

INFORMATION MEMORANDUM

20

SOUTHERN

COURT

KEYSBOROUGH

FOR LEASE



Contents

1. EXECUTIVE SUMMARY	5
2. PROPERTY HIGHLIGHTS	8
3. PROPERTY PARTICULARS	14
4. LOCATION	16
5. KEY DEMOGRAPHIC FEATURES.....	18
6. SOUTH EAST TRENDS	22
7. CONTACT	26



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:

CBRE

DAVID AIELLO
Senior Director
CBRE
Industrial & Logistics
+61 412 502 596
david.aiello@cbre.com.au

SASAN MISAGHIAN
Director
CBRE
Industrial & Logistics
+61 477 781 222
sasan.misaghians@cbre.com.au

JLL

LACHLAN FERGUSON
Director
JLL
Industrial & Logistics
+61 448 082 112
lachlan.ferguson@jll.com

STEPHEN ADGEMIS
Senior Director
JLL
Industrial & Logistics
+61 419 899 239
stephen.adgemis@jll.com

Site Area **11,437sqm**



SOUTH GIPPSLAND HIGHWAY- Accessible in under 10 minutes*

EASTLINK (M3) - Accessible in under 3 minutes*

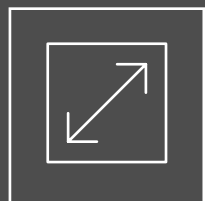
GREENS ROAD

PACIFIC DRIVE

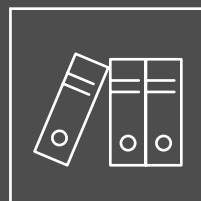
20 Southern Court

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.



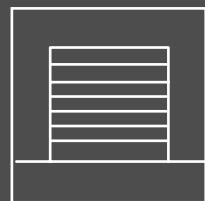
11,437sqm* total building area



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

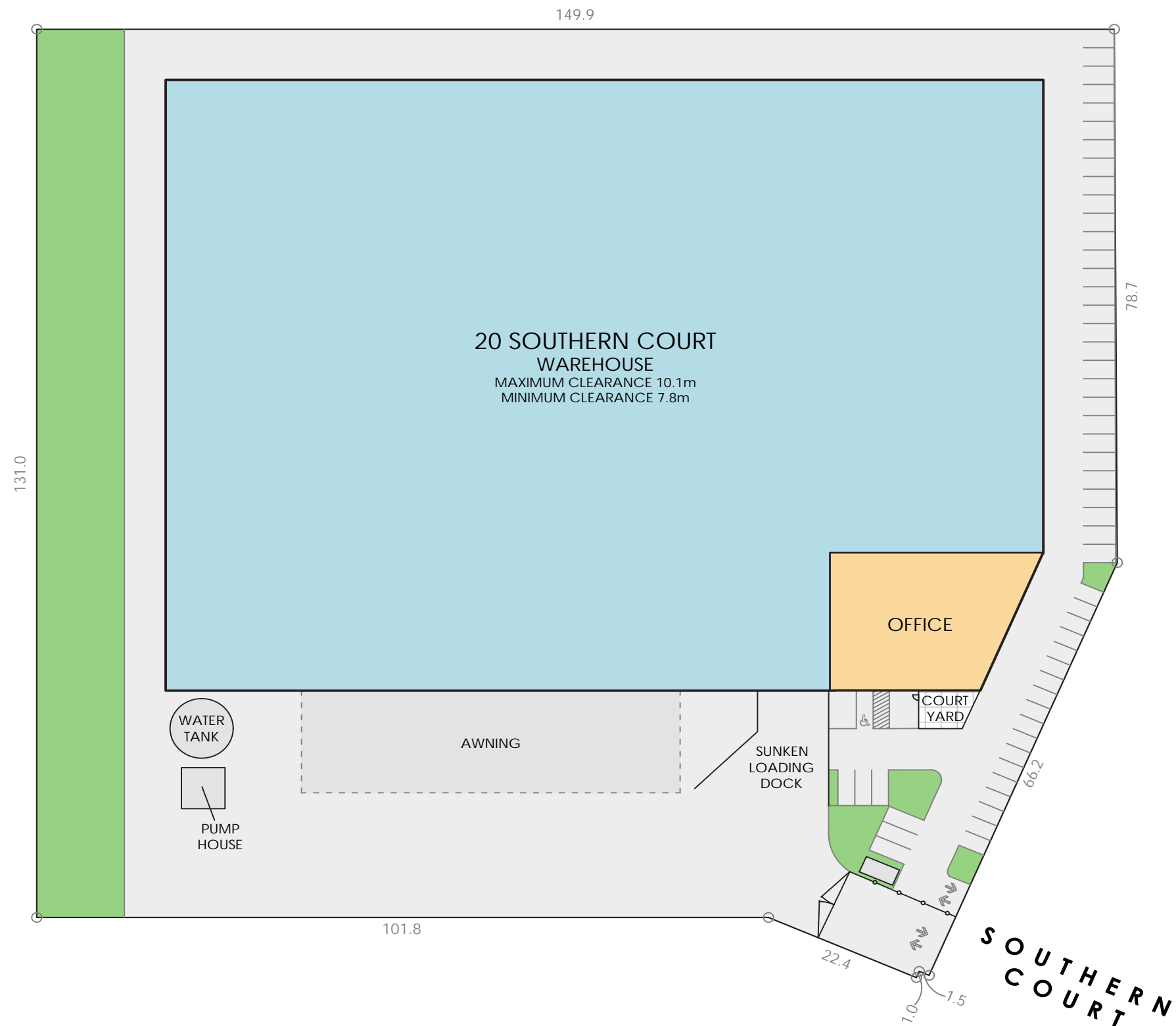


High clearance warehouse 10,400sqm*



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)

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.



CLIENT:



SITE PLAN
20 SOUTHERN COURT,
KEYSBOROUGH, VIC

DATE: 21/06/2022

REF: 82379

DRAWN: AJ5

SCALE: 1:700 @ A3

REV: -

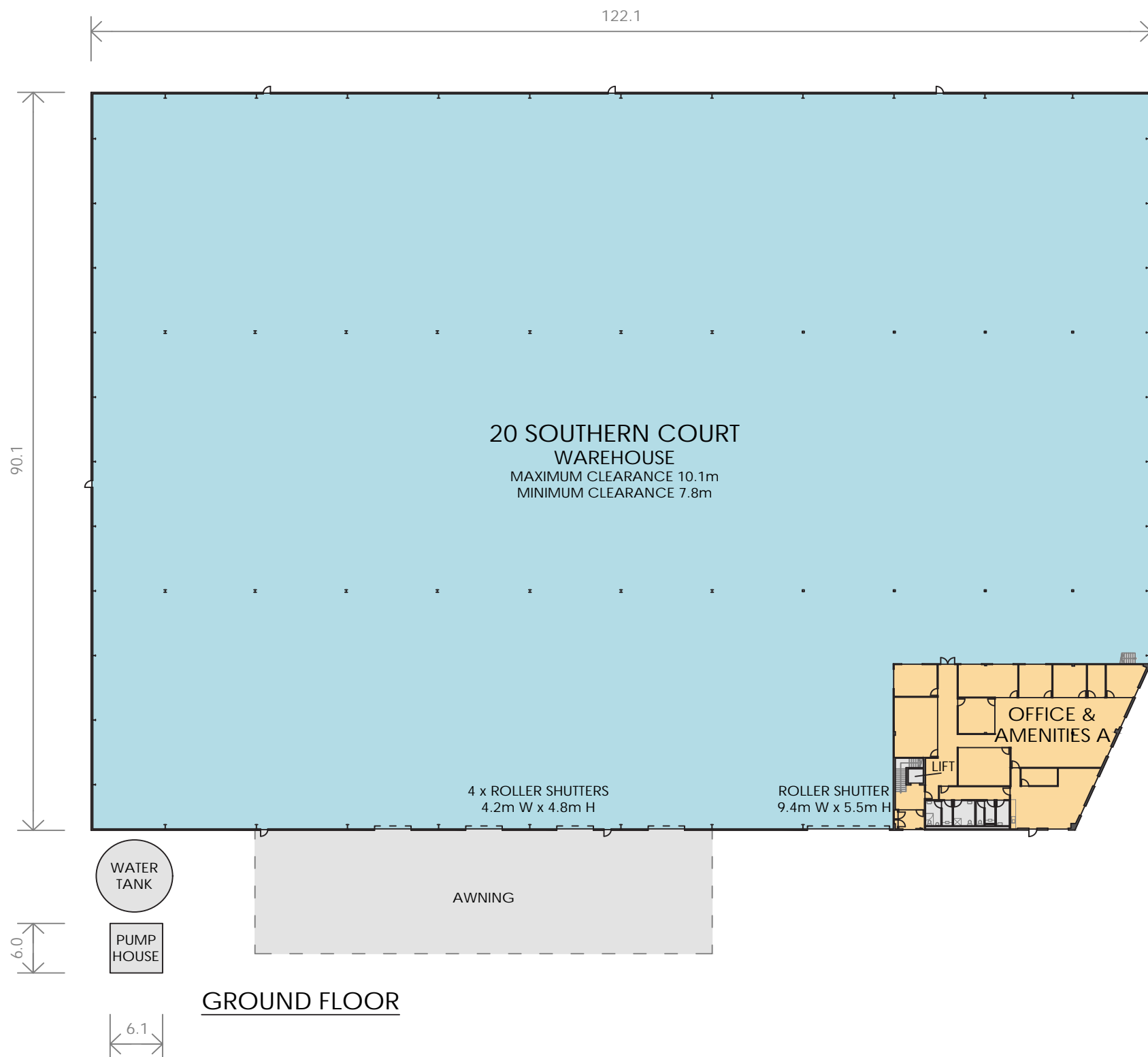
CHECKED: LW

SHEET: 1 OF 2

Australia | New Zealand

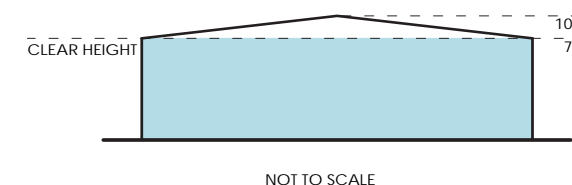
REALSERVE
Start confident.

Building Measurement
Consulting Land &
3D Laser
ph. 03 94
www.realserv

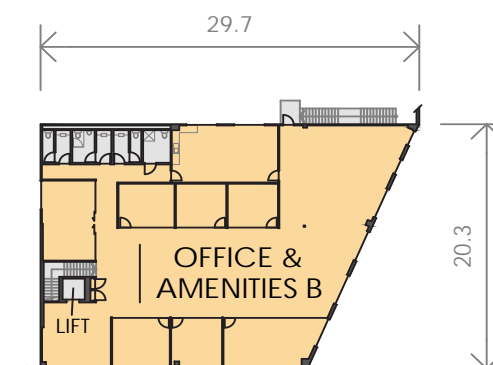


GROUND FLOOR

SECTION



TYPICAL CROSS SECTION



FIRST FLOOR

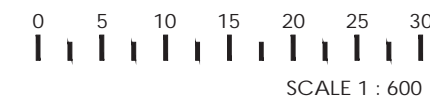
SOUTHERN
COURT

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 m ²

(SITE VISIT 07/06/2022)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES. C
INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACC
OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDIN
RESULT IN AREA DISCREPANCIES.



CLIENT:



MARKETING DRAWING

20 SOUTHERN COURT,
KEYSBOROUGH, VIC

DATE: 21/06/2022

REF: 82379 REV: -
DRAWN: AJ5 CHECKED: LW
SCALE: 1:600 @ A3 SHEET: 2 OF 2

Australia | New Zealand

REALSERVE
Start confident.

Building Measurement
Consulting Land &
3D Laser
ph. 03 94
www.realservi

Property Particulars



City of Greater Dandenong



Industrial 1 Zone (INDZ1)



Four (4) Roller Shutter Doors



Two (2) recessed loading docks



Available January 2026
(or earlier by negotiation)






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 it's 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.

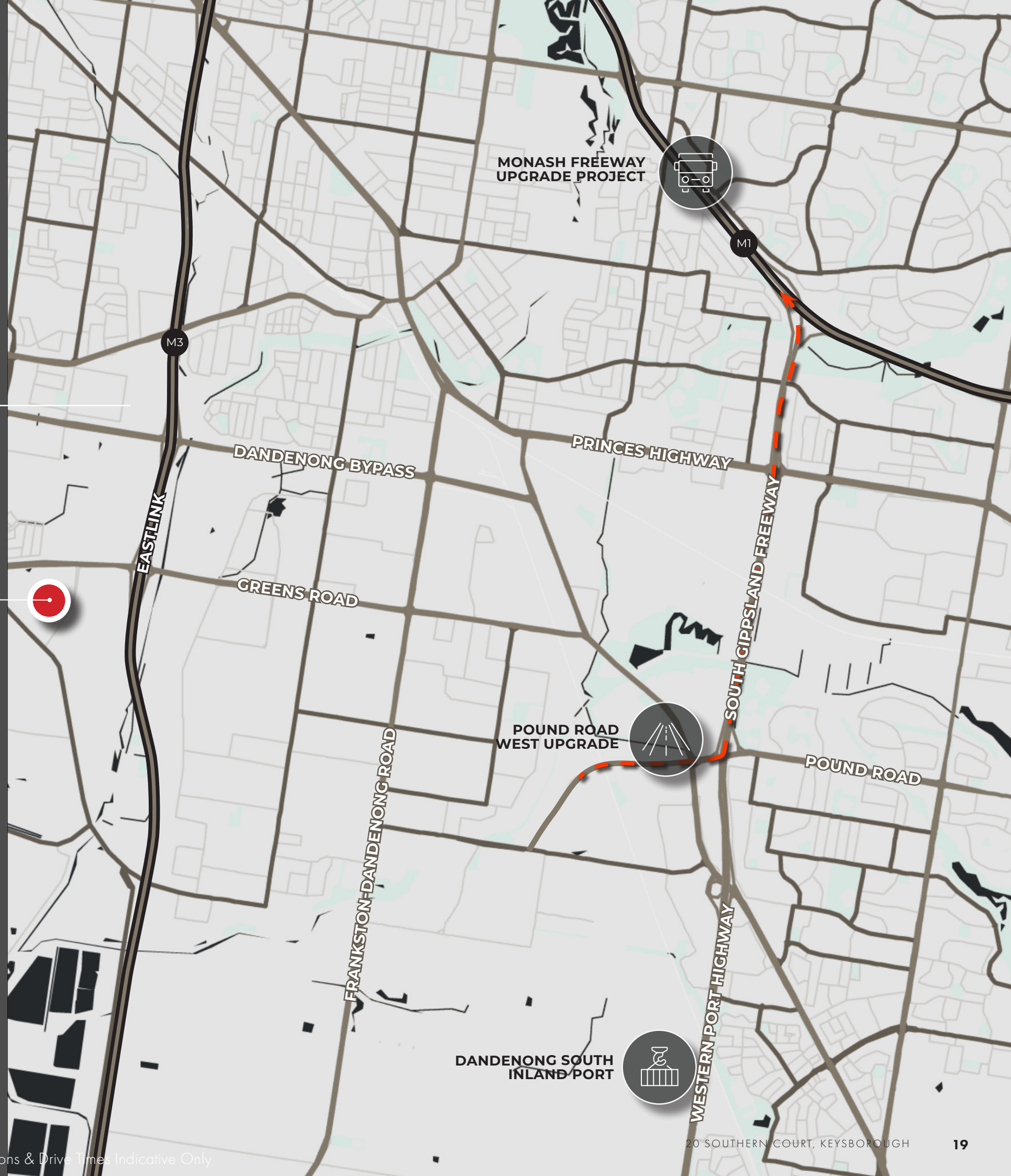
	Melbourne CBD	35 mins
	Port of Melbourne	40 mins
	Melbourne Airport	45 mins



Key Demographic Features:



- There are currently over 445,000 households
- 1.15M people fit within the working age population
- 176,000 households can be considered high income households earning over \$106,590 p.a.





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.

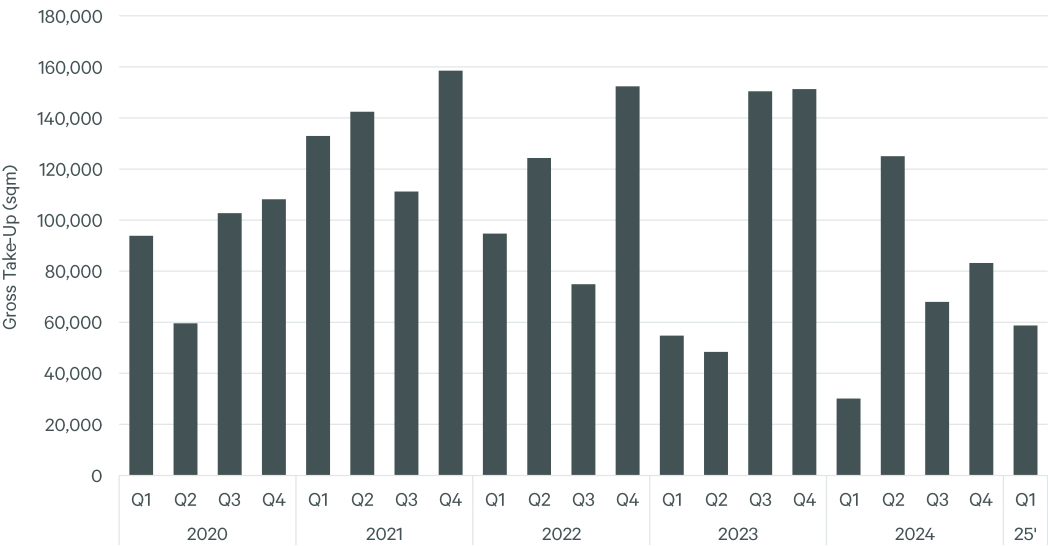
South East Average prime rents continue to out-pace the rest of Melbourne – with rental growth of 15.4% (y-o-y) recorded in Q4 2024.

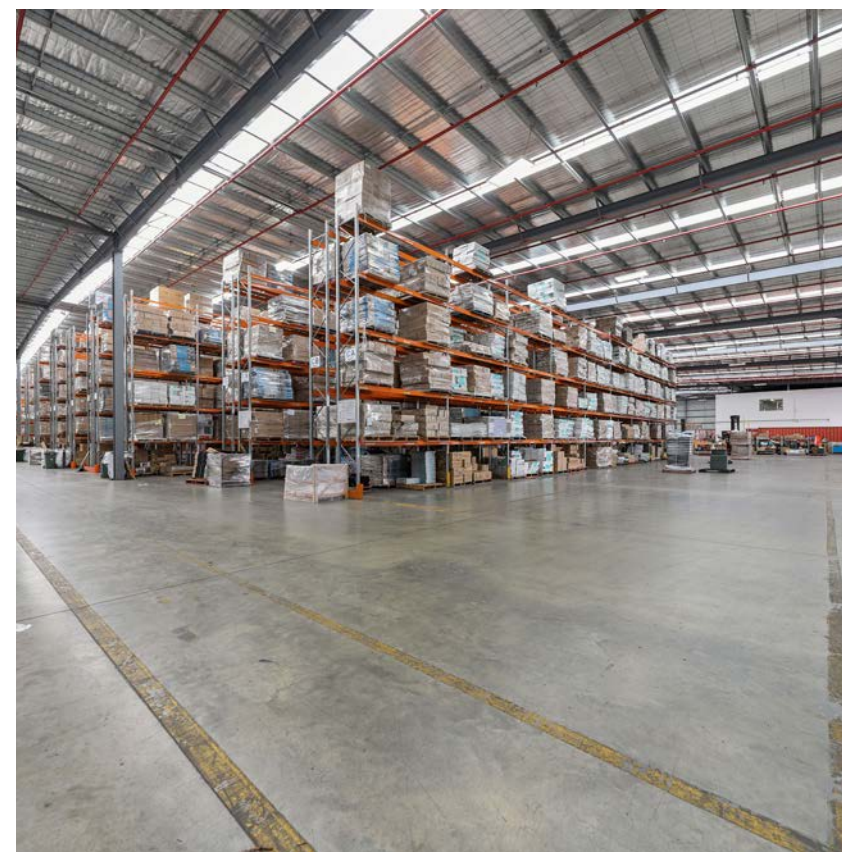


Melbourne South-East Industrial Net Face Rents by Grade



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:



DAVID AIELLO
Senior Director
CBRE
Industrial & Logistics
+61 412 502 596
david.aiello@cbre.com.au

SASAN MISAGHIAN
Director
CBRE
Industrial & Logistics
+61 477 781 222
sasan.misaghians@cbre.com.au



LACHLAN FERGUSON
Director
JLL
Industrial & Logistics
+61 448 082 112
lachlan.ferguson@jll.com

STEPHEN ADGEMIS
Senior Director
JLL
Industrial & Logistics
+61 419 899 239
stephen.adgemis@jll.com



Disclaimer

This information memorandum ("IM") has been prepared by CBRE (V) Pty Ltd, ABN 15 083 694 357 ("CBRE") and is prepared on the basis of information provided to CBRE in connection with the relevant transaction. Any statement or opinion made by CBRE in connection with the transaction contemplated in the IM is not based on any actual or implied knowledge or consideration of the investment objectives, financial situation, legal or taxation position or any other particular needs or requirements of the recipients of this IM. All parties must make their own independent assessment and investigation including without limitation, seeking professional advice and must determine its interest in proceeding upon the basis of such independent assessment, investigation and appraisal. Any statement or opinion of CBRE whether express or implied is not, nor should be construed as a recommendation by CBRE, or any of its officers, agents or employees to participate in the transaction and, to that extent, no reliance will be placed on CBRE or its associates. CBRE and its associates do not warrant (expressly or impliedly) that information contained in this IM is complete, true and correct and not misleading or not likely to be misleading or deceptive. CBRE and its associates are not responsible and will not under any circumstances be liable (whether at law, in equity, under statute or otherwise) for any statement made or anything contained in or arising out of the information including, without limitation, any errors, misrepresentation or omissions. CBRE disclaims all responsibility for any loss or damage caused by reliance by any person on this IM or any representation, warranty or statement made by or on behalf of CBRE and its associates. This IM is confidential and is for the sole use of persons directly provided with it by CBRE and is not to be reproduced, copied or sent to any other person without the prior written consent of CBRE. The use by, or reliance upon this document by any other person is not authorised by CBRE and without limitation to the above disclaimers, CBRE are not liable for any loss arising from such unauthorised use or reliance.