

Bisinella Business Park

CORIO

A development of versatile, high quality buildings creating the new Bisinella Business Park within the Bisinella Industrial Estate.



Bisinella
the key to your community

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Introduction – Geelong’s most exciting new development

The Bisinella Business Park is one of Geelong’s most exciting new commercial developments, featuring 12 high-quality, architecturally designed buildings. The park offers premium commercial spaces within a landscaped and attractive environment. Strategically located, it provides excellent connectivity to key transport infrastructure including the Geelong Ring Road, Geelong Port, Avalon Airport (just 15km away), the Geelong CBD.

With sizes ranging from approximately 2,200m² to 9,600m², each property includes two-storey, air-conditioned office spaces, ample parking, loading doors, and all-weather canopies to support a variety of business needs. Situated north of Geelong, Bisinella Business Park is part of a thriving commercial hub and is only minutes from one of Victoria’s fastest-growing residential areas—offering convenient accommodation options for staff.





The Business Park – Where form meets function

Nestled within the thriving Geelong Ring Road Employment Precinct (GREP), the Bisinella Business Park has been architecturally designed to deliver standout kerb appeal, offering versatile and adaptable spaces to meet a wide range of business needs. Many buildings are capable of accommodating gantry cranes and include generous hardstand areas to support heavy vehicle movement and storage.

Each individual property is securely enclosed by a 2.4m-high fence and

automated gate, providing tenants with 24/7 access. Allocated parking, alarm systems, and high-speed fibre-optic connectivity are included to ensure security, convenience, and modern communication capabilities. The facilities are thoughtfully designed to ensure easy access for people of all abilities.

All buildings are constructed with a 'solar-ready' feature, allowing tenants to easily install energy systems tailored to their sustainability goals.

The 'Industrial Estate' – Join the move

The 40-hectare estate is part of the GREP, Geelong's largest industrial growth area. It is already home to well-established businesses including RPC Technologies, Civil Mart, and Velocity Truck Centres, who recognise the strategic advantages of this prime location.

GREP offers excellent connectivity, located approximately 40 minutes from Melbourne via the Princes Freeway, with easy access to air, sea and rail connections, yet only minutes from growing population centres.

GEELONG PORT 7km

←AVALON AIRPORT 14km

←MELBOURNE 65km

GEELONG 12km →

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Watch Bisinella
Industrial Estate
video

Why Geelong?



The Most Livable City In The World

Geelong is a port city in Victoria, Australia, located at the eastern end of Corio Bay and along the banks of the beautiful Barwon River, approximately 75km southwest of Melbourne.

With an estimated population of around 282,000 in 2023, Geelong is Victoria's second-largest city and one of Australia's major urban centres. Geelong provides the perfect environment to achieve work-life balance, blending the livability of a bustling modern city with access to both rural and coastal lifestyles.

Located less than an hour south-west of Melbourne, the Greater Geelong region is one of the most important contributors to the Victorian State economy.



The Masterplan

The Park Development

The key to the Bisinella Business Park is the ability to tailor high quality industrial facilities in a setting that fosters connectivity, collaboration and the cross-pollination of skills, ideas and resources.

This is a significant investment in Geelong's largest designated growth precinct and is expected to create approximately 47 jobs during construction, with more than 400 ongoing jobs once operational. This employment opportunity both supports and is supported by the 308,000 new residents expected to call Geelong home by 2050.

Warehouse No.	Warehouse Area (m ²)	Ground: Office + Amenities Area (m ²)	Level 1: Office Area (m ²)	Canopy Area (m ²)	*Building Lease Area (m ²)
1A	1,599	257	190	226	2,272
1B	1,612	250	190	226	2,278
1C	1,715	250	190	498	2,653
2	2,925	337	196	399	3,857
3	4,090	338	195	491	5,114
4	1,938	250	190	258	2,636
5A	1,679	250	190	478	2,597
5B	1,667	258	191	209	2,325
5C	1,666	258	191	551	2,666
6	8,474	318	195	700	9,687
7	5,429	317	195	310	6,251
8	6,228	318	195	442	7,183

*Building Lease Area = (Warehouse) + (Ground: Office + Amenities) + (Level 1 Office) + (Canopy)



Park Presentation and Maintenance

The buildings

Utilising our wealth of experience, Bisinella will manage all Essential Services and Built Environment maintenance, allowing tenants to enjoy the convenience and quality of their facilities with complete peace of mind.

We can also assist in the project management of any modifications and fit out works that our tenants may require. This service is part of our comprehensive support we offer across our wider tenancy portfolio.

To ensure the Business Park continues to deliver the highest-quality amenity and services, a Body Corporate will oversee the landscaping, shared services and the general presentation of the site to ensure it consistently exceeds expectations

Standard Inclusions

- Architecturally designed buildings and landscape
- Generous canopy and hardstands
- Allocated parking
- Secured with 2.4m fencing with 24/7 access
- Air conditioned, all-ability accessible offices
- Fully serviced



The Estate



Velocity Trucks – a case study

In 2024, Bisinella was proud to welcome Velocity Trucks as a tenant at 35-45 Technology Close.

Velocity required a warehouse of nearly 3,000m², along with a generous all-weather canopy. Following a smooth planning and construction process, the facility was delivered to meet their specific needs.

Velocity Trucks now occupies a state-of-the-art space featuring air-conditioned office areas with meeting rooms, lunch facilities, bathrooms and showers. The site also includes ample parking, a custom-built truck wash facility, and approximately 3,000m² of concrete hardstand to accommodate their heavy goods vehicles.



A Proven Track Record

Bisinella Developments

Bisinella Developments is an award-winning, family-owned business that has proudly been part of Geelong's growth story for more than 60 years. Our unwavering focus on community, connectivity and quality has earned us a trusted reputation across both the industry and the region.

To date, we have delivered 14 Bisinella-owned and leased commercial and industrial facilities across Greater Geelong, providing approximately 110,000m² of high-quality space. We take pride in our partnership approach, with many tenant relationships spanning more than 30 years.

When you combine this industrial footprint with our residential developments in Lara, Highton, Leopold and St Leonards, Bisinella truly is 'The Key to the Community'. Our commitment to regional growth and prosperity is further reflected in decades of philanthropic support, including the donation of land, funds, resources and assistance to many organisations and charities, including Samaritan House, Barwon Health Foundation, Geelong Mums and Give Where You Live, among many others.

(More information www.bisinella.com.au/community)



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Impact Fertilisers has had a long-standing relationship with Bisinella as tenants at the Corio fertiliser despatch facility for over 35 years. We are very proud of the partnership Impact has built with Bisinella, who actively support us in growth and development whilst simultaneously taking pride in the upkeep of our state-of-the-art facility. Corio is Impact's largest depot in Australia. Together, we play a crucial role in agribusiness, supplying quality fertiliser to farmers in not just the Geelong area, but also to most of Victoria and southern New South Wales. We look forward to our ongoing partnership in the many years to come.

Jim Mole - Impact Fertilisers CEO

Stantec is honored to have had a deeply valued relationship with the Bisinella family for over 30 years. This true working partnership has consistently delivered innovative and sustainable industrial and residential developments. The Bisinella family's turn-key solutions involving project management, planning, design and construction cater to a wide range of industrial clients, whether they be local Geelong businesses looking to upscale or other businesses expanding into the Geelong region. Our partnership is characterised by flexibility in designs, ensuring that outcomes are adaptable to client requirements. Working with the Bisinella family has been extremely rewarding for all involved, and we look forward to continuing this successful collaboration for many more years to come. Their commitment to excellence for their clients aligns perfectly with Stantec's values and vision.

Peter Preece - Stantec

Working with the Bisinella team in delivering a state-of-the-art warehouse and office space located in Lara's Technology Close, has been a standout experience marked by professionalism, innovation, and a shared commitment to excellence. From early planning stages through to project delivery, the proactive and flexible approach demonstrated by team Bisinella ensured challenges were met with practical solutions and a clear focus on outcomes. Their commitment to planning, design and quality construction - evident in the delivery of high-spec industrial facilities in the Geelong Region - demonstrates their leadership in the sector. It's been a pleasure to collaborate with a team that values transparency, fosters strong stakeholder relationships, and consistently delivers on its promises.

Jarod Mason - Plan Group Geelong Pty Ltd

RPC Technologies specialises in advanced Engineered Composite solutions for customers. We have worked closely with Bisinella Developments for more than 15 years as together we have grown RPC's state-of-the-art facility to cater for the increasingly complex needs of our clients in infrastructure, transport and defence sectors.

We are proud to be part of Geelong's development as a centre for advanced manufacturing and our partnership with Bisinella shows what can be done to drive employment and economic growth when government and business work together.

Like us, Bisinella is committed to understanding the unique and sometimes demanding needs of its clients, and to upholding the highest standards of safety, quality and integrity in everything it does.

We look forward to continuing our partnership with them in the years ahead.

Tony Caristo - RPC Technologies

We are a family-owned business offering a fully integrated range of grain marketing, storage, and transport solutions. It has been a pleasure to have worked closely with the Bisinella family over the past eight years to help the Riordan Group find storage solutions for our growing customer base with bulk products.

Jim Riordan - Riordan Grain

For more than three decades, we have had the privilege of working in close partnership with Bisinella, a name synonymous with excellence and integrity in the Geelong region. Throughout this time, Bisinella has played a pivotal role in shaping the industrial landscape of Geelong and its surrounds, delivering high-quality developments that support local businesses, create jobs, and contribute to the region's economic growth.

Our collaboration with Bisinella has spanned numerous industrial projects, each one marked by their unwavering commitment to quality, innovation, and community values. Their deep understanding of the Geelong market, combined with a forward-thinking approach to infrastructure and sustainability, has made them a trusted leader in regional development.

Bisinella's professionalism, reliability, and collaborative spirit have made every project a success. Their ability to navigate complex challenges while maintaining a clear focus on outcomes has been instrumental in delivering facilities that meet the evolving needs of industry in Geelong.

We are proud to have shared this journey with Bisinella and look forward to continuing our partnership as we help shape the future of industrial development in the Geelong region together.

Kieran Hoare - Associated Rigging Australia

Baldasso Cortese are very proud to support L Bisinella Developments on the Bisinella Business Park in Lara. It has been a pleasure being part of the design process, with a client that has a natural style of being proactive, progressive and professional at all times. The design process has been very interactive and has given us a further insight into the genuine care the Bisinella team has for delivering quality projects for the community. Their natural style of attention to detail, clear communication and focus on quality, is a winning formula, which will inevitably lead to another successful project delivered for the community.

Anthony Baldasso - Baldasso Cortese Architects



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