

MODE MOORABBIN

592-600
South Rd, Moorabbin



WELCOME TO MODE MOORABBIN

INTRODUCTION

Prominently positioned at 592-600 South Road, Moorabbin, this project presents a unique opportunity for owner-occupiers and investors to gain a coveted combination of exposure, connectivity, functionality and demand.

MODE Moorabbin presents an outstanding opportunity to secure a brand-new industrial asset within one of Melbourne's tightly held and high-performing bayside precincts.

Comprising of 79 commercial and industrial units, including purpose-designed micro-warehouses, this development considers the demands of modern businesses and is engineered to deliver immediate performance whilst supporting long-term growth.

AT A GLANCE

Address 592 – 600 South Road, Moorabbin VIC 3189

Land Area 2.026 hectares

Planning Zone Industrial 1 Zone as part of the wider Moorabbin Regionally Significant Industrial Precinct (RSIP)

Number of Units 79

Offering a range of micro-warehouses and office warehouses with great inclusions (STCA) #

- Full-height warehouse- with a clearance of 7m *
- Unit size range: 101-330 sqm *
- Roller shutter access at 3.5m (w) x 4.5m (h) *(Units 70-73 at 3.5m height)
- Sustainability features such as solar panels, rainwater tanks and energy efficient lighting choices.
- Allocated on-site parking
- Modern kitchenette and bathroom with shower.

Developer Maximise Group

Exclusive Selling Agents Gross Waddell ICR & Facey Property

Design Archsign Architecture

* Approximate

Subject to future design changes





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INVESTMENT HIGHLIGHTS



OUTSTANDING CONNECTIVITY

With convenient access to public transport, and close to main shopping precincts including Chadstone Shopping Centre and Westfield Southland Shopping Centre.



PROMINENT FRONTAGE LOCATION

Direct frontage to South Road, connecting to Nepean Highway and Warrigal Road.



QUALITY INCLUSIONS

Air-conditioned mezzanine areas with integrated private bathroom and kitchenette facilities.



FLEXIBLE UNIT CONFIGURATIONS

Ideal for various business and industrial uses, such as flexi-storage, showrooms, e-commerce, and distribution operations.



STRONG INDUSTRIAL DEMAND

Continued expansion of local businesses to generate sustained demand for small-format and industrial units.



AFFLUENT RESIDENT MARKET

High-income levels and the presence of established households will generate sustained demand.



HIGH-PERFORMANCE CAPACITIES

High-clearance warehouses, with efficient vehicle access for loading and distribution.



ROOM TO GROW

2.026 hectare development site offering scale, flexibility, and strong exposure in a tightly held metropolitan market.



FLOORPLAN

SITE/ GROUND
FLOORPLANS



LOCATION

Situated front facing along South Road, this development benefits from exceptional exposure to approximately 40,000 vehicles daily, supporting brand visibility and long-term tenant appeal.

The location is underpinned by strong transport accessibility, with proximity to Princes Highway, Nepean Highway and Warrigal Road as well as connectivity with major arterials such as EastLink, Peninsula Link and the M1 Freeway- supporting efficient logistics and allowing for sustained investment performance.

2 km*

**Moorabbin
Train Station**

2.3 km*

**Moorabbin
Super Centre**

15 km*

**Melbourne
CBD**

* Approximate

FUTURE-READY INDUSTRIAL INVESTMENT

Located within Moorabbin's Regionally Significant Industrial Precinct (RSIP), the Mode Business Park benefits from long-term planning protection against non-industrial re-zoning, providing investors with certainty of their purchase.

The area benefits from anticipated activity uplift driven by major surrounding infrastructure projects i.e. Future Suburban Rail Loop (East Precinct) one kilometre south reinforcing long-term demand, tenant appeal and capital growth prospects.





**MODE
MOORABBIN**

LEGEND

- 1. Commonwealth Golf Club
- 2. Chesterfield Road Shopping Strip
- 3. Morris Moor
- 4. Fat Bob's Burger Bar and Grill
- 5. Woodfrog Bakery
- 6. Holey Moley Golf Club
- 7. Stomping Ground Brewery
- 8. 2 Brothers Brewery
- 9. Moorabin Super Centre 2.3km *
Bunnings, Sydney Tools, Total Tools, Chemist Warehouse
- 10. Yarra Yarra Golf Club
- 11. Sandbelt Club Hotel
- 12. Big Pig Canteen
- 13. Toasted Truck and Deli - Moorabbin
- 14. Karkarook Park
- 15. RSEA Park- St Kilda Football Club
- 16. Moorabbin Train Station 2km *
- 17. Westfield Southland Shopping Centre

* Approximate

LEGEND

- Industrial Precinct
- Moorabbin Airport
- Train Line

Melbourne CBD
28 MIN*



Moorabbin Airport
9 MIN*



Nepean Highway
3 MIN*



Springvale Road
12 MIN*



Princes Highway
12 MIN*



* Approximate



DEMOGRAPHICS

Surrounding Residential Market

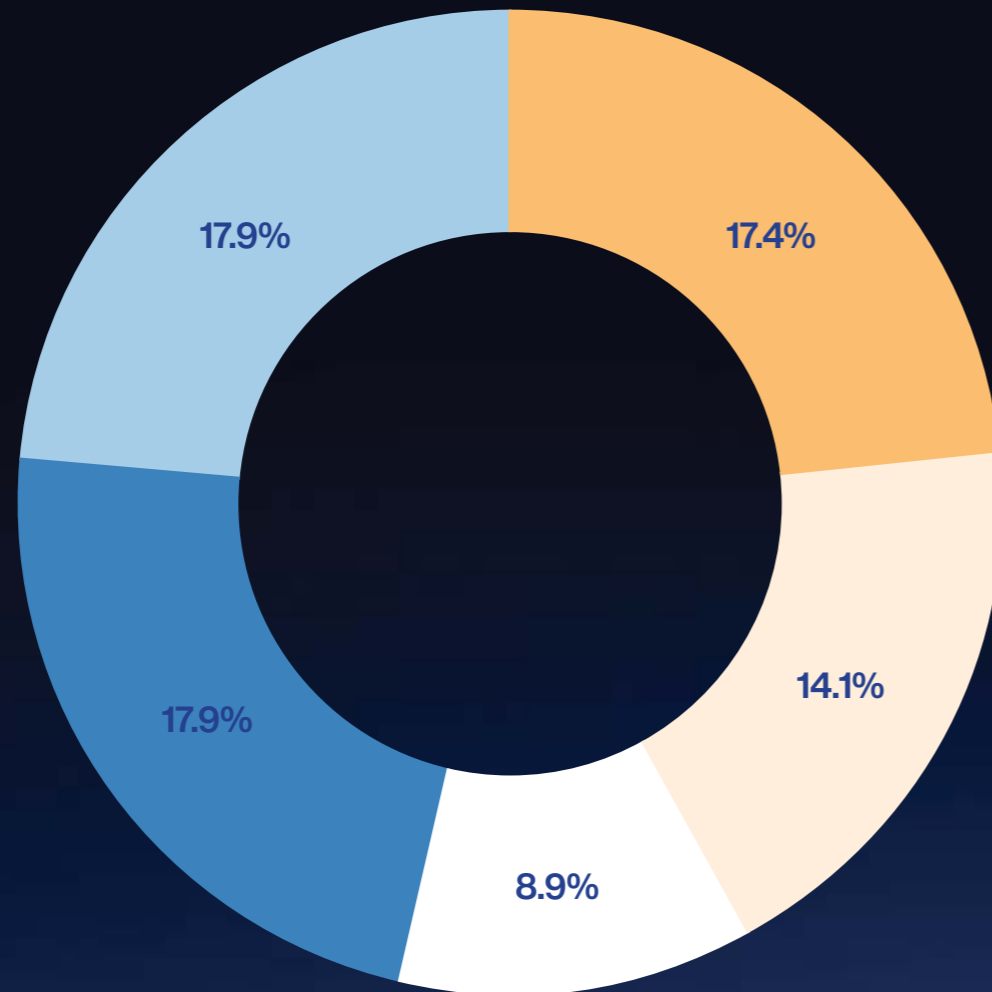
Moorabbin and its surrounding suburbs are characterised by affluence and sustained growth. As of January 2026, median house prices were approximately \$1,261,000¹ in Moorabbin, reflecting the area's established and high value housing profile. Continued solid population growth is forecast over the next 10–15 years, reinforced by a predominantly white collar demographic, which comprises 82% of the residents compared to 74% across Greater Melbourne.²

Worker Demographics

The development benefits from access to a substantial local workforce of approximately 132,500 people. Notably, 60% of this workforce holds a bachelor's degree or higher, significantly exceeding the Greater Melbourne average of 52%, supporting strong occupier demand and a high quality labour pool.³

Top industries- Catchment workers³

- Healthcare and Social Assistance
- Construction
- Retail Trade
- Manufacturing
- Education & Training



STATISTICS



Annual Population Growth %⁴

remains consistent at an expected 1.1% per annum over the next 25 years

2019

32,260

2024

36,920

Total Number of Businesses Increased from 2019 to 2024⁴

2x

2019 → 2024

Prices for industrial warehouses in the region have surged, with average sales rates for comparable properties nearly doubling from 2019 to 2024⁵

Limited comparable small format offerings available in the surrounding areas²



6%

Between 2019 and 2024, residential rents increased by approximately 6% per annum, while median sale prices recorded growth of around 12% per annum⁵



Sources

¹ Median House Prices realestate.com.au (Jan 2026)
² Urbis

³ ABS, VIF 2023, id (informed decisions) 2023, Urbis
⁴ ABS, Urbis

⁵ RP Data; Urbis



PROJECT TEAM

Developer



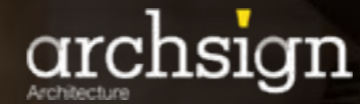
Maximise Group is a leading property developer and funds manager, specialising in industrial warehouse development. Maximise Group has successfully completed eight projects, delivering 368 warehouse units to date and with an additional 571 warehouses in the pipeline to 2028.

Builder



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

Architect



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 supports private developers, foreign investors and major commercial clients in progressing their design vision from initial concept to construction completion.

Town Planner



Veris is Australia's leading provider of integrated digital and spatial data advisory and consulting services, delivering tailored solutions across sectors including property and buildings, transport, energy and resources, utilities, natural environment, government and defence. Veris' town planning team brings extensive expertise in both strategic and statutory planning, with proven capability in land development and inner-city built form projects. Veris partners with all stakeholders to navigate complex planning systems and secure approvals efficiently. Their multidisciplinary approach and commitment to quality ensures streamlined data-driven outcomes that align with project objectives.

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