

# Gippsland Logistics and Manufacturing Precinct



INVEST  
LATROBE  
CITY



## Gippsland Logistics and Manufacturing Precinct

### Competitive advantages:

#### Council Owned land

Potential for competitive lease or freehold arrangements for prospective investors.

#### High Quality Land

High quality, large scale, Industrial Zone 1 on fully serviced land.

#### Affordable land

Quality Industrial land can be purchased at substantially lower rates per square metre than capital cities.

#### Existing Business/Workforce

Co-locate and collaborate with other successful manufacturing businesses and access a workforce with strong manufacturing and engineering skills.

#### Sought After Site

Close to existing industry, convenient access to the Princes Freeway (M1) and only 150kms east of Melbourne.

#### Full Government Support

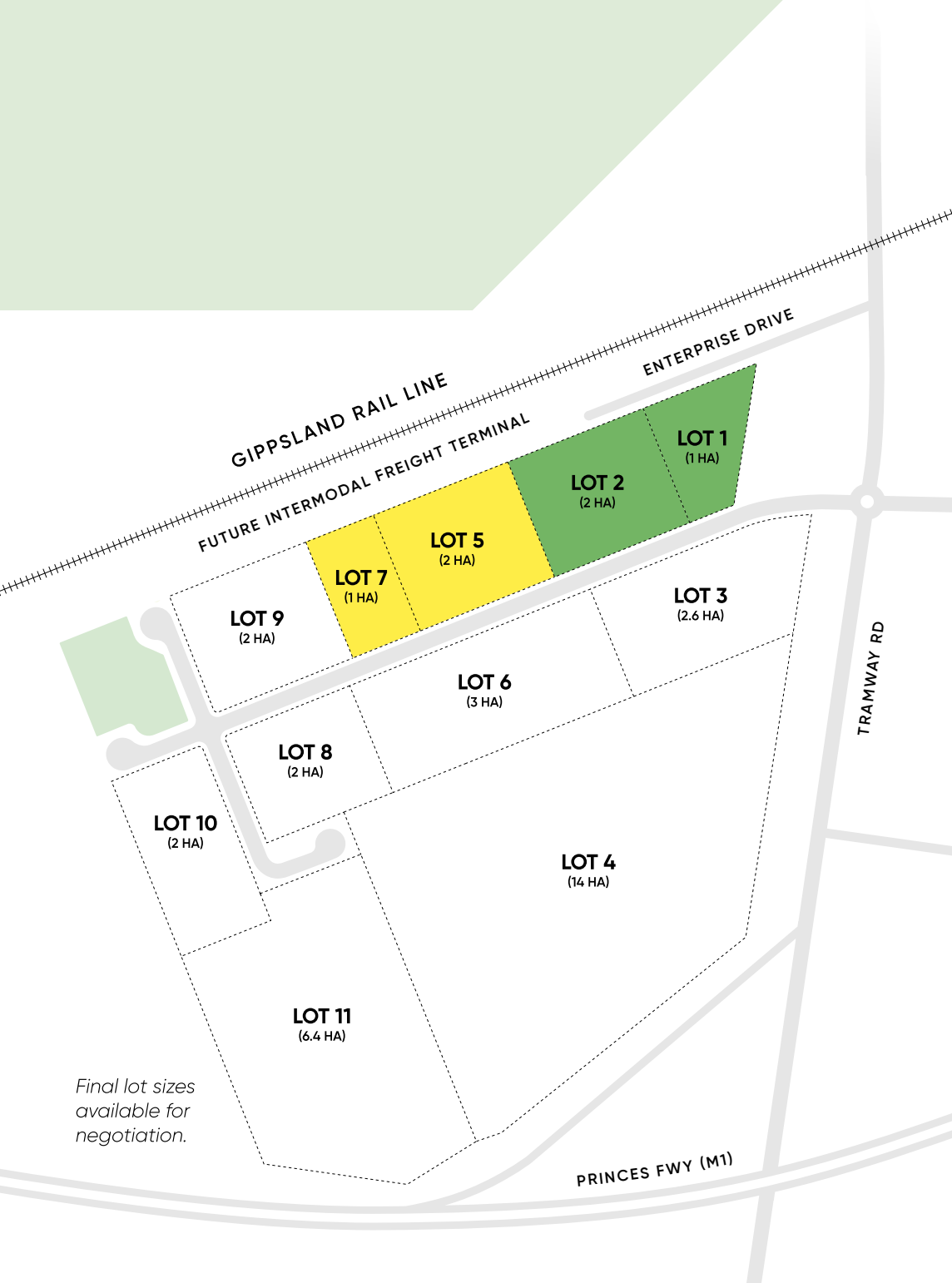
State and Federal Government funding, as well as local government authorities, support development of the site.



## Investment Opportunity: Tramway Road, Morwell

Discover the Gippsland Logistics and Manufacturing Precinct, prime industrial land in the vibrant heart of the Gippsland region in Morwell, Victoria. This resource-rich region is a hub for thriving industries.

Strategically located near major industries and offering easy access to the Princes Freeway (M1), the precinct is just 150km east of Melbourne.



40HA of  
high-quality land



AVAILABLE NOW

Affordable and  
appropriately zoned  
Industrial Land



Logistics Access



Connectivity to major  
transport routes



Supportive council to  
assist developers



Services available  
include power, gas, water,  
telecommunications  
and sewer

Final lot sizes  
available for  
negotiation.

# Gippsland Logistics and Manufacturing Precinct Objectives

The following objectives reflect the vision for the Gippsland Logistics and Manufacturing Precinct:

## Long Term Infrastructure Development

Develop superior infrastructure in the form of a substantial upfront investment in facilities that allow the operations of the Gippsland Logistics and Manufacturing Precinct.

## Employment

Facilitate economic and community development in the region by creating direct job opportunities on the Gippsland Logistics and Manufacturing Precinct.

## Industry Attraction

Be a catalyst for the attraction of new industries to the region.

## Efficiency

Develop facilities that maximise efficiency and help to reduce freight and transport costs.

## Safe and Sustainable

Be a precinct that provides a safe environment for business to occur, whilst also encouraging environmentally and economically sustainable practices.

## Leading Design

Superior urban design that reflects a state-of-the-art industrial precinct.

## How to get involved

Get in contact with us to find out more about the opportunities currently available within the precinct.

### Contact Latrobe City Councils Economic Investment Team:

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