



30-32 BOWDEN RD, MT WELLINGTON

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BOWDEN RD MT WELLINGTON

AVAILABLE:

- Available for tenant fit out May 2024

OVERVIEW:

- New modern distribution warehouse
- Prime Mt Wellington location

FEATURES:

- High Stud Warehouse
- Fully secured site with one way drive-through access
- Breezeway for covered loading / unloading
- Controlled traffic light entry/exit on to Carbine Road
- Targeted 5 Green Star rated development
- North-facing office/showroom profile to Bowden Road



30-32

BOWDEN RD
MT WELLINGTON



WAREHOUSE
11,230m²



OFFICE
775m²



BREEZEWAY
2,900m²



CAR PARKS
77



Mt Wellington



LOCATION BENEFITS:

- Located in premier Mt Wellington industrial precinct
- Excellent state highway transport links
- Close proximity to Sylvia Park town centre and train station



GREEN STAR MIN. TARGET



PFI will target a **5 STAR** Green Star Design and As-Built rating for this development. A building certified to Green Star has proven it meets best practice sustainable design and build benchmarks.

WORKING TOGETHER

PFI would work with the tenant on the specific initiatives to achieve this target. PFI is committed to ongoing sustainability performance and is happy to engage with the tenant on further sustainable features, including the option of a solar installation to provide renewable energy for the building.



RAINWATER HARVESTING



SUSTAINABLE CONSTRUCTION MATERIALS



EV CHARGING STATIONS



GREENHOUSE GAS EMISSIONS PERFORMANCE SETTING



DIVERSION OF CONSTRUCTION AND DEMOLITION WASTE FROM LANDFILL



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