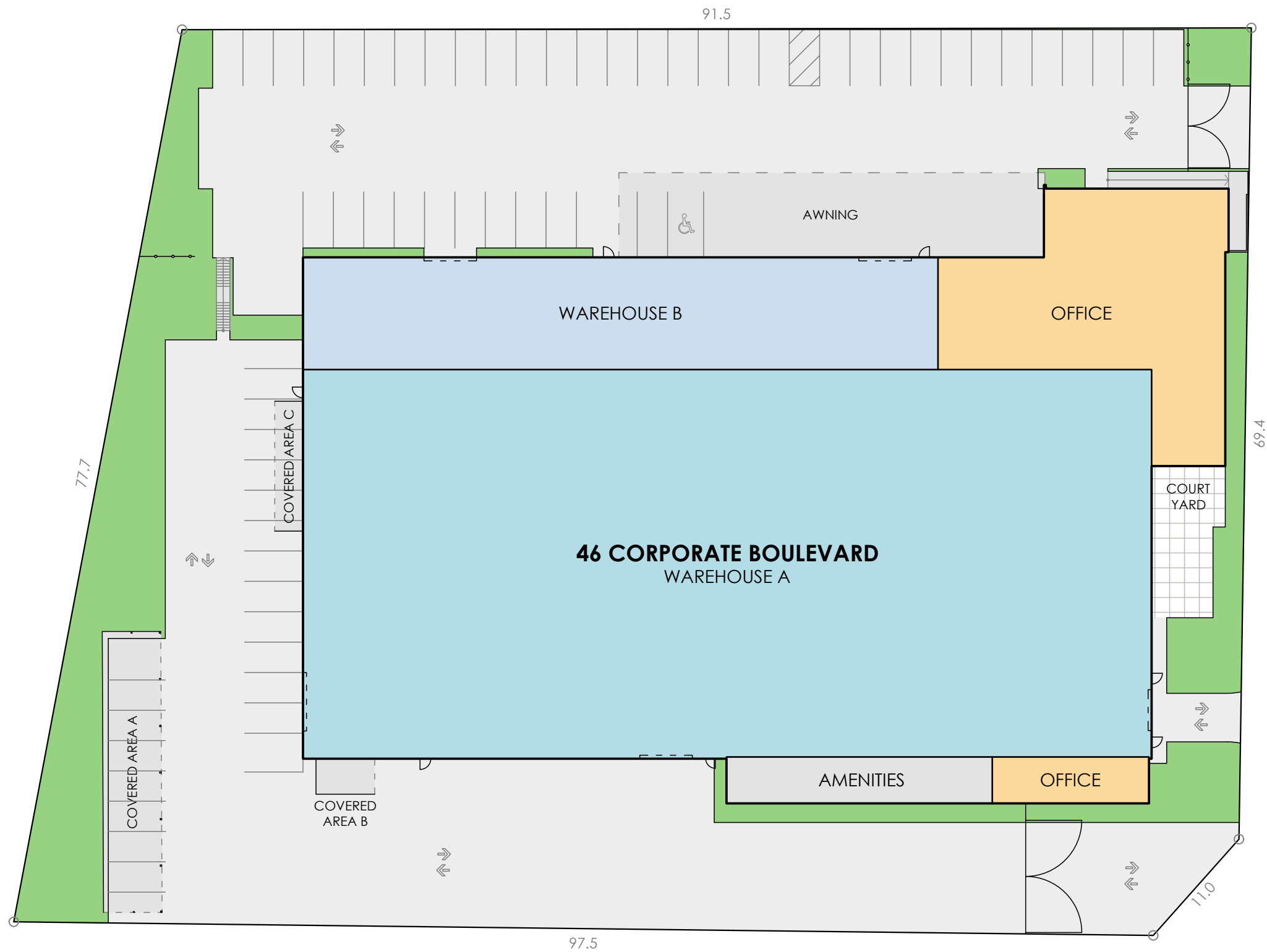




C O R P O R A T E B O U L E V A R D

SCHEDULE

46 CORPORATE BOULEVARD	
TITLE DETAILS	LOT 3-PS537432
LAND AREA	7,533 m ²
BUILDING AREA	3,771 m ²
AWNING	264 m ²
COVERED AREA A	120 m ²
COVERED AREA B	27 m ²
COVERED AREA C	15 m ²
CAR PARKING	61 SPACES

(SITE VISIT 22/07/2026)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES. ALL LAND INFORMATION TAKEN FROM THE DEPOSITED PLAN. BOUNDARIES HAVE NOT BEEN DEFINED.



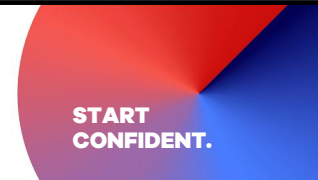
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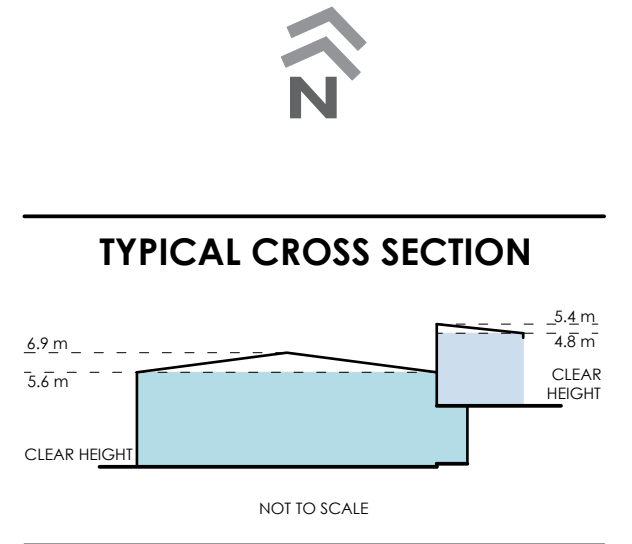
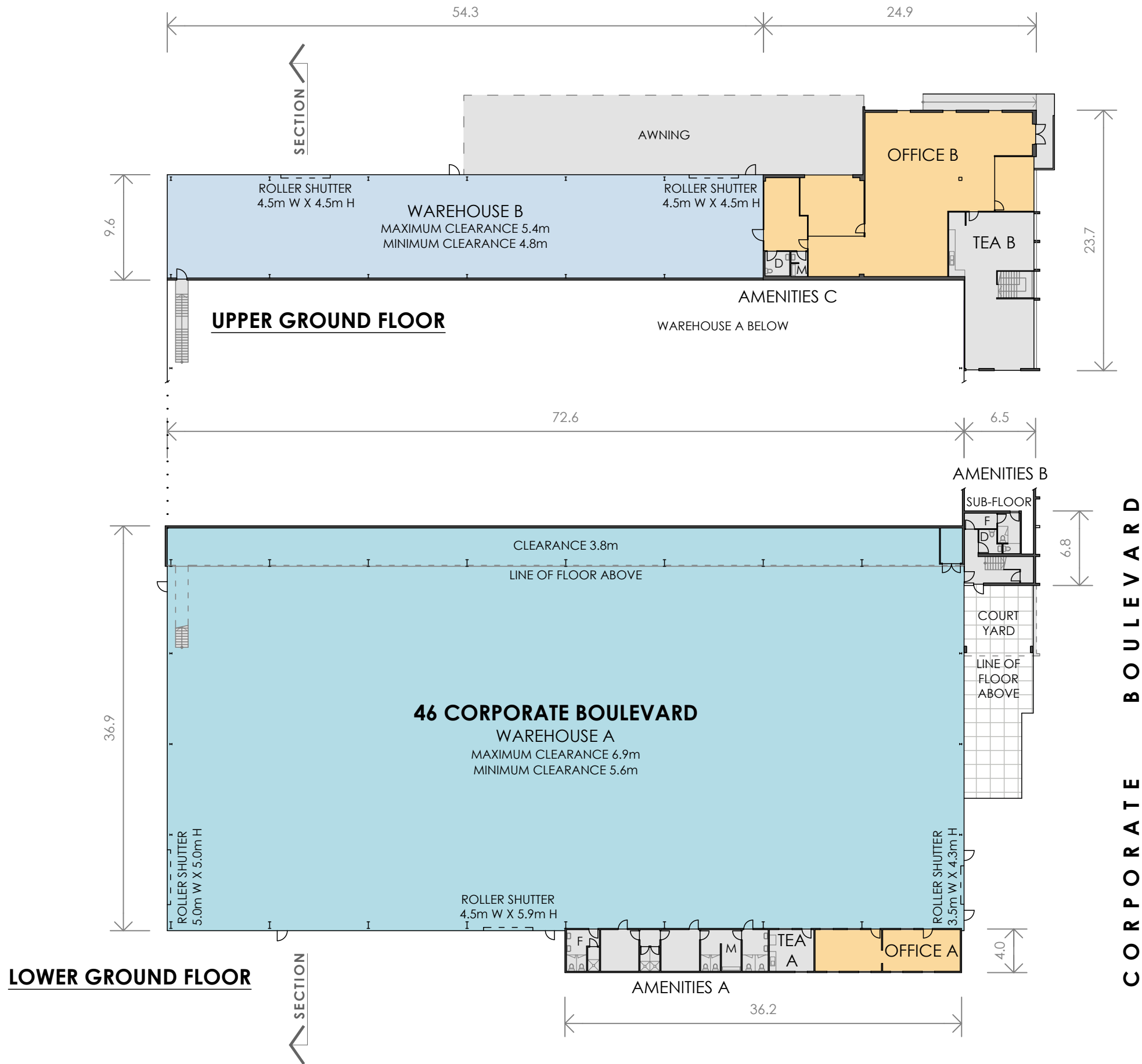


SITE PLAN
46 CORPORATE BOULEVARD,
BAYSWATER, VIC

DATE:	06/08/2026	REV:	0
REF:	96799	DRAWN:	LW
MEASURED:	LW	CHECKED:	GC
SCALE:	1:400 @ A3	SHEET:	1 OF 2

REALSERVE
BUILDING AND LAND SURVEYS
REALSERVE.COM.AU 1800 961 668





SCHEDULE OF AREAS	
46 CORPORATE BOULEVARD	
LOWER GROUND FLOOR	
WAREHOUSE A	2,675 m ²
OFFICE A	54 m ²
AMENITIES A	74 m ²
AMENITIES B	40 m ²
TEA A	16 m ²
UPPER GROUND FLOOR	
WAREHOUSE B	530 m ²
OFFICE B	270 m ²
AMENITIES C	11 m ²
TEA B	101 m ²
TOTAL AREA	3,771 m ²
AWNING	264 m ²
COURTYARD	114 m ²

(SITE VISIT 22/07/2026)

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