

Required to Lease

**1,500 - 1,700 sqm | Industrial / LFR  
Melbourne (South-East)  
Dandenong, Frankston, Cranbourne,  
Mornington & surrounds**

Ready to open 2025



On behalf of: [PowerPlay](#)  
Submissions due: ASAP

Contact: Phil Reichelt  
Phone: 0418 961 045  
Email: [philip.reichelt@tl-group.com.au](mailto:philip.reichelt@tl-group.com.au)

Tenant Leasing Group (TLG) is a commercial property advisory & lease negotiator for warehouses, industrial & logistics, office, large format, and multi-site retail.

Angel Place  
Level 9/123 Pitt Street, Sydney,  
NSW 2000, Australia  
[tl-group.com.au](http://tl-group.com.au)

## Market Brief / Site Specification

<b>Tenancy Size</b>	<ul style="list-style-type: none"> <li>1,500 - 1,700sqm</li> </ul>	<b>Lessee</b>	<ul style="list-style-type: none"> <li>PowerPlay IE Pty Ltd</li> </ul>
<b>Premises Type</b>	<ul style="list-style-type: none"> <li>Industrial / Large Format Retail</li> <li>Standalone / Inline building</li> <li>Min. 5 metre clearance for at least 50% of the area</li> </ul>	<b>Lease Term</b>	<ul style="list-style-type: none"> <li>Up to Ten (10) years</li> <li>No demo clause</li> </ul>
<b>Target Suburbs</b>	<ul style="list-style-type: none"> <li>Dandenong, Frankston, Cranbourne, Mornington &amp; surrounds</li> </ul>	<b>Timing</b>	<ul style="list-style-type: none"> <li>2025</li> </ul>
<b>Preferred Precincts / Amenities</b>	<ul style="list-style-type: none"> <li>Amusement / Family Entertainment</li> <li>Commercial look &amp; feel</li> <li>Gentrified, warehouse-style</li> <li>Shopping centre fringe</li> <li>Large format retail parks</li> </ul>	<b>Links</b>	<ul style="list-style-type: none"> <li><a href="#">Intro video</a></li> <li><a href="http://powerplay.com.au">powerplay.com.au</a></li> <li><a href="https://www.instagram.com/powerplayperth">instagram.com/powerplayperth</a></li> <li><a href="https://www.facebook.com/powerplayperth">facebook.com/powerplayperth</a></li> </ul>
<b>Complementary Businesses</b>	<ul style="list-style-type: none"> <li>Zone Bowling / Bounce Oz Tenpin</li> </ul>	<b>Consultant Fees</b>	<ul style="list-style-type: none"> <li>TLG is retained by PowerPlay</li> </ul>
<b>Site Attributes</b>	<ul style="list-style-type: none"> <li>Open-plan industrial warehouse</li> <li>Preferably clear span</li> <li>Air conditioning</li> <li>Ground floor</li> <li>Male / Female / Accessible bathrooms</li> </ul>	<b>Contact</b>	<ul style="list-style-type: none"> <li>Phil Reichelt (Principal, TLG)</li> <li><a href="tel:0418961045">0418 961 045</a></li> <li><a href="mailto:philip.reichelt@tl-group.com.au">philip.reichelt@tl-group.com.au</a></li> </ul>
<b>Zoning</b>	<ul style="list-style-type: none"> <li>Amusement usage</li> </ul>		
<b>Car Parking</b>	<ul style="list-style-type: none"> <li>20+ car spaces</li> </ul>		
<b>Signage</b>	<ul style="list-style-type: none"> <li>Yes</li> </ul>		

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## About PowerPlay

### Background

Founded in 2019, [PowerPlay](#) is the brainchild of ex-professional motorsport competitor and manager, Glenn Macneall. The successful Perth-based electric go-karting business provides a safe, eco racing experience for friends, families and corporate groups alike. With the Entertainment sector forecast to grow at 5% CAGR over the next 10 years, PowerPlay's social, sustainable, and budget-friendly format is opening new sites across Australia to meet increasing demand.

PowerPlay offers a unique racing experience where amateurs and pros alike can challenge themselves and have fun. The venues feature a spectator area, games and party room, driver zone, pit lane with charging stations, and podium, unique two-level tracks, activity areas and more. The business welcomed over 52,000 racers in FY23, with over 100,000 customers since inception. There have been zero reportable incidents, and reviews average 4.8/5 Stars (across 600+ Google Reviews).

### Current venues

- Joondalup (WA) - 136 Winton Rd, WA - 1,606 sqm
- Bibra Lake (WA) - 7 Sobek Pass, WA - 2,123 sqm



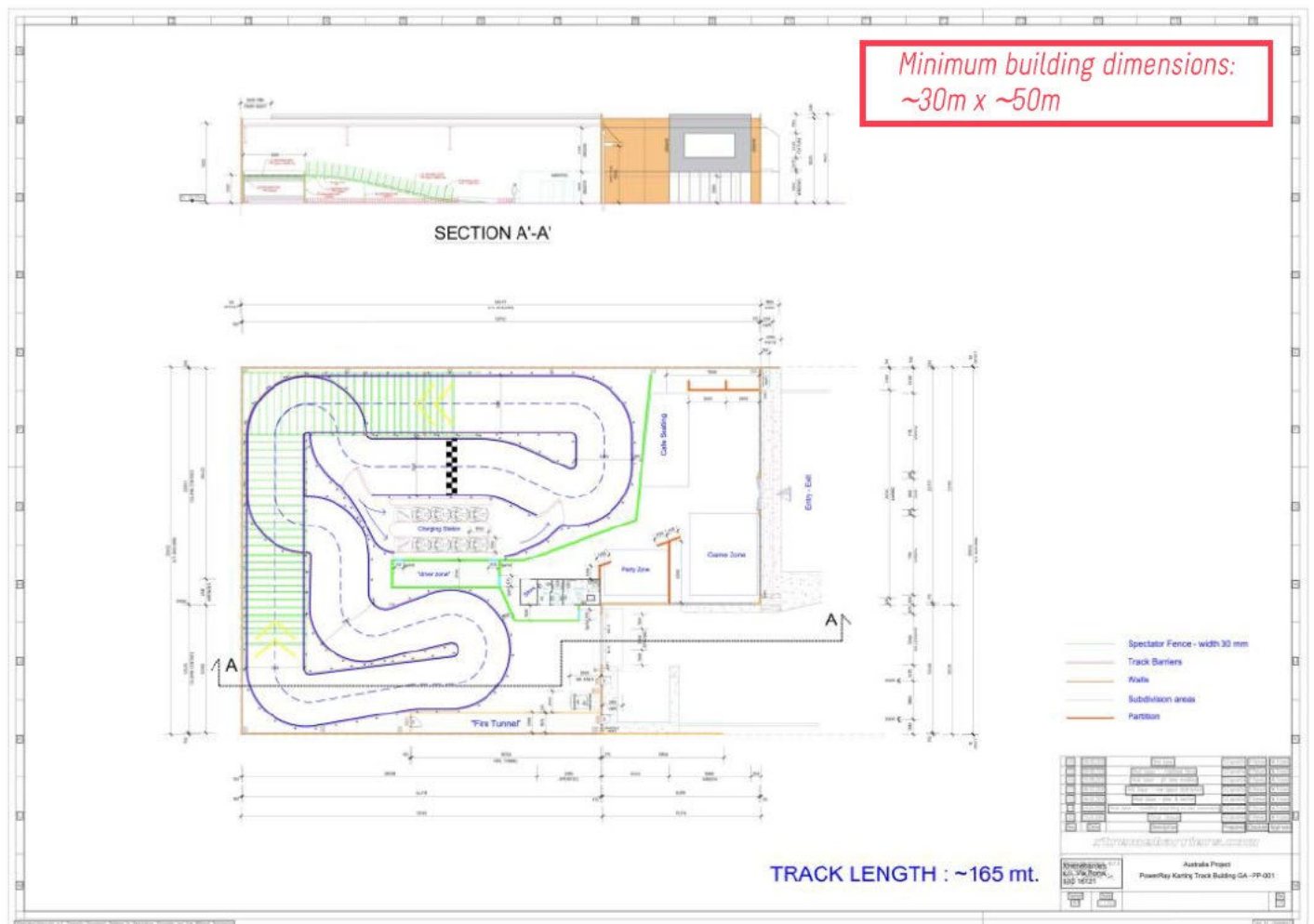
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## Example Floorplan



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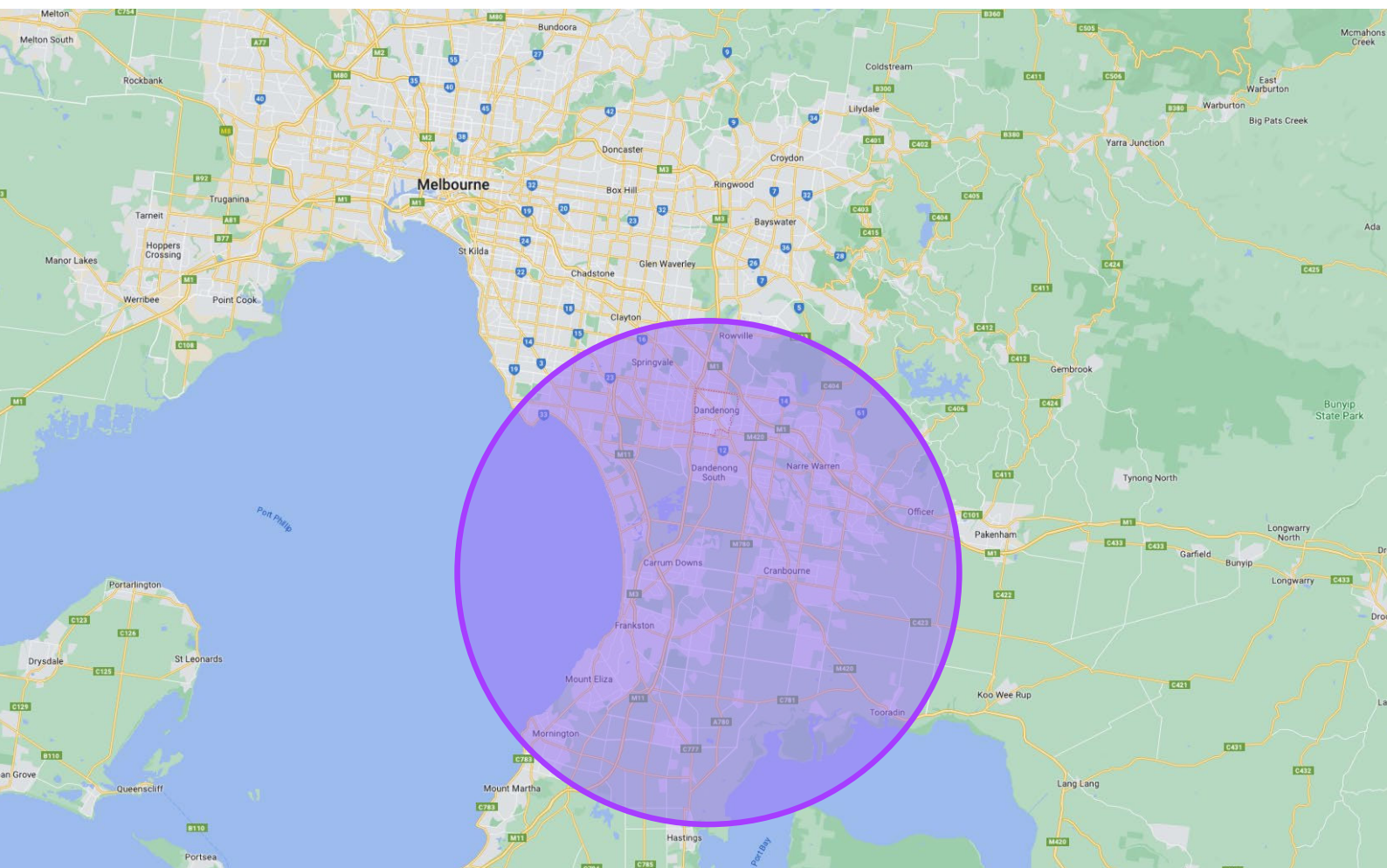
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## Target Search Area

South-East Melbourne: Dandenong; Dandenong South; Cranbourne; Frankston; Mornington etc



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