



• FOR SALE

INDUSTRIAL AND LOGISTICS • OFFICE & WAREHOUSE

887 Wellington Road

A new standalone office and warehouse development designed for the practical requirements of modern business.

LOCATION

Rowville, Victoria.

COMPLETION

December 2026.

THE OPPORTUNITY

A new benchmark
in Melbourne’s east.

With a total building area of 3,212sqm, 887 Wellington Road combines 2,748sqm of warehousing with 464sqm of dual-level corporate office.

Prominent Wellington Road frontage delivers both operational capability and corporate presence in Melbourne’s tightly held east.

Artist Impression





Artist Impression

EXECUTIVE SUMMARY

A rare standalone freehold opportunity.

ADDRESS	887 Wellington Road, Rowville, Victoria
BUILDING AREA	3,212sqm*
SITE AREA	4,549sqm*
WAREHOUSE	2,748sqm*
OFFICE	464sqm* over two levels
TITLE	100% freehold interest
ZONING	Commercial 2 Zone (C2Z)
ACCESS	Wellington Road service lane access via dual crossovers
CAR PARKING	Up to 17 on-site
COMPLETION	December 2026*
SALES METHOD	Expressions of Interest
EOI CLOSING	Wednesday 11 November 2026, 4:00pm (AEDT)
INSPECTIONS	By private appointment with the exclusive Colliers agents

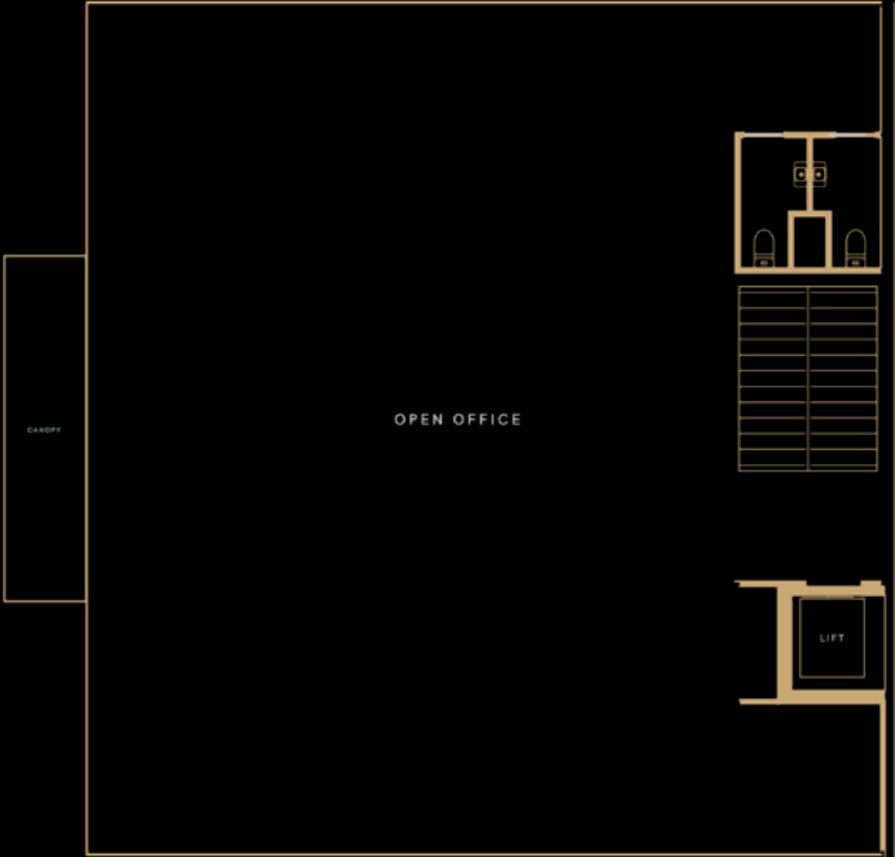
*Areas subject to final design, approvals and survey. Target completion subject to construction progress and Occupancy Permit.

FLOOR PLANS

Schedule of
areas.

AREA	SQM (GFA)
GROUND FLOOR - WAREHOUSE	2,748
GROUND FLOOR - OFFICE	232
FIRST FLOOR - OFFICE	232
TOTAL	3,212

FIRST FLOOR



GROUND FLOOR



Area figures are based on the preliminary architectural set and remain subject to final design, authority approvals and survey. Plans are indicative only and not to scale.

PROPERTY HIGHLIGHTS

Designed *to perform.*



Brand-new headquarters

A brand-new standalone industrial facility on a freehold site, with December 2026 occupancy.



Functional warehouse

2,748sqm* of high-clearance warehousing with dual roller-door access.



High-capacity power

500-amp three-phase power supply providing flexibility for evolving requirements.



Prominent and connected

High-profile Wellington Road exposure with convenient access to Stud Road, EastLink and the Monash Freeway.



Rare eastern scale

3,212sqm* of building area on a substantial 4,549sqm* freehold site.



Corporate workplace

464sqm* of light-filled, dual-level corporate office with modern amenities, contemporary glazing and lift access.



Loading and access

Convenient truck access via the Wellington Road service lane, with dual crossovers and dedicated container loading.



Proven development pedigree

Owned by Fortivium and jointly developed by Fortivium and The Caribbean Group, drawing on more than 80 years and three generations of development experience.





PURCHASER ADVANTAGES

Built for today. *Positioned for tomorrow.*

Flight to
quality

Prime-grade facilities represented 85% of Melbourne's industrial leasing activity in Q2 2026, reflecting continued demand for modern, efficient facilities.*

Opportunity
scarcity

Brand-new standalone facilities of this size are rarely offered within Melbourne's established eastern industrial market.

De-risked
delivery

A brand-new build provides an alternative to sourcing land and absorbing planning, construction cost and delivery risk.

Cost
efficiency

Stamp-duty exempt under Victoria's Commercial and Industrial Property Tax regime.

Occupation
certainty

Well-advanced construction, with Occupancy Permit targeted for December 2026.

Artist Impression

*Source: Colliers Research.

DESIGNED FOR BUSINESS

Detail, behind the design.

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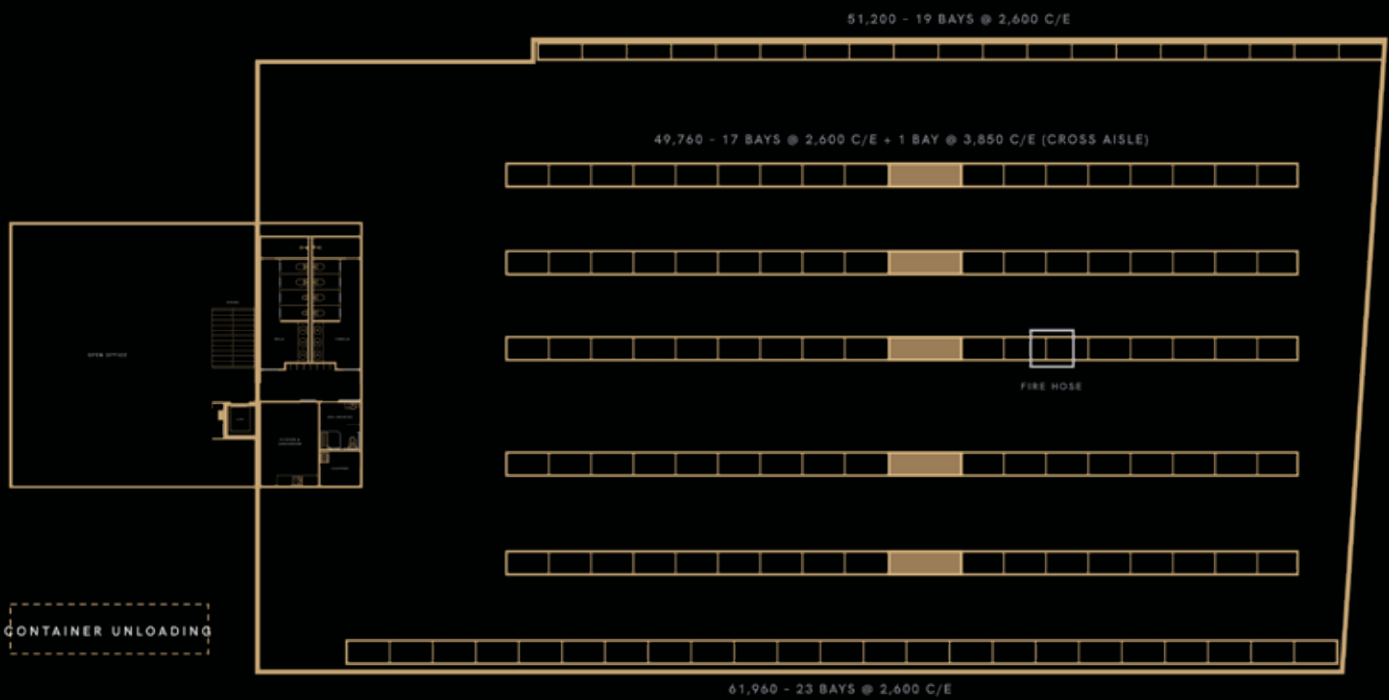
2,748sqm*
Warehouse
- 

1,738
Pallet positions
- 

464sqm*
Corporate office
- 

500 amp
Three-phase power

POTENTIAL WAREHOUSE RACKING PLAN



TYPICAL RACKING ELEVATION



BUILDING SPECIFICATIONS

Key Features

WAREHOUSE	High-clearance warehouse with approx. 1,738 Australian-standard pallet positions.
OFFICE	Dual-level corporate office delivered as a warm shell with HVAC, carpet tiles, suspended ceilings, lighting and general power.
LOADING	Two motorised roller doors with dedicated container-unloading capability.
ACCESS AND SECURITY	Dual crossovers via the Wellington Road service lane, automated sliding gates and secure perimeter fencing.
POWER	500-amp three-phase power connection.
SLAB AND HARDSTAND	200mm reinforced concrete warehouse slab with burnished finish and 175mm reinforced concrete external hardstand.
STAFF AMENITY	Male, female and accessible amenities, showers, lockers, kitchen/lunchroom, secure bicycle racks and a passenger lift.
PARKING	Up to 17 on-site car spaces, or 10 with container loading.
WATER MANAGEMENT	Approx. 35kL stormwater detention system with treatment filters.
DELIVERY	Target completion December 2026*.

Experience behind every decision.

OWNED BY FORTIVIUM.
DEVELOPED JOINTLY BY FORTIVIUM
& THE CARIBBEAN GROUP.

Together, the development team brings more than eight decades of property experience across industrial, commercial, residential and hospitality sectors, combining a long-term ownership perspective with proven development capability.

80+ YEARS	Property knowledge and development experience accumulated across three generations.
400,000m ² + DELIVERED	A proven track record across major industrial, commercial and mixed-use developments.
500-ACRE PRECINCT	The experience behind Fortivium includes the delivery and evolution of Caribbean Park in Scoresby, one of Australia's largest and most diverse master-planned business environments.
MULTI-SECTOR CAPABILITY	Demonstrated delivery across offices, warehouses, logistics facilities, hospitality, accommodation and retail.
AN OWNER'S PERSPECTIVE	A practical understanding of how buildings operate, how materials perform and what creates lasting value.
DIRECT INVOLVEMENT	Close attention from site selection and design through to construction, completion and the finished result.



FINANCIAL BENEFITS

Cost Saving Summary.

Subject to purchaser eligibility and independent advice, the acquisition may provide transaction and depreciation benefits associated with a newly constructed commercial and industrial property.

TRANSFER-DUTY
EXEMPTION

The property entered Victoria’s Commercial and Industrial Property Tax reform following Fortivium’s acquisition in April 2026, providing a subsequent purchaser with the potential for an exemption from land transfer duty and material transaction-cost savings.*

CAPITAL WORKS

The brand-new construction may provide Division 43 capital works deductions and depreciation benefits for eligible plant and equipment.*

PLANT AND
EQUIPMENT

Eligible plant and equipment included within the completed facility may provide additional depreciation deductions.*

*All potential duty exemptions, deductions and depreciation benefits remain subject to confirmation of the property’s CIPT status through an SRO property clearance certificate, applicable eligibility requirements, final construction-cost allocations and independent legal, taxation and quantity-surveyor advice.

Artist Impression of indicative office fit-out

LOCATION OVERVIEW

Connected to *Melbourne.*

887 Wellington Road occupies a prominent position within Rowville's established industrial and commercial precinct, with *direct exposure to Wellington Road* and *convenient access to Stud Road, EastLink and the Monash Freeway*.

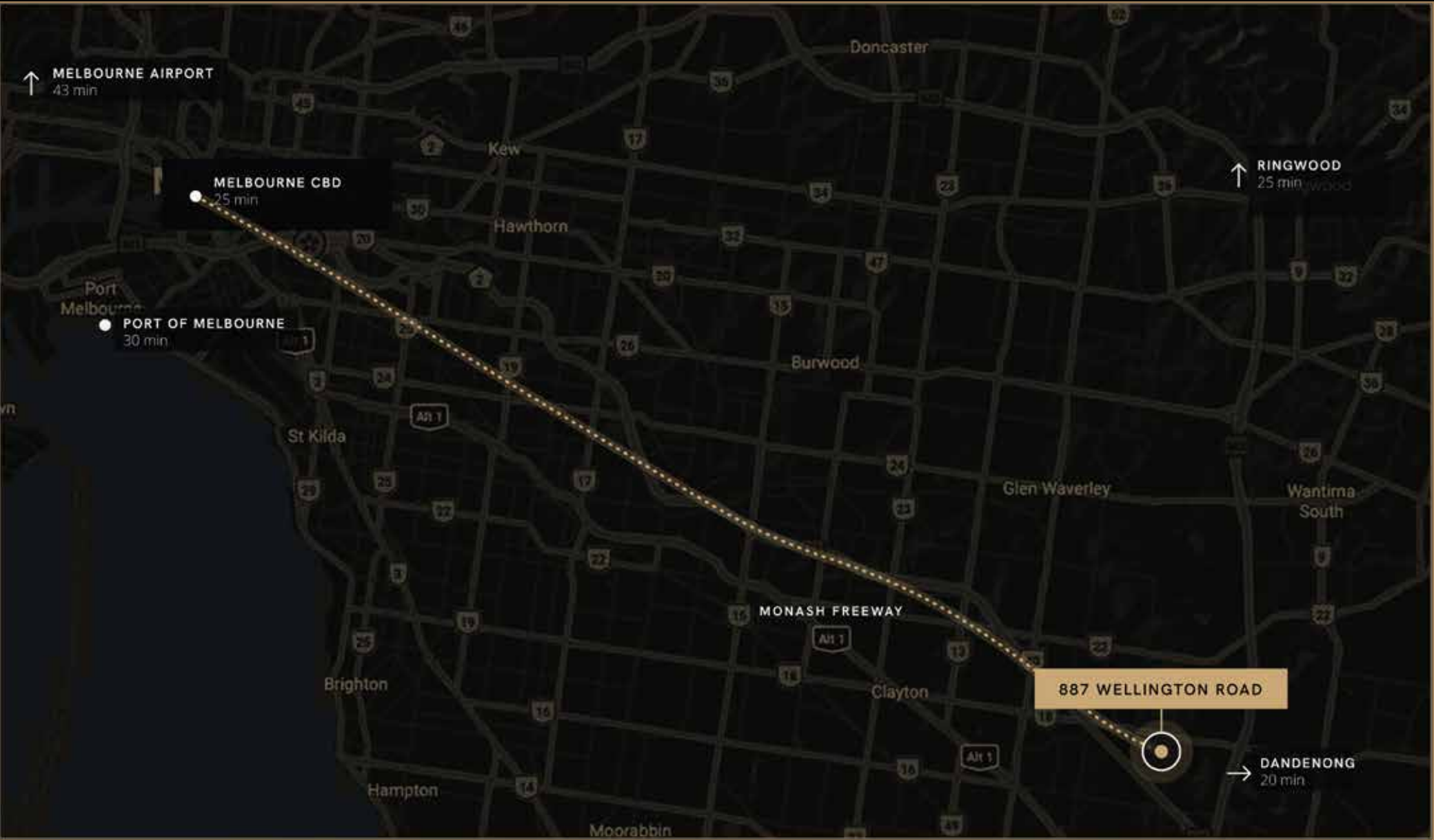
The location provides efficient connections across Melbourne's eastern and south-eastern employment corridors, with convenient access to the *CBD, Melbourne Airport and Port of Melbourne*.

LOCAL AMENITY

STUD PARK	4 km	Retail, dining and everyday services.
WESTFIELD KNOX	7 km	Major retail and dining destination.
PUBLIC TRANSPORT	135 m	Bus services along Wellington Road.
CARIBBEAN PARK	~3 km	Business, dining and leisure precinct.

DRIVE TIMES

EASTLINK	3 min
MONASH FREEWAY	6 min
MELBOURNE CBD	25 min
PORT OF MELBOURNE	30 min
MELBOURNE AIRPORT	43 min



Approximate driving times. Routes may include toll roads, and travel times may vary.

Measurable advantages.

Long-term value.

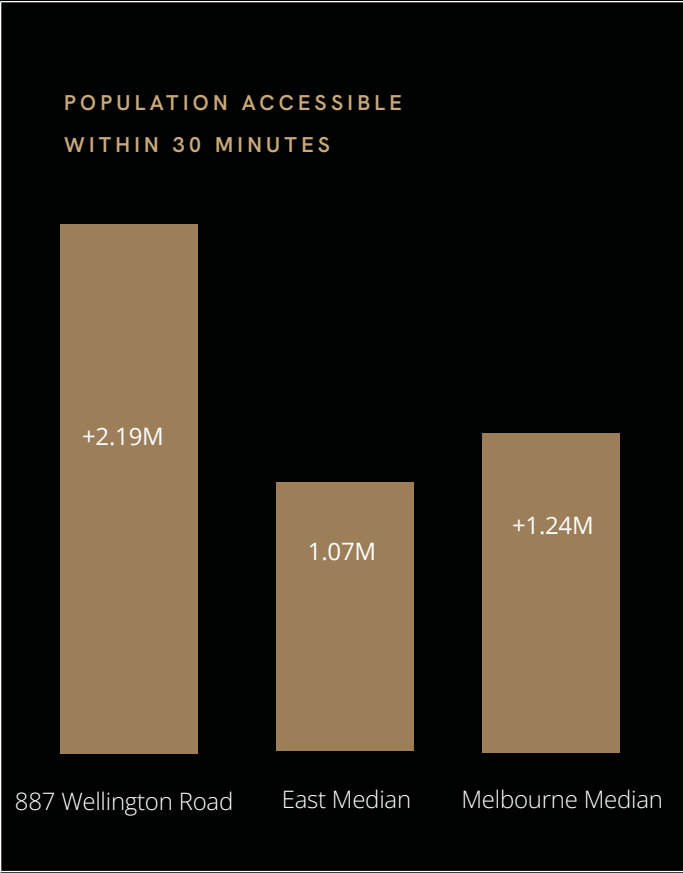
SA1 Property analysis ranks 887 Wellington Road among Melbourne's strongest industrial locations for access to major retail networks, surrounding population, workforce and industrial catchments. Together, these advantages support efficient distribution, labour access and long-term occupier appeal.

What this means for a purchaser

Distribution reach
Access to major retail networks and centres supports efficient distribution across Melbourne.

Industrial depth
Approximately 15.47 million sqm of industrial GFA is accessible within 30 minutes.

Growing catchment
The accessible population is projected to increase by approximately 149,000 people by 2032.



Location metrics

2.19M

People accessible within a 30-minute drive.

+149K

Projected catchment population growth by 2032.

15.47M SQM

Industrial GFA accessible within 30 minutes.

90-100

Scores across key industrial workforce categories.

TOP 10%

Access to major retail networks and centres across Melbourne.

728K

High-income households accessible within 60 minutes.

SALE PROCESS

887 Wellington Road, Rowville is offered for sale by Expressions of Interest closing:

Wednesday 11 November 2026 at 4:00pm (AEDT)

All offers should include:

- Purchase price
- Purchaser entity and interested parties
- Deposit
- Exchange and settlement dates
- Funding conditions
- Specific due diligence requirements
- Any other conditions of the offer

TERMS OF SALE

The Vendor reserves the right, at its absolute discretion, to accept or reject any EOI, negotiate with any party, withdraw the property from sale or vary the sale process at any time before the exchange of binding contracts.

The Vendor is not obliged to accept the highest or any offer and is not responsible for any costs incurred by a prospective purchaser in preparing an EOI or undertaking due diligence.

DUE DILIGENCE MATERIAL

Due diligence material is available through the secure data room. Access can be arranged through the exclusive agents.

INSPECTIONS

Inspections are available by private appointment through the exclusive Colliers agents.

CONTACTS

Exclusively appointed agents



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