

Place your business in an enviable position



Now  
leasing

# Oakleigh Industrial Estate

1090–1124 Centre Road  
Oakleigh Vic





# Introducing Oakleigh Industrial Estate

Searching for a suitable space to grow your business? Look no further than Oakleigh Industrial Estate.

The space, set within a broader commercial precinct, is in an established residential suburb with considerable surrounding secondary industry and located 17km south-east of Melbourne CBD.

The address is conveniently connected to local transport and is positioned well to be able to draw from a strong local employment and populous base.

The bordering amenity base is also strong, enabling a catchment across recreation, sporting, retail and education.



## Building features



Strong convenient connection to local transport and amenity



Substantial, established residential and employment base



Modern amenities, outdoor recreation area, over 400 estate car spaces





## Distance from key locations\*



Clayton Railway Station  
**2.5km**



Surrounding golf clubs  
**3km**



Princes Highway  
**4.5km**



Monash University Clayton Campus  
**5.4km**



Nepean Highway  
**6.5km**



Southland Shopping Centre  
**8.2km**



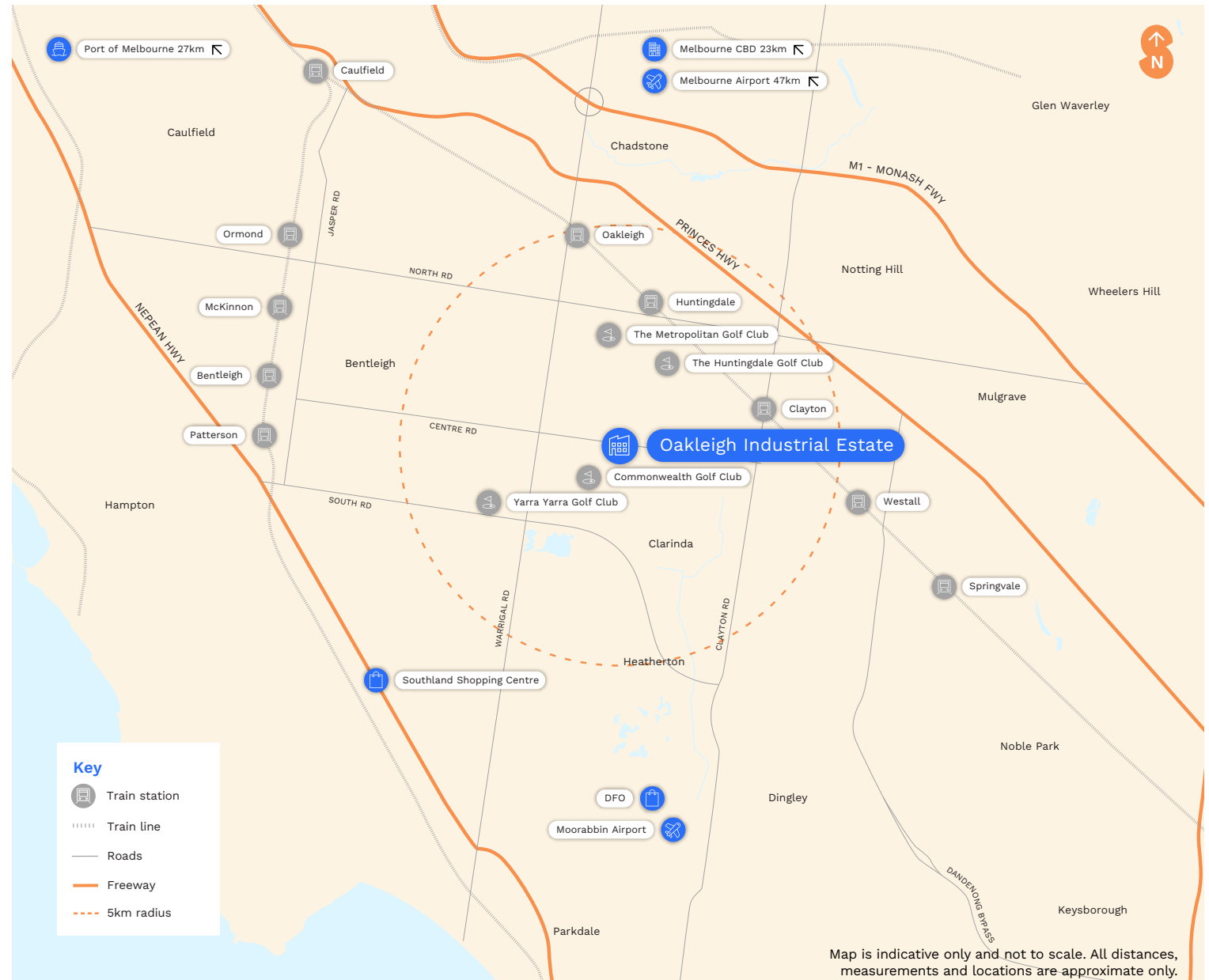
Melbourne CBD  
**22.7km**



Port of Melbourne  
**26.7km**



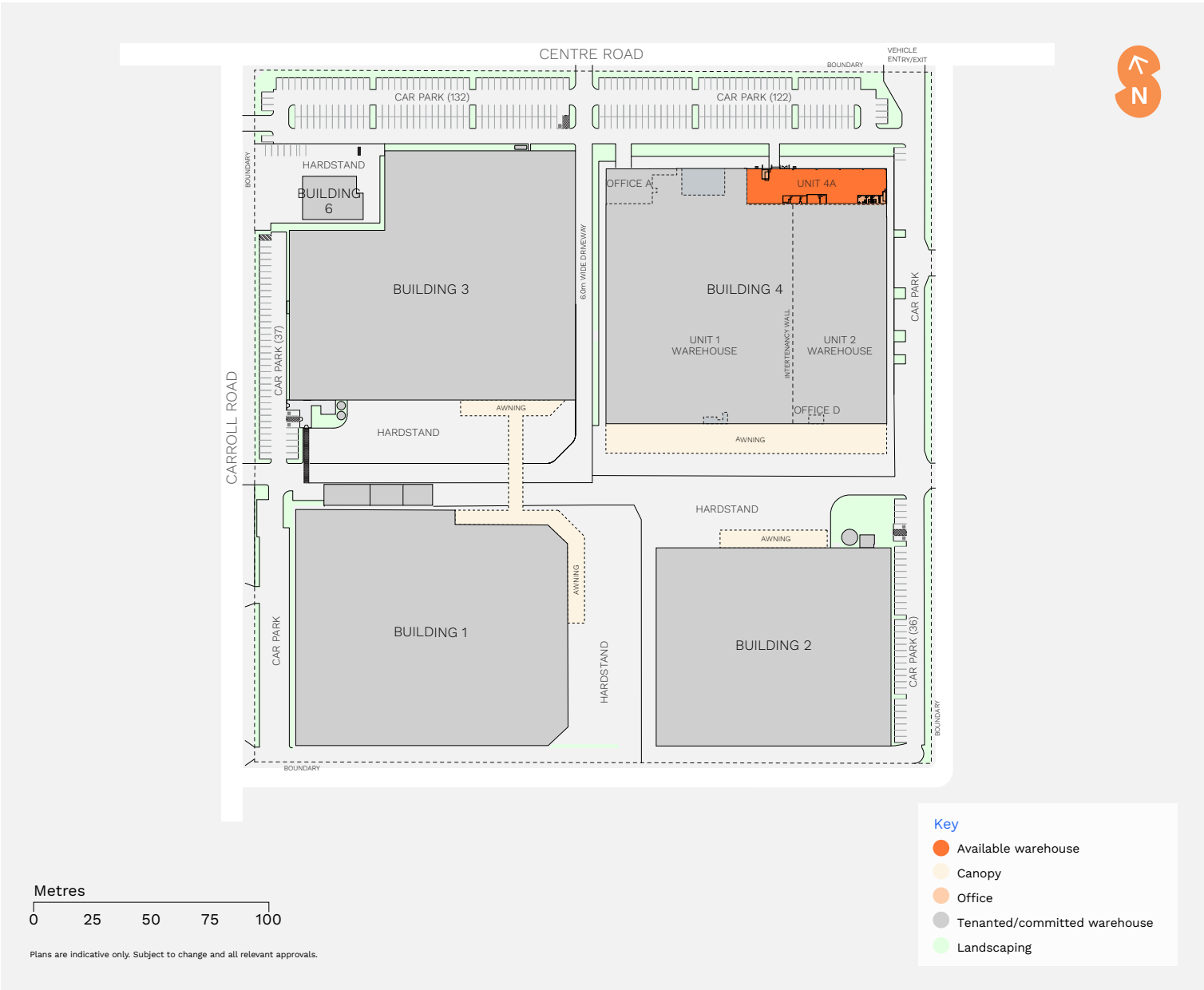
Melbourne Airport  
**47km**



Map is indicative only and not to scale. All distances, measurements and locations are approximate only.

\*All distances are approximately only. Source: Google Maps.

# Oakleigh Industrial Estate plan

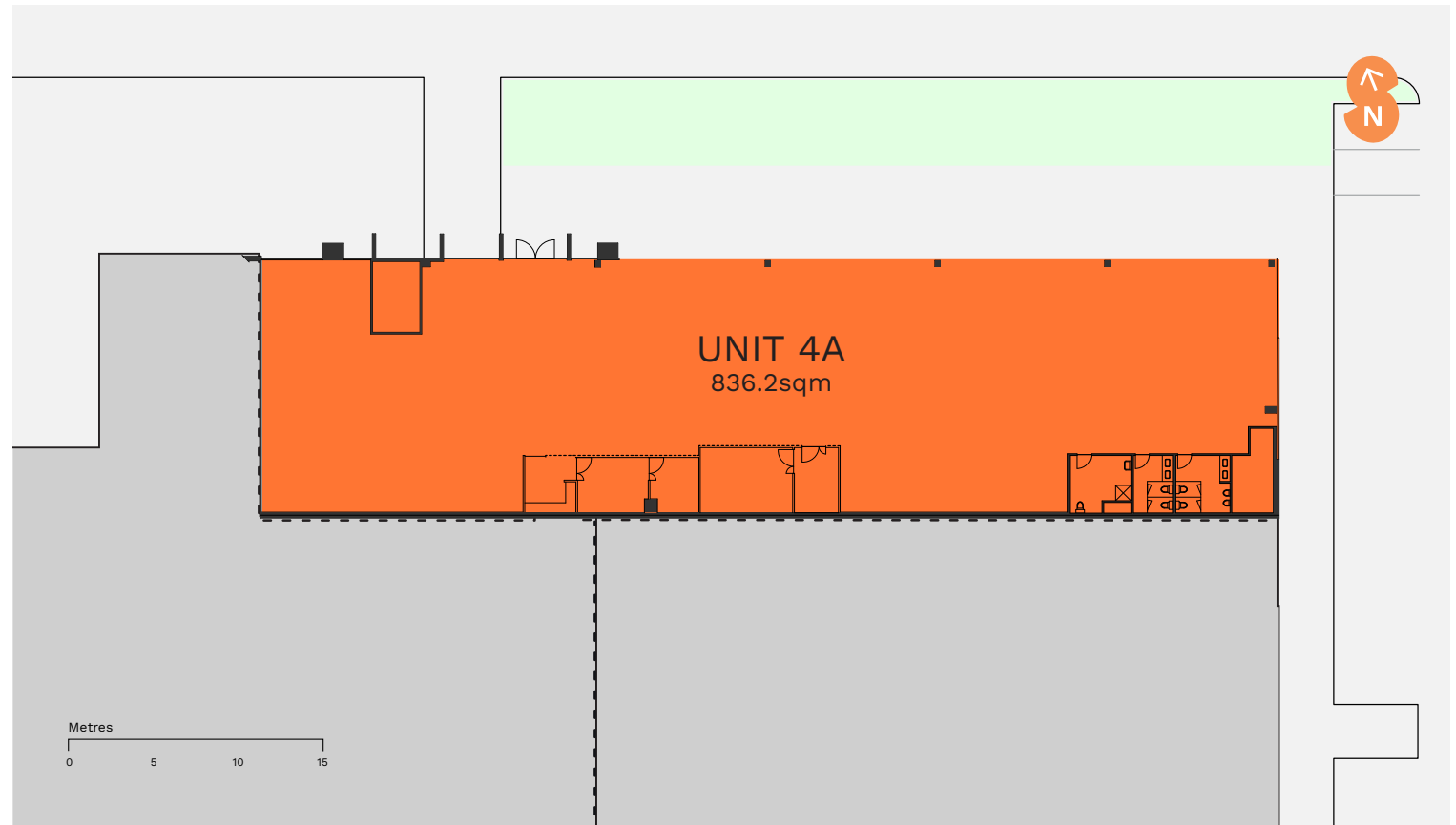




# Showroom, office, retail – boundless potential

Unit 4A (Mezzanine) offers 835sqm\* of space that could be converted to suit showroom, office or retail operations, in one of South-Eastern Metropolitan Melbourne’s most recognisable commercial locations.

The building benefits from high exposure from Centre Road with ample parking for staff and customers.



## Key features



Modern office and car spaces



Open-plan layout



Polished concrete throughout



Great natural light penetration



Fit out by negotiation



Quality modern facade with excellent signage potential

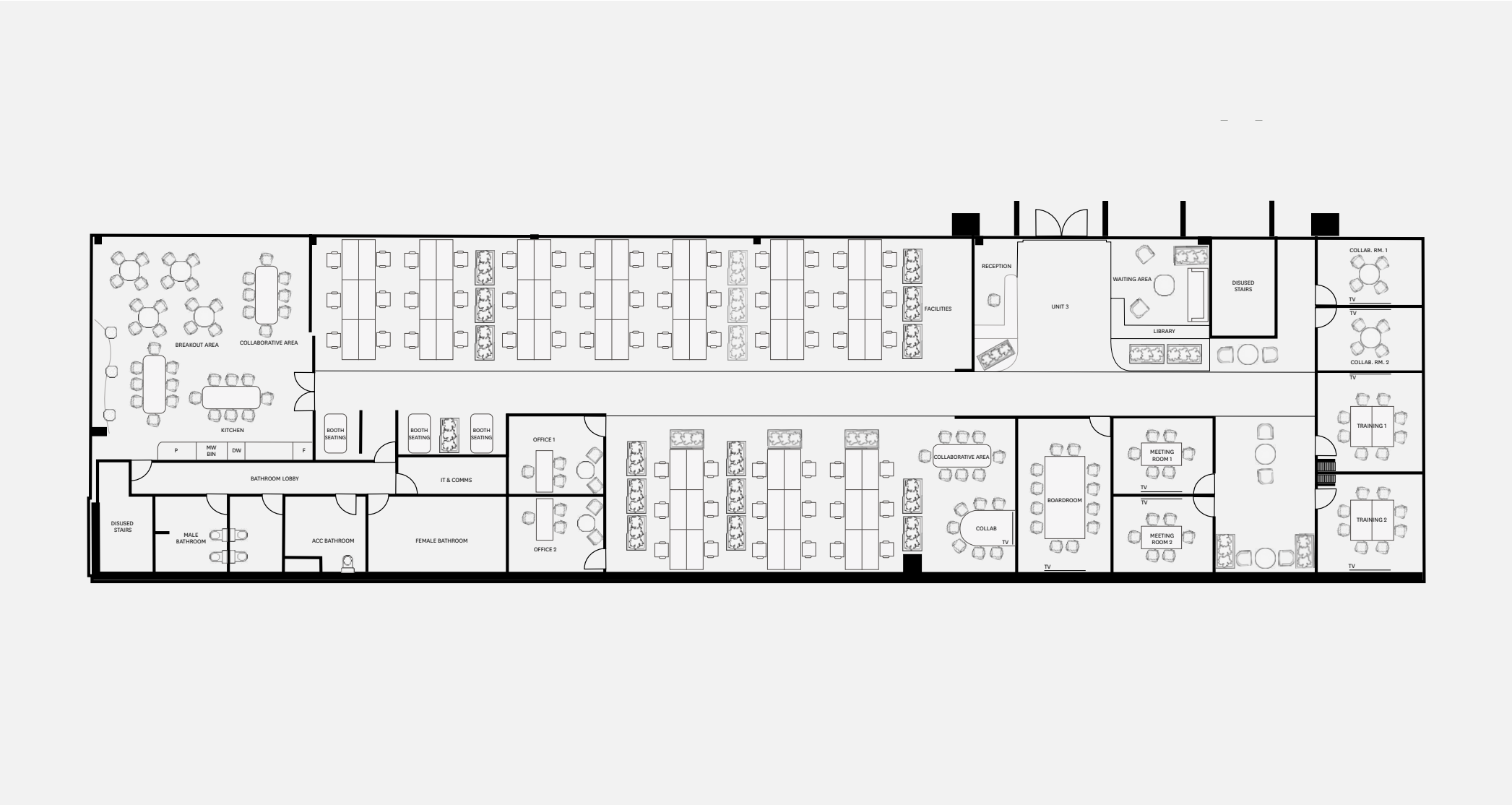


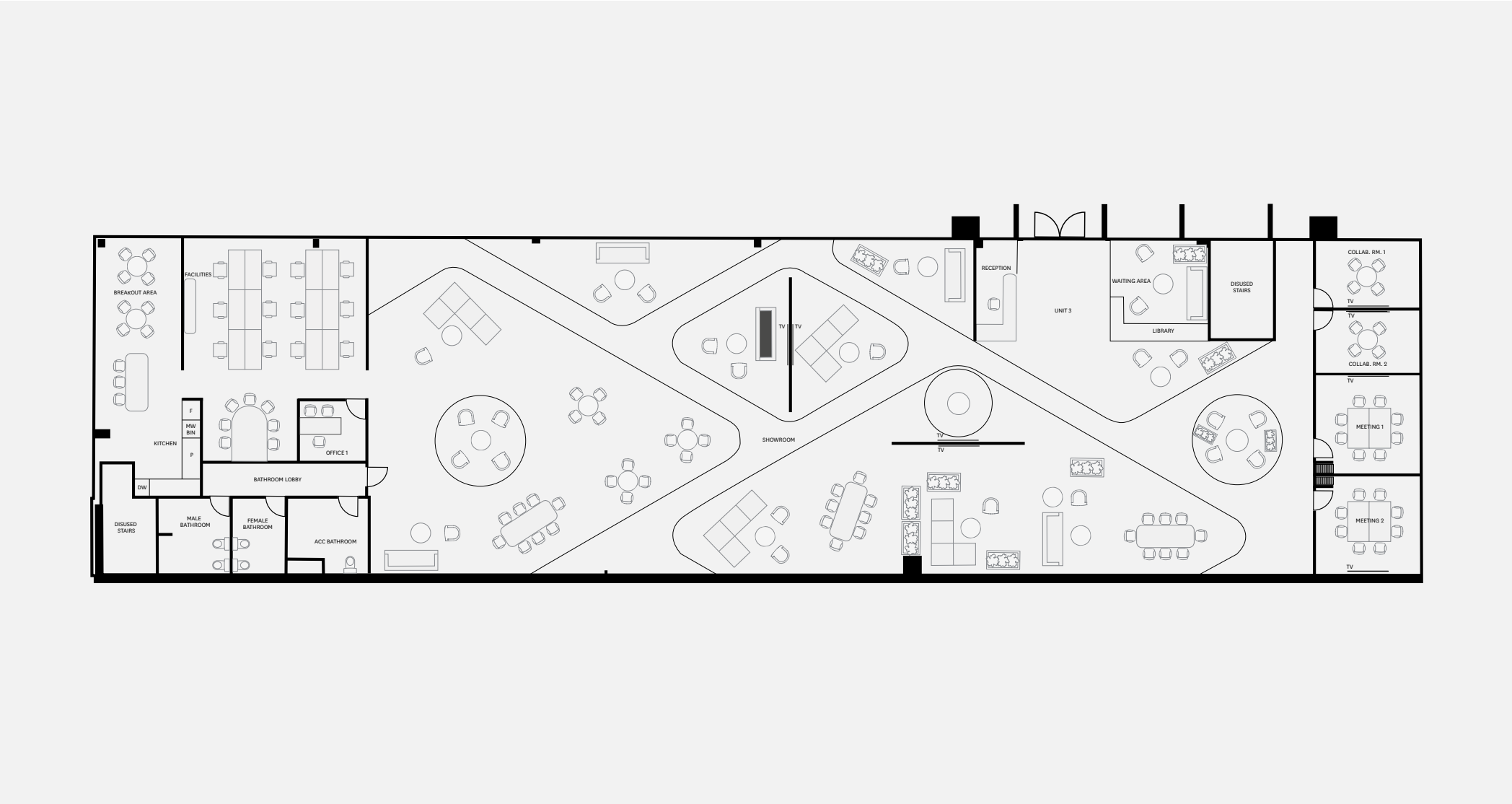
Ample onsite car spaces, 28 adjoining to the tenancy



Main road exposure

\*Approximate and subject to authority approvals.











# Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion^ of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion\*#

## Global recognition of sustainability leadership

**Global Top 5 ranking** on S&P Global Dow Jones Sustainability Index for 12 consecutive years

**GRESB Green Star** rating for 9 years

**AAA ESG Rating** from MSCI for over 10 years

**Employer of Choice for Gender Equality** Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - [stockland.com.au](http://stockland.com.au)

^Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.  
\*Forecast end value on completion. #Includes M\_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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