

INFORMATION MEMORANDUM

20

SOUTHERN COURT

KEYSBOROUGH

FOR LEASE

CBRE  **JLL**



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Executive Summary

CBRE & JLL are pleased to present for lease, this prime grade facility in a highly sought after location.

CBRE and JLL are pleased to present 20 Southern Court, Keysborough – For Lease.

This prime grade 11,437sqm* logistics distribution centre is located just off the signalised diamond interchange with EastLink at Greens Road within southeast Melbourne’s premier “Key” Industrial Park.

Modern high clearance design and generous loading is coupled with a strategic position to easily access a vast surrounding residential catchment within a short drive time. These factors underpin the logistic appeal of 20 Southern Court to a wide variety of users.

For more information or to arrange an inspection feel free to contact the exclusive agents below:



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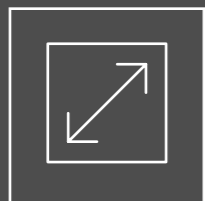
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Site Area **11,437sqm**



Property Highlights

20 Southern Court is an as-new modern distribution centre, comprising a high clearance EFSR sprinklered warehouse and a two-level corporate office that occupies a 19,210sqm site. With large truck martialling, loading areas covered by canopies, with multiple on-grade RSD's and recessed docks that provide warehouse access for goods. The property also offers desirable segregated access and parking for passenger vehicles and trucks.



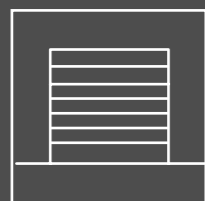
11,437sqm* total building area



526sqm* -1,037sqm* office and amenities
ie. option to retract ground floor office area from total



Up to 13,236* pallet locations



Multiple on grade roller doors and recessed loading docks

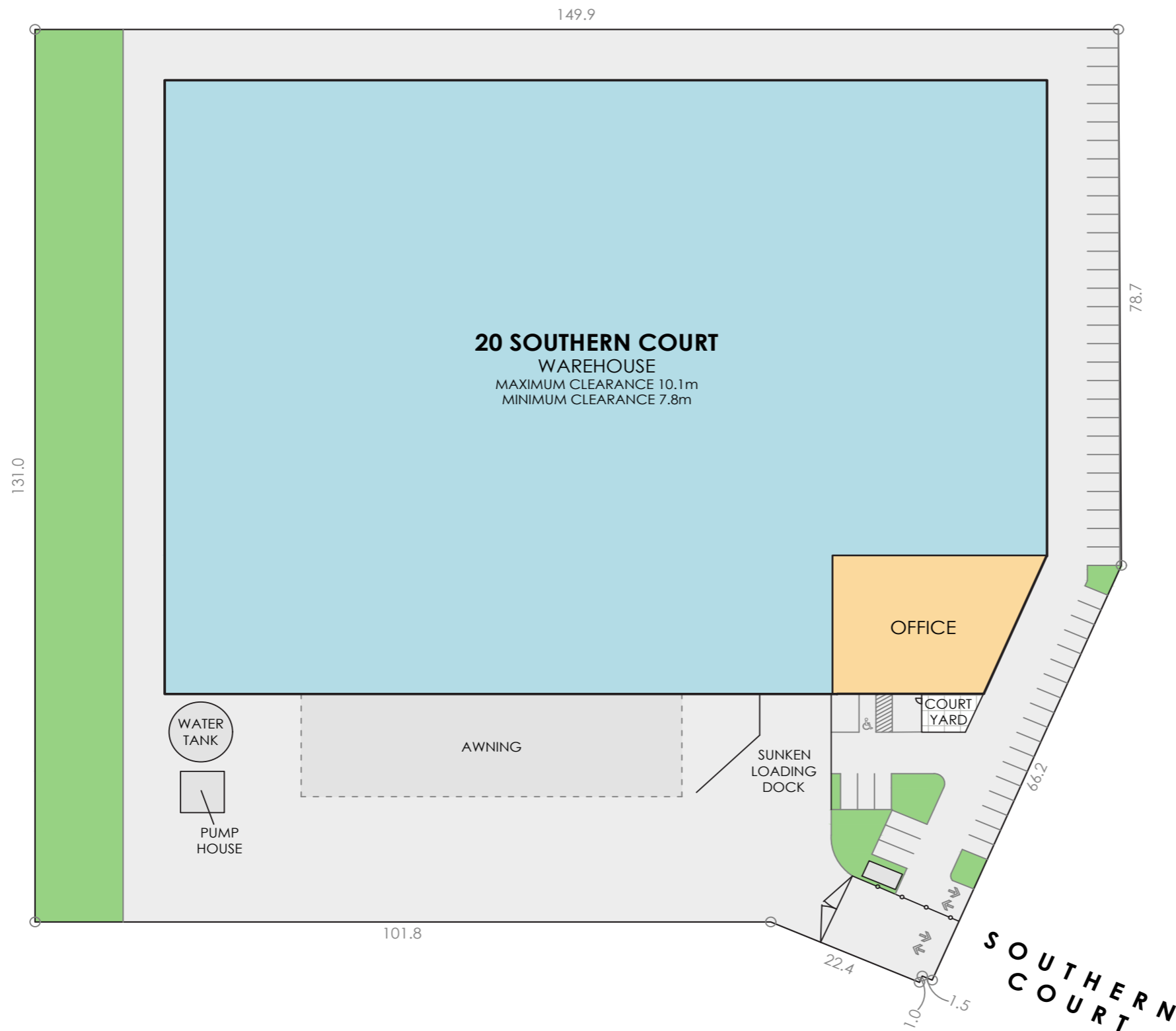


High clearance warehouse 10,400sqm*



All weather canopy & EFSR Sprinklered





SCHEDULE	
20 SOUTHERN COURT	
TITLE DETAILS	LOT 37-PS728808
LAND AREA	1,901 m ²
BUILDING AREA	11,474 m ²
AWNING	794 m ²
CAR-PARKING	54 SPACES
(SITE VISIT 07/06/2022)	
<small>DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ON INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSIONS ROUNDING MAY RESULT IN AREA DISCREPANCIES. ALL LAND INFORMATION IS FROM THE DEPOSITED PLAN. BOUNDARIES HAVE NOT BEEN DEFINED.</small>	



CLIENT:

GROWTHPOINT
PROPERTIES

SITE PLAN
20 SOUTHERN COURT,
KEYSBOROUGH, VIC

DATE: 21/06/2022

REF: 82379 REV: -

DRAWN: AJS CHECKED: LW

SCALE: 1:700 @ A3 SHEET: 1 OF 2

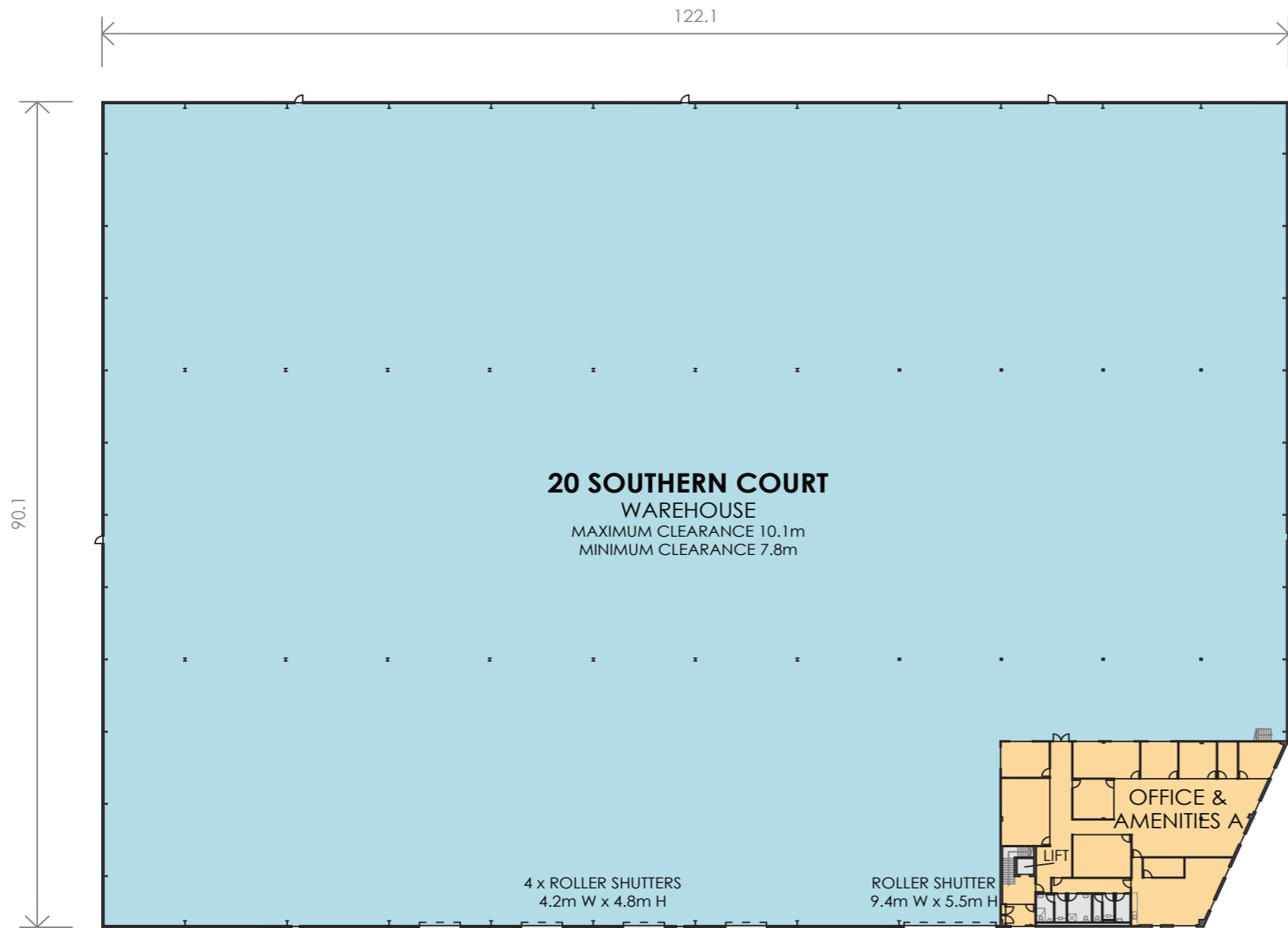
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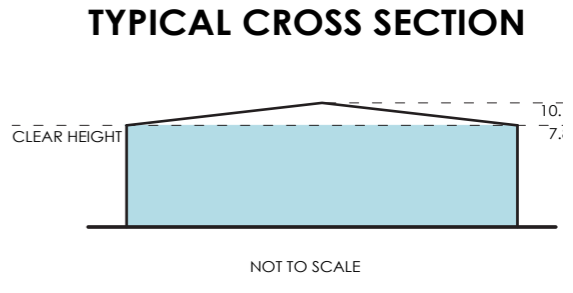
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SECTION

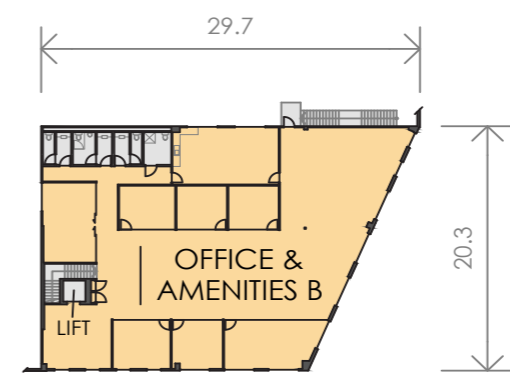


SCHEDULE OF AREAS

20 SOUTHERN COURT	
GROUND FLOOR	
WAREHOUSE	10,400 m ²
OFFICE & AMENITIES A	511 m ²
PUMP HOUSE	37 m ²
FIRST FLOOR	
OFFICE & AMENITIES B	526 m ²
TOTAL AREA	11,474 m²

(SITE VISIT 07/06/2022)

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FIRST FLOOR

SOUTHERN COURT



CLIENT:

GROWTHPOINT PROPERTIES

MARKETING DRAWING

20 SOUTHERN COURT,
KEYSBOROUGH, VIC

DATE: 21/06/2022

REF: 82379 REV: -

DRAWN: AJS CHECKED: LW

SCALE: 1:600 @ A3 SHEET: 2 OF 2

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Property Particulars



City of Greater Dandenong



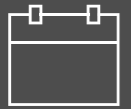
Industrial 1 Zone (INDZ1)



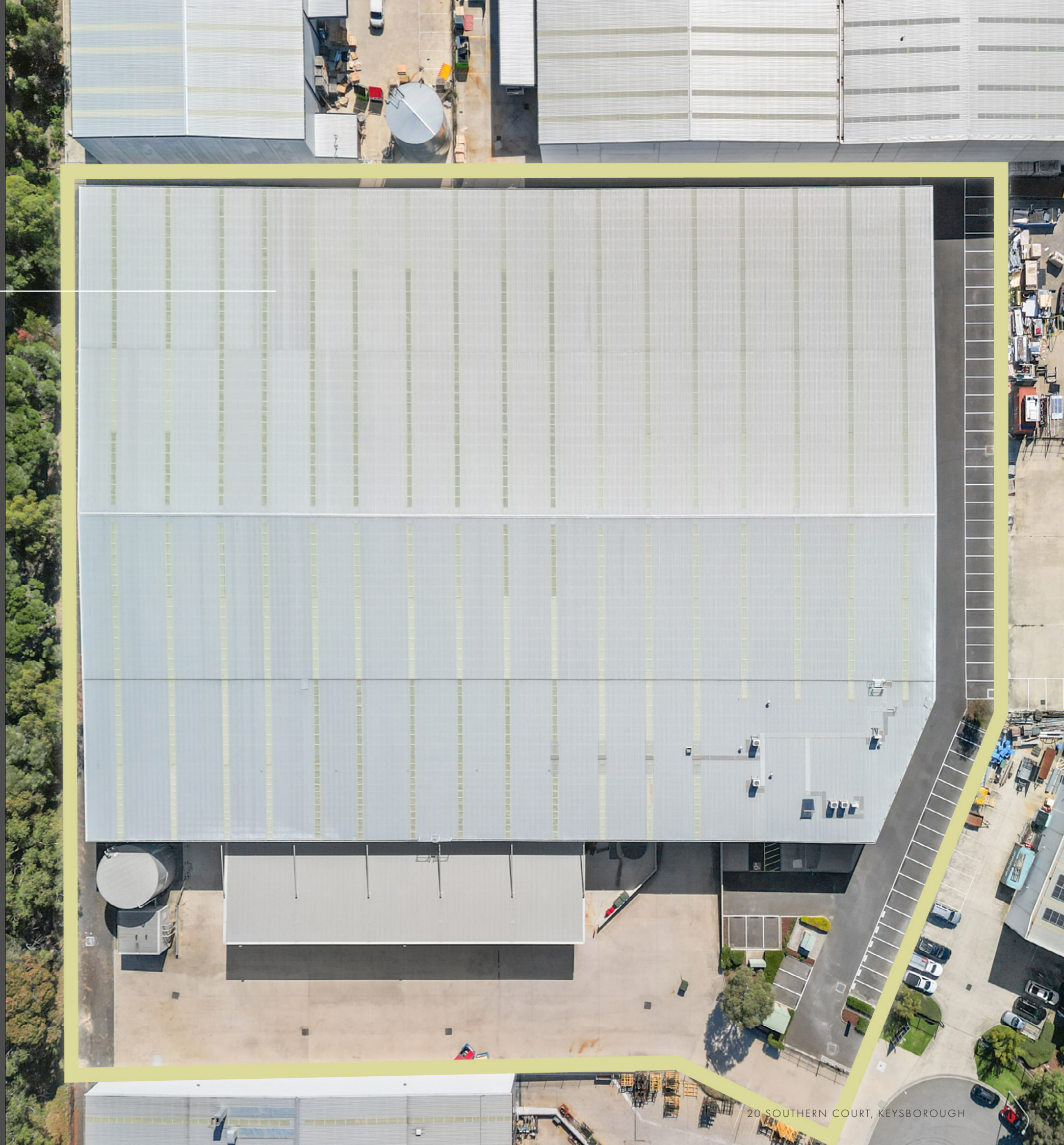
Four (4) Roller Shutter Doors



Two (2) recessed loading docks



Available Now






Location

20 Southern Court, Keysborough is situated within the core South East Industrial market, just 1 km from the Eastlink signalised diamond interchange on Greens Road that provides immediate access to Melbourne's CBD, Port, Airport and beyond. 20 Southern Court is poised to take advantage of a wide customer and employment catchment within Melbourne's south easterly skewed population.

Since being established as an industrial precinct, Keysborough rapidly became one of the most in-demand locations in the South East. Keysborough has its obvious logistical benefits and modern infrastructure but also presents a unique locational benefit. In that, it grants superior accessibility within the suburb.

With excellent major arterial access a kilometre away and a less incumbent and built up area, 20 Southern Court offers the advantage of less saturated access roads. So whilst very similar in physical distance, the now very dense Dandenong South precinct, may present extended travel times when compared to Keysborough. This benefit is also present in the Monash precinct.

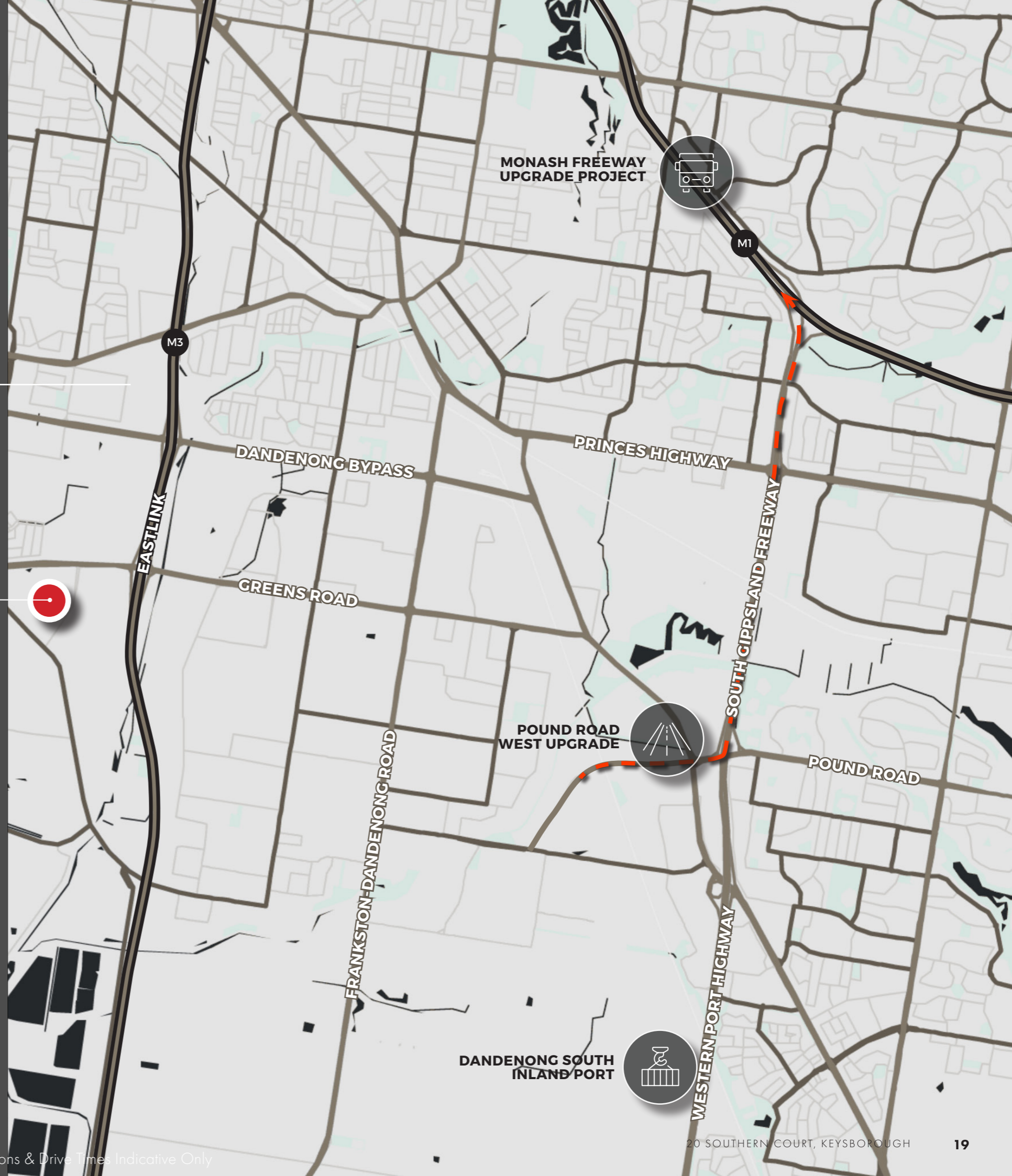
	Melbourne CBD	35 mins
	Port of Melbourne	40 mins
	Melbourne Airport	45 mins



Key Demographic Features:



- Approximately 1.54 million households can be accessed within a 60 minute drive time, highlighting a substantial regional catchment.
- Of these, around 694,000 households are classified as high income, indicating strong spending power across the broader trade area.
- Within a 30 minute drive time, the immediate catchment includes approximately 538,000 households.
- High income households account for around 237,000 within the 30 minute catchment, supporting demand for services, and employment opportunities.





South East Trends

The South Eastern industrial market continues to experience historically-low vacancy, tightening land supply, and moderate rental growth.

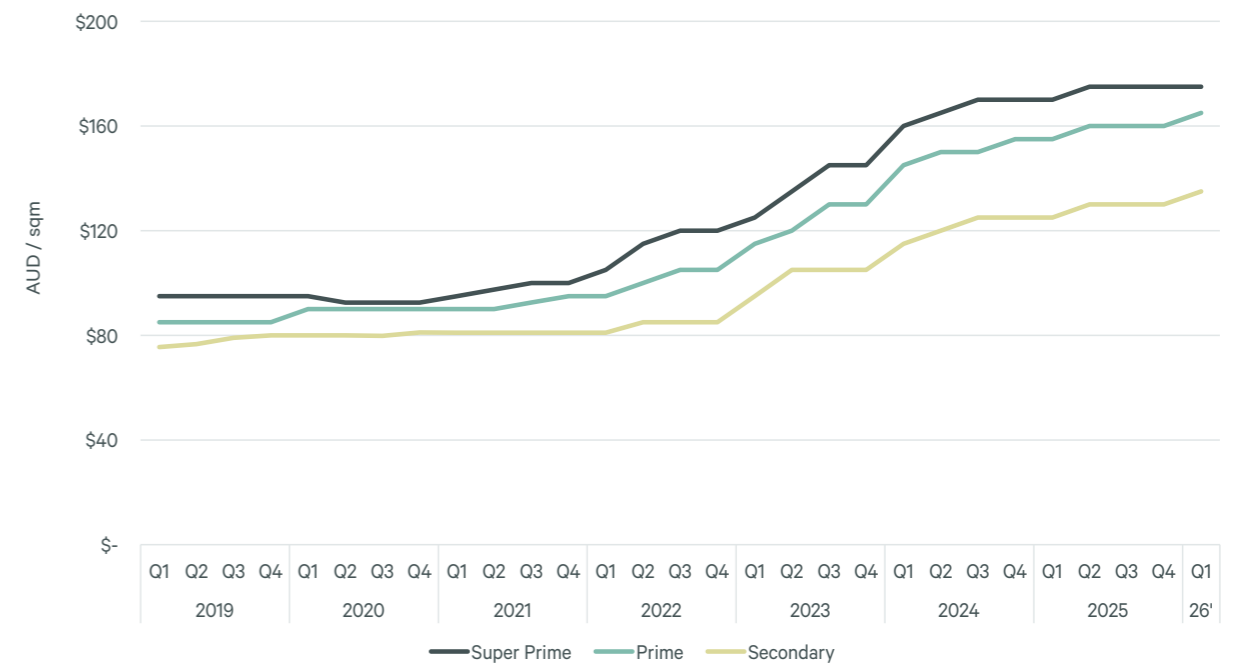
20 Southern Court Keysborough presents a prime industrial opportunity, in a premium location, making it a highly desirable and practical option for occupiers.

Recent market trends suggest that it will become increasingly more expensive and rare to lease properties of this quality in prime infill locations like Keysborough.

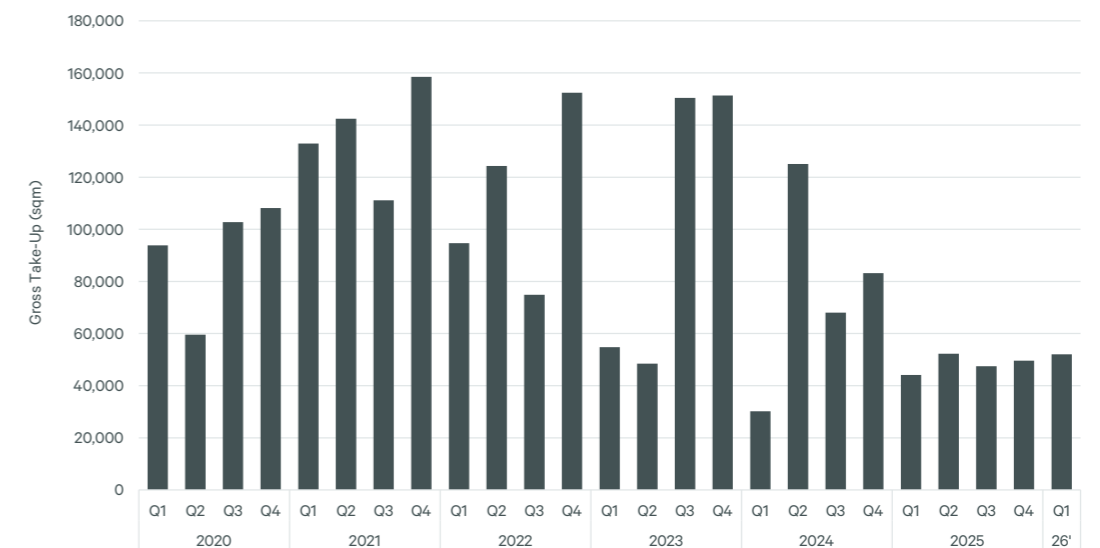
The year-on-year prime growth rate for the South East is sitting at 6.5%, higher than the Melbourne average of 5.4%.



Melbourne South-East Industrial Net Face Rents by Grade



Melbourne South-East Industrial Historical Take-Up







Contact

The property is being offered for lease.

For further details feel free to contact the below marketing agents:

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