St Clares Catholic Primary School
- 14 Truganina P-9 College
- 15 Westbourne Sports and Aquatic Centre
- 16 Westbourne Grammar School

LOCATION

MODE BUSINESS PARK EAST



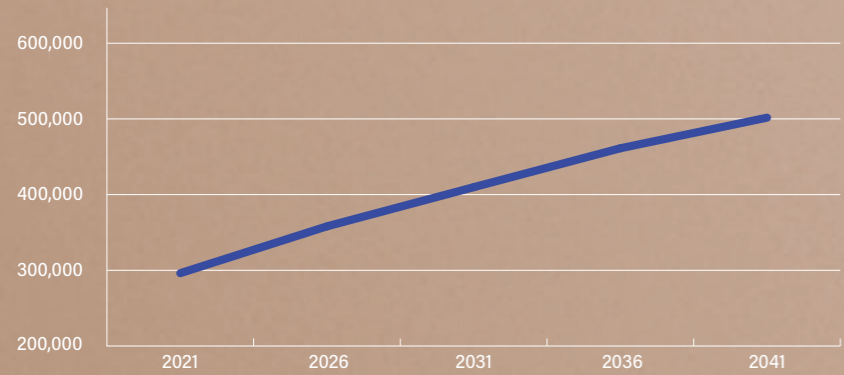
TRUGANINA'S EVOLUTION

DEMOGRAPHICS:

	Truganina	Greater Melbourne
Median Age	30	37
Median Household Income	\$110,552	\$98,852
Level of Highest Education	39.4%	32.8%

Source: ABS (2021)

POPULATION GROWTH:



Source: Forcast.id

TOP OCCUPATIONS OF EMPLOYMENT:

*(No. of Employees)

PROFESSIONALS	11,394
MACHINERY OPERATORS AND DRIVERS	8,516
COMMUNITY AND PERSONAL SERVICE WORKERS	7,046
TECHNICIANS AND TRADE WORKS	6,989
LABOURERS	5,789

Source: ABS (2021)

*Truganina Postal Code



Artist impression

FUTURE INFRASTRUCTURE

Western Interstate Freight Terminal (WIFT) (Proposed)

" Proposal to build an interstate rail freight terminal and warehousing precinct at Truganina and a rail link to the interstate rail freight network."

Road Upgrades (Potential)

" Wyndham City Council has committed \$8.4 million in the 23/24 budget to rebuild local roads and a further \$2.6m to resurface a series of roads to ensure a smoother and safer journey."

Wyndham Westlink (Potential)

" A continuous road link from Tarneit to the Princes Freeway."

New Train Stations (Potential)

"\$200m funds committed for a brand new station at Tarneit West, and planning works for Truganina Station."

Wyndham Stadium Precinct (Under Construction)

" Under construction is a 15,000-capacity multisport stadium. The wider development also encompasses commercial and mixed-use development including accommodation, entertainment, hospitality, education and medical services.."

