

191
LEAKES
ROAD

TRUGANINA

MODE
BUSINESS PARK EAST

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Artist impression

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

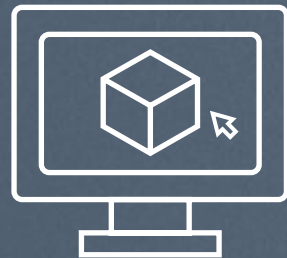
KEY FEATURES



ENVIRONMENTALLY
SUSTAINABLE



ARCHITECTUALLY
DESIGNED
WAREHOUSES



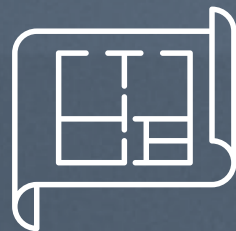
DIVERSE RANGE
OF USES



6.4M SPRING
HEIGHT



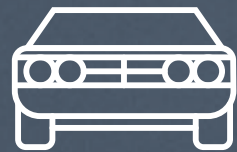
ENCLOSED FIRST
FLOOR OFFICE



REVERSE CYCLE
HEATING AND
COOLING (FIRST
FLOOR OFFICE)



ALLOCATED
CAR SPACES



KITCHENETTE AND
RESTROOM AMENITIES



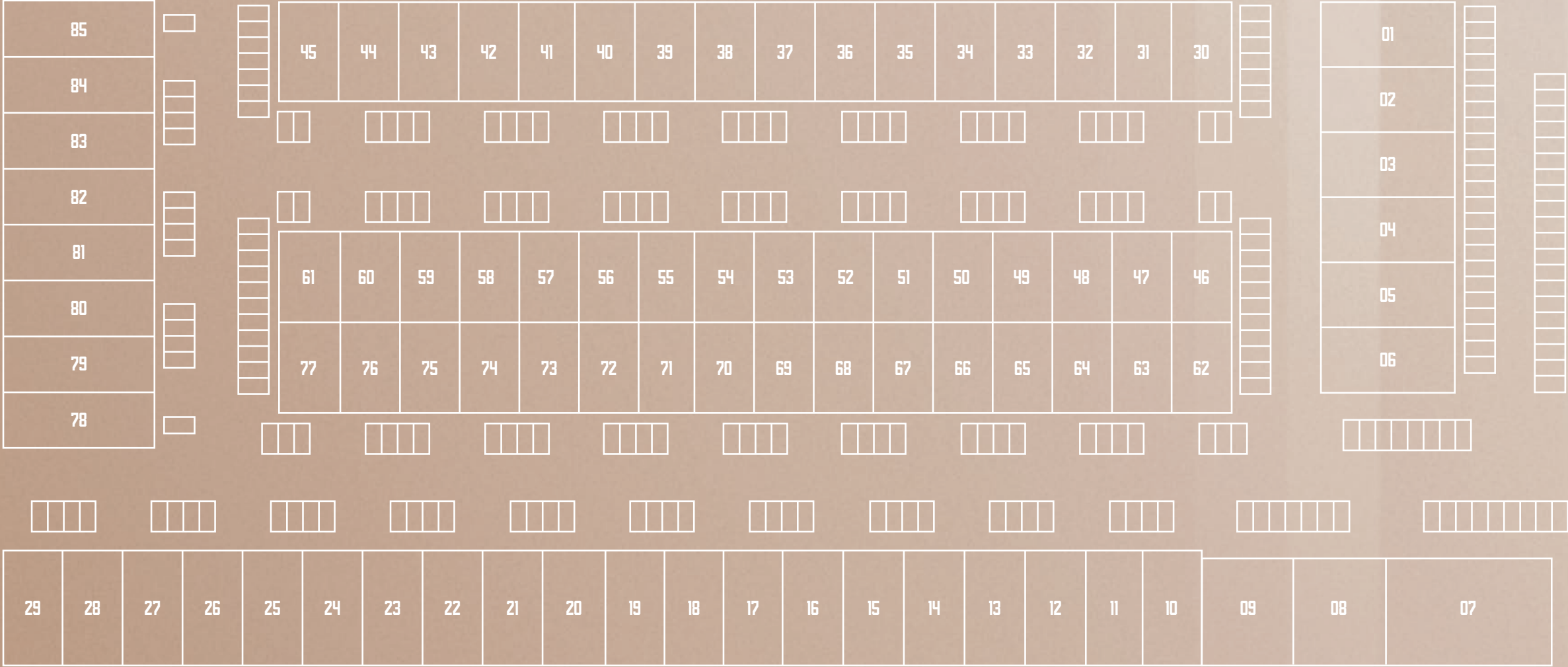
FLEXIBLE AND
ADAPTABLE SPACES



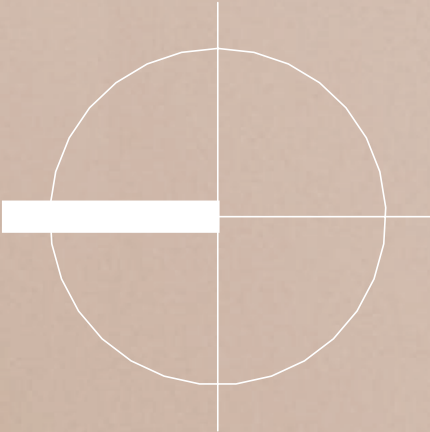
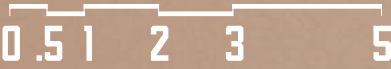


Artist impression

SITE PLAN



A1 = 1:500, A3 = 1:1000







211 LEAKES ROAD
100% SOLD



191 LEAKES ROAD



Artist impression

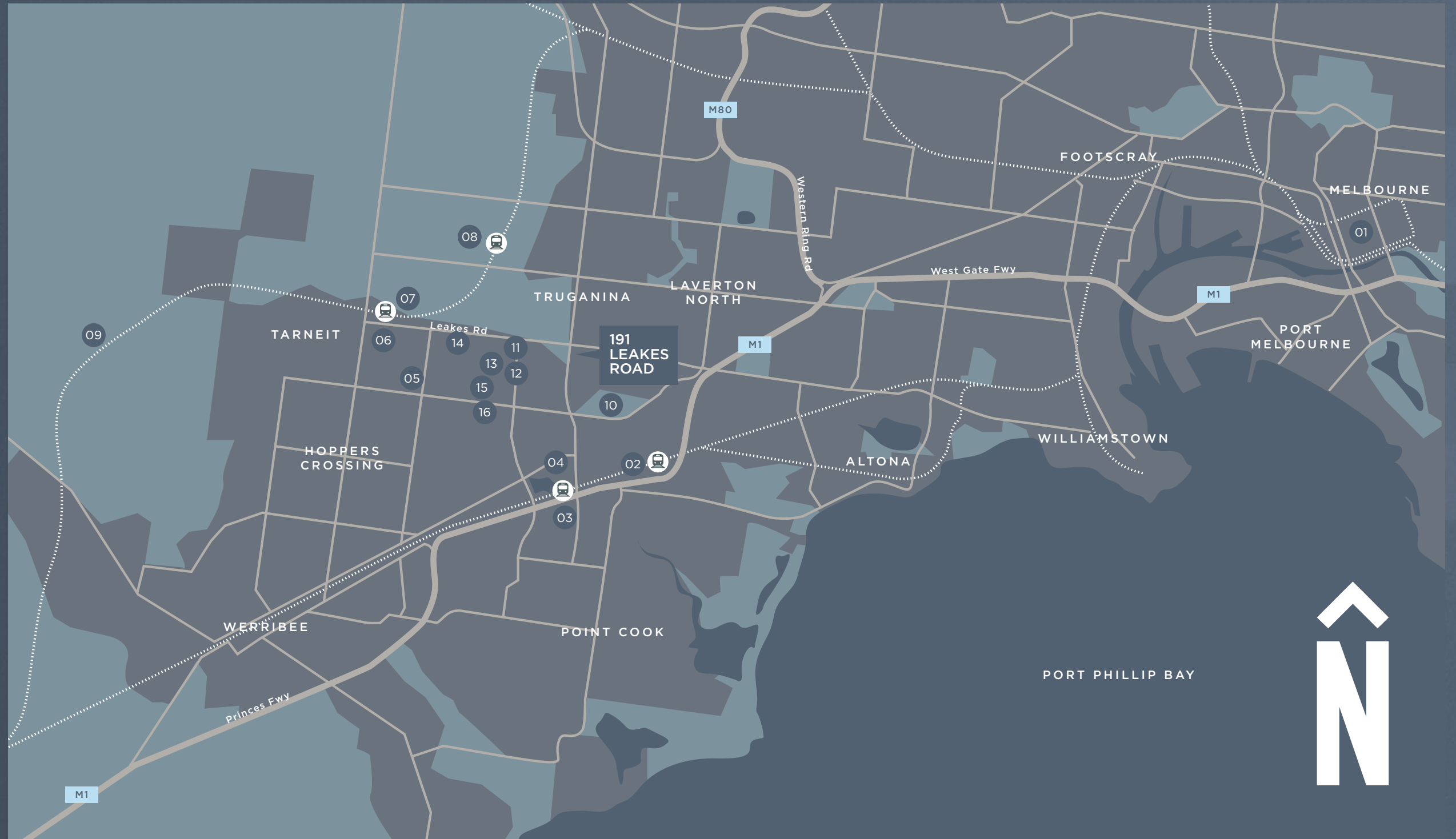
LOCATION

- 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

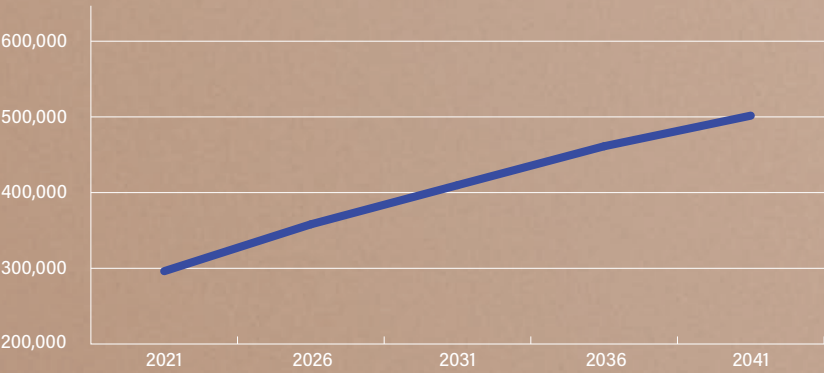


DEMOGRAPHICS:

	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: Forecast.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

TRUGANINA'S EVOLUTION



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.."



THE PROJECT TEAM



Please replace with: As a premier property developer, Maximise Group has established itself as a trusted leader in delivering exceptional light industrial warehouse developments. With a proven track record and a commitment to excellence, we specialize in creating tailored solutions that meet the unique needs of industrial spaces.

Maximise proudly celebrates having successfully completed 7 projects, with an 8th currently under construction. To date, Maximise has developed and sold nearly 370 warehouses.



With 30 years of experience, Archsign is a premier building design practice with a pedigree in large-scale developments and a reputation for adding value and certainty to their clients' assets during the design phase. Archsign's in-house team of combined building designers and planners have delivered over \$1 billion worth of developments to the Melbourne market and won many prestigious awards. Leveraging their knowledge of current market demand and on-trend design, Archsign support private developers, foreign investors and major commercial clients in progressing their design vision from initial concept to construction completion.



IWG are leaders in industrial design and construction. Using premier building materials and implementing collaborative subcontractors of the highest professionalism and expertise, the core virtues of our company are delivering on time, on budget and at a consistent standard. IWG delivers excellence from conception through to completion of each project.



Human Habitats create places where people want to be. They provide expert planning advice on land use and development, facilitation and approvals, and consultation & negotiation with stakeholders. The partnership with Maximise group sees Human Habitats as experts at securing planning approvals across commercial and industrial projects. They have also advised on landscape architecture; producing detailed Landscape outcomes from concept to completion to realise each project's vision.



Colliers International Engineering & Design has over 110 staff, in both Queensland and Victorian offices. With many years of experience in the planning, design and construction of large and complex urban development projects, Colliers has worked on a variety of projects across the Wyndham City Council region and other municipalities. With very strong relationships with Council and water authorities and leveraging on high-level contacts with these Authorities, Colliers has the ability to negotiate faster approvals and better commercial outcomes for their clients.

DISCLAIMER

*All stated dimensions and areas are approximate. Particulars herein are for information only and do not constitute any representation by the owner or agent. Photographs as used above, or any others represented in the marketing of this property, may not be accurate representations. Nor is any warranty given that they are. All interested parties must verify all aspects of the property for themselves.

