

# FOR LEASE Enquire Now

Premium Industrial Warehouse  
35-45 Technology Close, Corio  
Located within Bisinella Industrial Estate



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**L. Bisinella Developments PL**  
195 Forest Rd Sth, Lara  
Mon to Fri 9am to 5pm

[bisinella.com.au](http://bisinella.com.au)

**Bisinella**  
*the key to your community*

# Bisinella Industrial Estate

## Premium Industrial Warehouse For Lease

The Bisinella Industrial Estate offers prime quality industrial land in a prominent and convenient location.

Situated in a high profile and strategically attractive position on the corner of Bacchus Marsh Road and Heales Road in Corio, north of Geelong, the 40 hectare estate is easily accessed by road, rail, sea and air.

The estate is part of the Geelong Ring Road Employment Precinct (the GREP), Geelong's largest designated growth area for industrial development and one of only a few places in Victoria with industrial 2 zoned land available.

Bisinella Developments has a proud history of facilitating investment and generating jobs in the Geelong region, developing industrial land and constructing factories and warehouses in northern Geelong for more than 40 years.

There are 14 Bisinella-built industrial facilities in the region with a total area of around 113,000 square metres. Most of these facilities were custom built to our client's specifications under long term leases.

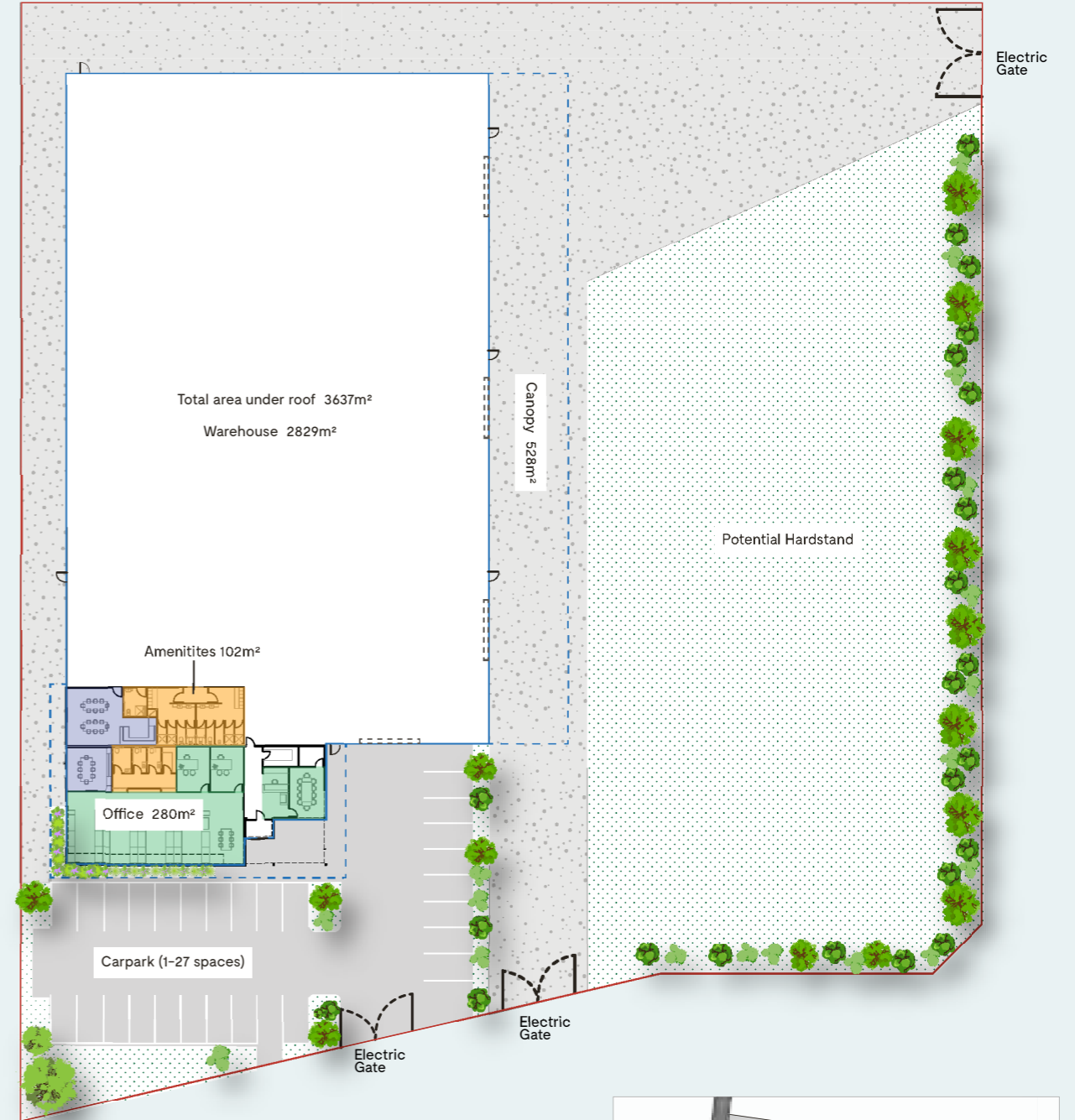
If you're looking to establish, re-locate or expand your business in the Geelong region, we have an opportunity for you in our new premium warehouse.

### 35-45 Technology Close

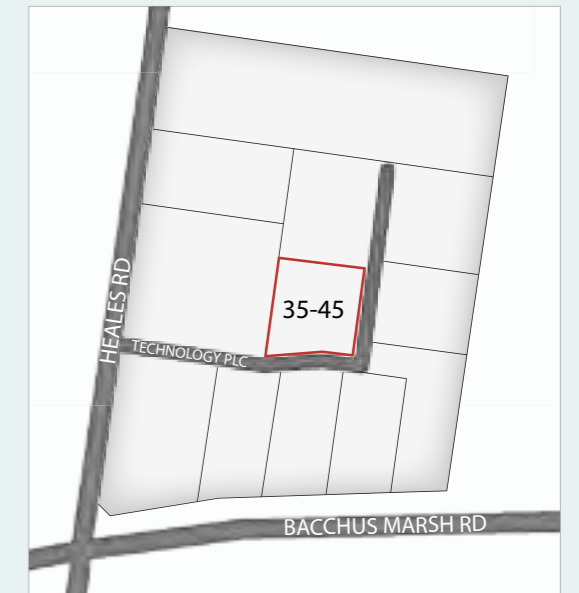
In a prime location with easy access to Melbourne, Geelong Port, Avalon and Geelong Ring Road, this prime industrial warehouse covers a total of 3637m<sup>2</sup> under roof with expansion options onto vacant land. Giving an under-eve height of approximately 9.8m, the warehouse measures 66m x 42m (approx) and includes 102m<sup>2</sup> of amenities and change rooms.

Three electric gates provide secure entry to the property and the structure is designed to accommodate future installation of cranes.

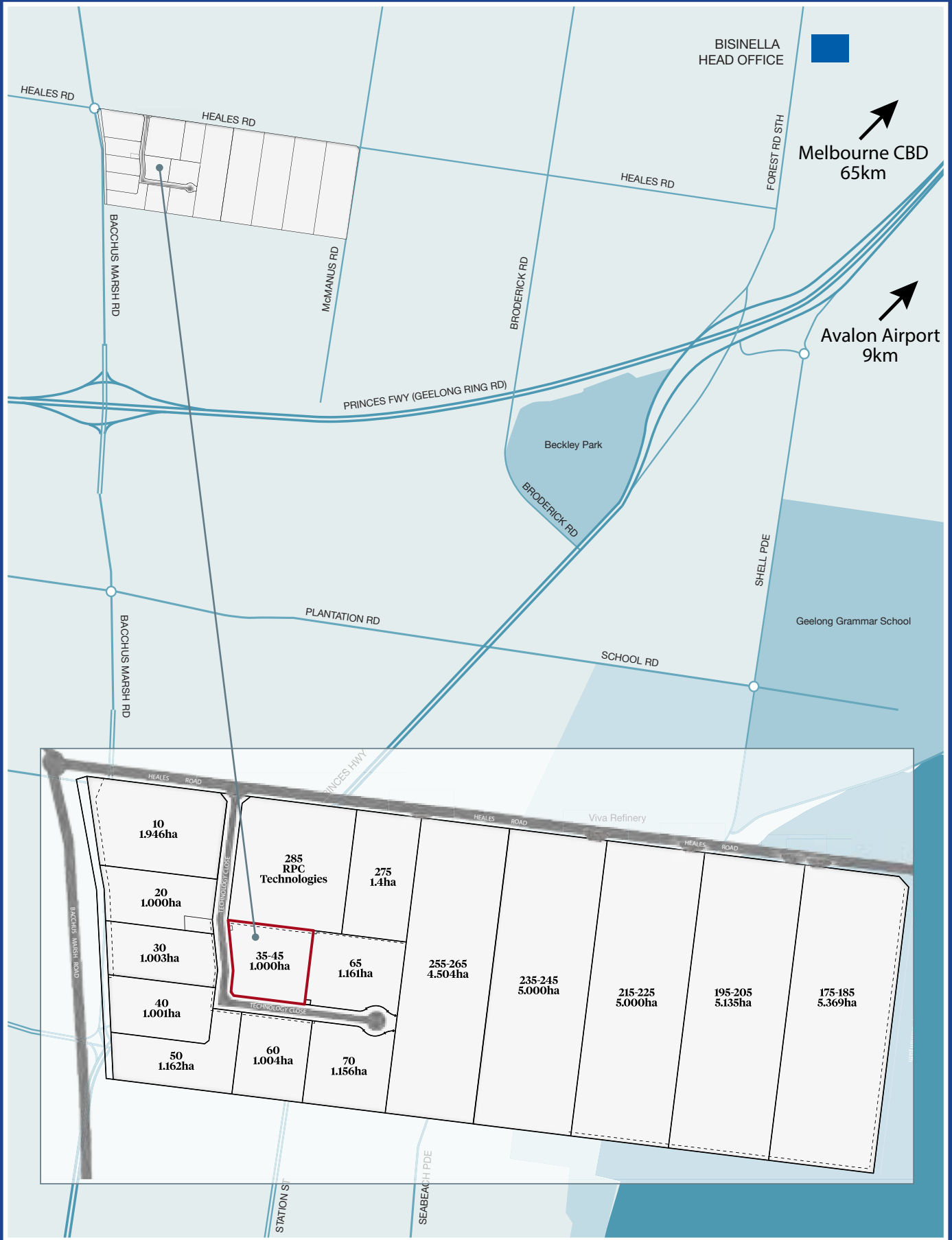
The DDA accessible, open plan, fully air conditioned office connects to the world via Opticomm High Speed Fibre communications.



- Property Boundary ———
- Canopy - - - - -
- Warehouse Footprint ———
- Warehouse ○
- Office/Meeting Areas ○
- Kitchen/Tearooms ○
- Bath/Locker Rooms ○
- Carpark (1-27 spaces) ○



Watch Video



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