

GREENLINK

590-620 Western Port Highway, Cranbourne West, VIC

UNLOCKING POTENTIAL

Creating a new benchmark in industrial estates

Greenlink is a leading-edge industrial estate located in Melbourne's thriving south-east, offering customers a rare opportunity to locate in the most established logistics precinct in Victoria.

The 79ha estate prioritises wellness through a high level of amenity and all facilities built to a minimum 5-star Green Star Design & As Built v1.3 rating.

Breaking New Ground

The master planned estate will include parkland, walking tracks, rich landscaping throughout and services that will offer customers and the community the space for recreation.

Competitive Advantage

This is a unique opportunity to grow your business. Customers have the ultimate flexibility at Greenlink to create a bespoke facility to meet your business needs.

Explore Greenlink and the wider estate here →



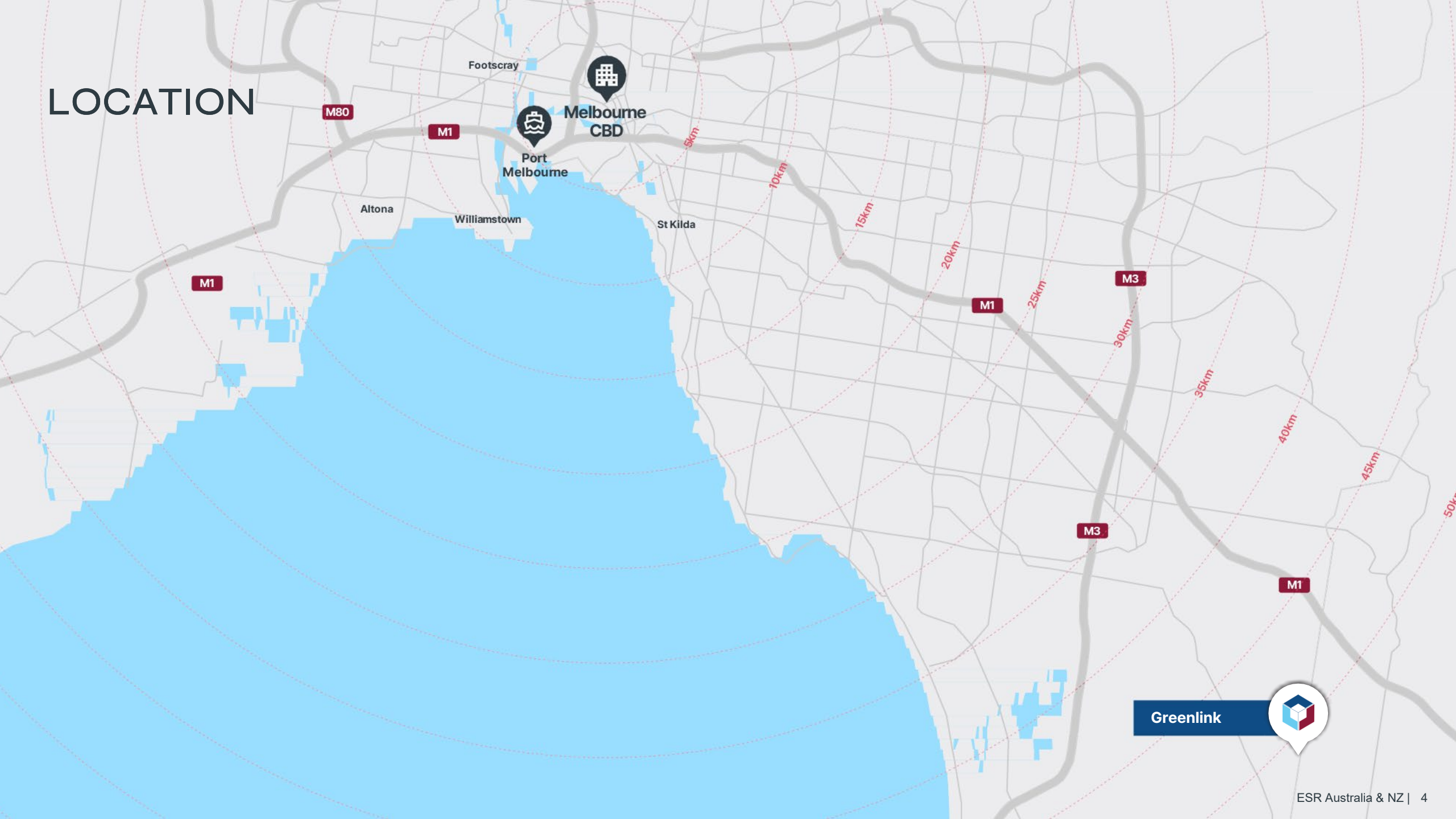
KEY FEATURES

The estate includes the following features which includes a strong focus on sustainability:



- 850m frontage to Western Port Highway
- Direct access to major arterial road including the Western Port Highway
- Recreational spaces and onsite amenity
- Excellent exposure to high volumes of traffic along Western Port Highway
- Flexible tenancy options up to 25,000sqm
- 79ha estate
- Min 34m loading/unloading hardstands for all facilities
- Minimum 5 or 6-star Green Star Design & As Built v1.3 rated facilities
- Rooftop solar
- Green spaces and wellbeing amenities
- Wetland reserves and native vegetation
- Electric vehicle charging
- Low environmental materials
- Water efficiency and rainwater collection

LOCATION


Footscray
Melbourne CBD
Port Melbourne
Altona
Williamstown
St Kilda
M80
M1
M1
M1
M3
M3
M1
5km
10km
15km
20km
25km
30km
35km
40km
45km
Greenlink

AERIAL LOCATION



ESTATE AMENITIES

The estate includes the following features which includes a strong focus on sustainability:



Wellbeing

Running, walking and cycling tracks, and outdoor gym

Green Spaces

Green spaces including the relocation and preservation of an existing Scar tree with cultural heritage value

Wetland Reserves

Wetland reserves will be home to a variety of native fauna and flora

Native Vegetation

Native vegetation lining streets and footpaths

Estate Café

High end fit-out providing indoor and outdoor dining and decking overlooking wetlands with seating for approximately 200 people

Outdoor Seating

Outdoor seating and eating areas

Wider Estate Roads

Wider than typical estate roads allowing for ease of traffic movement

Natural Light

High levels of natural light to all occupied spaces

NEARBY AMENITIES

Connectivity

- 850m of frontage and direct access onto Western Port Highway
- 5 mins to EastLink
- 6 mins to Dandenong Intermodal Terminal
- 8 mins to M1 Monash Freeway
- 5 mins to Merinda Park Station

Shopping within 10 mins

- Marriot Waters Shopping Centre
- Cranbourne Park Shopping Centre
- Sandhurst Centre
- Cranbourne Shopping Centre

Cafes & Restaurants within 10 mins

- On site Cafe
- Arco Restaurant
- Café Cibo Bar
- Pacific Eats
- Subway
- Earthy Eating Café
- Drips Pizzeria Café

Nearby Amenities

- 1 km to Kool Kidz Childcare Cranbourne West
- 3.5 km to Snap Fitness 24/7 Cranbourne West
- 3.1 km to Cranbourne West Medical Centre
- 7 mins to Australia Post
- 5 km to M1 Hub









SUSTAINABILITY

Greenlink's vision is to provide an industrial estate that establishes a new benchmark for sustainable premium logistics estates in Victoria.

5 & 6-star Green Star Design and As Built V1.3

Certification of the developed building with the Green Building Council of Australia (GBCA), and a Green Star Performance v2 rating later in operation.

Electric vehicle charging

Passenger vehicle charging, with provision for future additions and options for electric logistics vehicles.

Rooftop solar

Rooftop solar system options for lower cost and renewable electricity.

Water efficiency & rainwater collection

Water efficient fittings and fixtures, and rainwater collection with reticulation to toilets and irrigation.

Electricity & water monitoring

Electricity sub-meters, water monitoring and an energy management system provided for performance management and data.

Indoor comfort

Measures to improve the comfort of occupants, including double glazing for offices to control heat and acoustic design to limit noise.

Other environmental attributes

From waste areas that facilitate operational recycling, to careful environmental management in construction and a stormwater management plan, our design and construction process seeks improved environmental and social outcomes.

SUSTAINABILITY



Energy efficient building

All-electric building with energy efficient building systems, including LED lighting with advanced controls.

Low environmental impact materials

Use of building materials that have lower impacts in production, reduced embodied carbon or lower off-gassing in occupied spaces.

Metering

Electricity sub-meters, water monitoring and an energy management system provided for performance management and data.

Other environmental attributes

From waste areas that facilitate operational recycling, to careful environmental management in construction and a stormwater management plan, our design and construction process seeks improved environmental and social outcomes and data.

CONCEPT PERSPECTIVE



Artist's impression only

CONCEPT PERSPECTIVE



Artist's impression only

COMPLETED ESTATE IMAGES



COMPLETED ESTATE IMAGES



MASTERPLAN

BUILDING DEVELOPMENT DATA

Lot 2	
Café	432 m²
Lot 5A	
Warehouse 5A	13,209 m²
Lot 5C	
Warehouse 5C	11,534 m²
Lot 8	
Warehouse 8B	8,385 m²
Lot 11A	
Warehouse 11	21,426 m²
Lot 12	
Warehouse 12	22,202 m²



- Available Space
- Office Space
- Committed Space
- Landscaping
- Awning

SPACE AND INVESTMENT SOLUTIONS FOR A SUSTAINABLE FUTURE

At ESR Australia & New Zealand, sustainability is built into the spaces we create and the services we provide. For us, it encompasses the natural environment, social wellbeing, business success, economic prosperity and cultural richness.

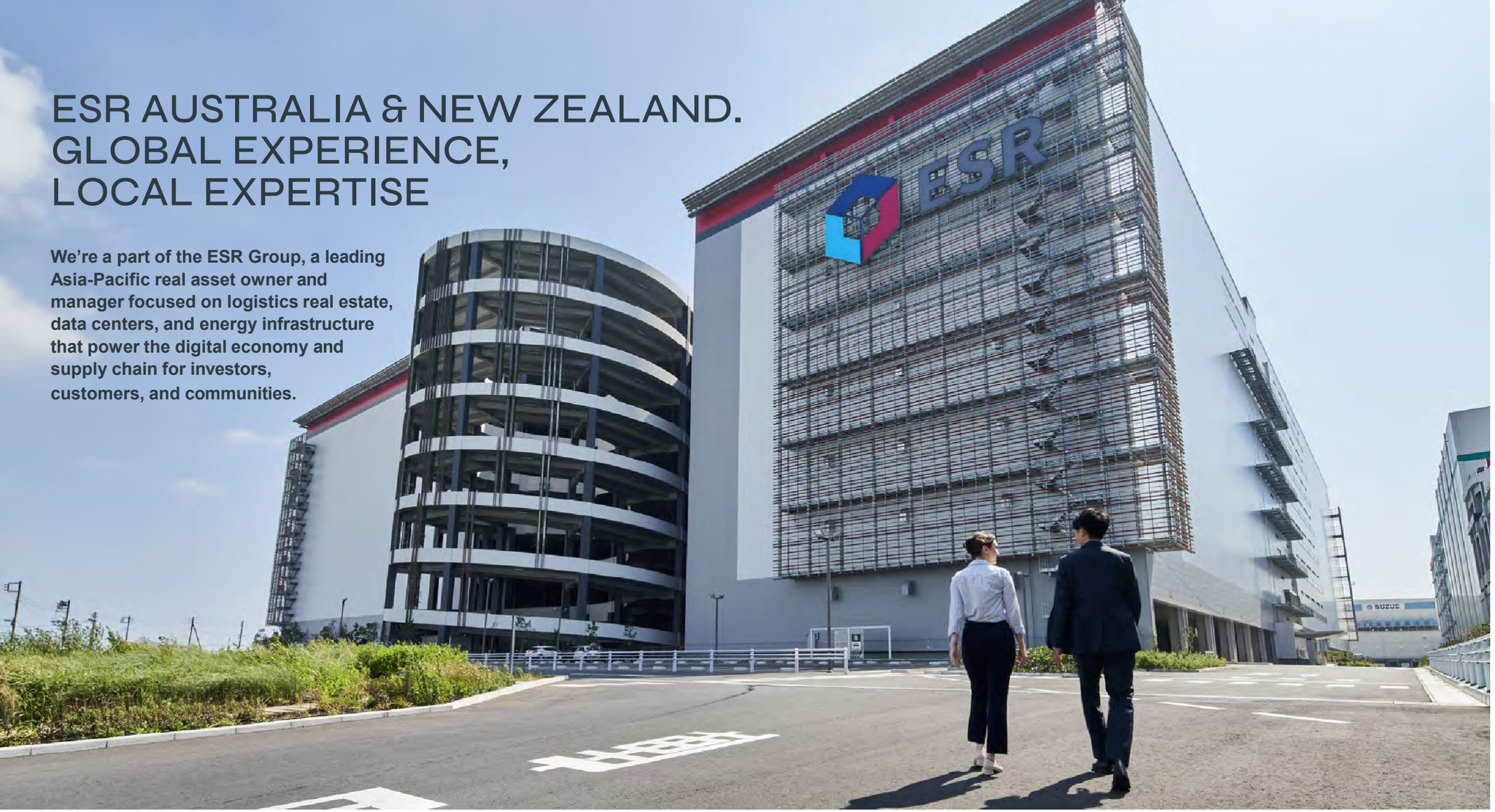
Our best-in-class real-estate developments, property management, investment solutions and customer-first approach help to build sustainable growth for businesses, employees, investors and communities.

Whether you're looking to develop, expand or invest, we're here to help you create a sustainable future, today. Trends in APAC.



ESR AUSTRALIA & NEW ZEALAND. GLOBAL EXPERIENCE, LOCAL EXPERTISE

We're a part of the ESR Group, a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centers, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities.





ESR Australia & New Zealand is a leading manager of industrial, business park and office real estate with assets under management of more than A$21.9 billion, and a robust pipeline of developments underway.

We have established funds management capabilities and long-term relationships with global institutional investors.

Our global strength and local know-how help to make a real difference for businesses, investors, communities and our world.

And we're committed to creating growth for our customers and investors, offering best-in-class services, development and investment solutions that are good for the planet, the people and the economy.

A$ 21.9bn	Assets Under Management
SQM 6.1mn	Gross Lettable Area (GLA)
A$ 11.5bn	Development Pipeline
SQM 3.9mn	Development GLA
416+	Customers
191+	In-house Experts

1. Total AUM is comprised of Third-Party AUM plus Balance Sheet Real Estate
2. All data as at 30 June 2026.



ESR GROUP. APAC LEADER, GLOBAL IMPACT.

ESR Group's integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand and Southeast Asia and includes an expanding presence in Europe and the U.S.

ESR is APAC's largest New Economy real estate platform with industry-leading AUM, development woark-in-progress, development pipeline, market position and presence in 13 countries.

MAKING A POSITIVE IMPACT TO COMMUNITIES

Working towards a sustainable future includes making a difference to people's lives today.

By supporting charities and putting the wellbeing of people first, we can help communities thrive.

Championing mental health and wellbeing within the industry

Through an ongoing partnership with Healthy Heads in Trucks & Sheds (HHTS), we're helping to actively support the health and wellbeing of workers within the road transport, warehousing and logistics industries.

Helping to fuel Aussie school kids in need

As a proud sponsor of Eat Up Australia, ESR is helping to provide lunches to schools for vulnerable children at events throughout the year to fuel their growth and wellbeing.





ESR

Space and investment solutions
for a sustainable future



Nick Napoli

Senior Development Manager

+61 497 806 920

nick.napoli@esr.com

Luke Griffiths
Development Manager

+61 400 634 064

luke.griffiths@esr.com

+61 2 9186 4700

aus_info@esr.com

au.esr.com

The information in this document has been prepared by ESR Real Estate (Australia) Pty Ltd ABN 64 625 761 962 (ESR) and is subject to change at any time without notice.