

## A NEW DIMENSION TO YOUR BUSINESS

New Age Warehousing, Production and Office Space

### GROUND LEVEL AND MEZZANINE



T1 ground level has been specifically designed to offer maximum convenience and flexibility to operators with clean high value storage or production requirements. Accessed via a dedicated entry and exit drive at 16 Lexington Drive, the precinct encompasses an innovative blend of quality mezzanine offices and new age warehousing or ancillary space that can be configured to individual needs.

The convenient loading bays, which cater for all sizes in delivery vehicle, are cleverly located well away from the mezzanine offices. This ensures that, although the offices are in close proximity to their warehouse space, your clients will never encounter the day to day traffic inherent to loading bay areas.

#### Features include:

- ◆ 6 metre high clearance work space and new age warehousing
- ◆ Hardstand area for all units
- ◆ Semi-trailer parking for several units
- ◆ Undercover loading and unloading for semi-trailers
- ◆ Concealed truck manoeuvring area
- ◆ Concrete ceilings to ancillary space ensures stable temperature
- ◆ Executive parking at your door and ample visitor parking
- ◆ Signage exposure onto Lexington Drive

