



We're
opening
the right
doors

PROPERTY REVIEW

FOR SALE BY TENDER

CLOSING WEDNESDAY 30TH NOVEMBER 2011 AT 4PM

LANDMARK DEVELOPMENT SITE

55 KANGAN DRIVE BERWICK, VICTORIA



LAND AREA 12,200m²* - HUGE FRONTAGE 242m*

- Permit in place for Hospital & Specialist Centre
 - Aged Care - Office - Multi Level Residential.
(all subject to obtaining a permit)
 - Zoned Business 2
 - Directly opposite Casey Public Hospital

APELBAUM
& CO (ESTATE AGENTS) PTY LTD
9811 5111
1632 HIGH STREET, GLEN HAIG 3146

Conjunctional Agent
Phillip Apelbaum 0419 559 555
Tim Atkin 0438 559 655

Contact

Josh Kendall
0418 322 443
Adam Martin
0409 357 352

* All areas approx

FOR LEASE

BRAND NEW PREMIUM OFFICES

From \$560 per week*

CONSTRUCTION
COMMENCED
READY TO OCCUPY APRIL 2012



M1 INDUSTRY PARK - DANDENONG SOUTH

- Individual office suites ranging from 97m² up to 1,164m²
- Ready to occupy April 2012
- Join Bosch, Bunnings Warehouse, Beaumont Tiles, Bluescope Lysaght, Wridgeways, Onesteel and Jet Couriers
- Environmentally sustainable design
- Ample parking included
- Full fitout available
- Premium location in one of Melbourne's fastest growing business hubs
- Situated directly opposite the lake and Arco restaurant, café and bar
- Quality construction and development company with over 44 years experience.

*Denotes approximately



Elise Robertson
0407 864 319



Matt O'Dea
0448 566 556



CONSTRUCTION | DEVELOPMENT | MANAGEMENT

8562 4300

FOR LEASE

Property Web ID: 5841741

DANDENONG

Lease: \$244,000 PA + O/Gs

Size: 2,440m²

Contact: Ian Kilgour - 0416 012 727

More front than Myers

- 40 metre frontage to Princes Highway
- Flexible office/warehouse
- Front and rear roller doors
- Rear parking and truck marshalling area
- Brand new saw-tooth roof
- Air-conditioned office/showroom
- 25 car spaces available
- Exceptional opportunity for businesses requiring exposure and access



FOR SALE or LEASE

Property Web ID: 5793203

DANDENONG

Sale: from \$472,500 to \$511,250 for Units 2, 3 & 4

Lease: \$66,825 PA + O/Gs for Unit 1

Sizes: from 378m² to 891m²

Contact: Ian Kilgour - 0416 012 727

Brand New in Central Dandenong

- Completion anticipated late 2011
- Choice of 4 office/warehouses
- 8 metre high panels
- Each unit includes a 1st floor air-conditioned office
- 35 car spaces on site
- Wide street for easy access
- Fantastic location just off Princes Highway



FOR SALE - 1,450m²

1/5-7 Becon Court, Hallam

SOLD
WITHIN 7 DAYS!



TOP OF ITS CLASS

UNIQUE AIR CONDITIONED CLEAN ROOM FACILITY

- Total area: 1,450m² with 14 carpark
- 250m² First Class, air-conditioned offices
- 6 partitioned offices, reception, boardroom, large open plan area, male and female amenities.
- 400m² air-conditioned clean room/ assembly facility with suspended ceiling lighting, vinyl tiled floor, male and female amenities and lunchroom
- The 800m² warehouse has dispatch office and sealed floor
- A great location in Hallam being minutes from freeways
- Specialised facility - a pleasure to inspect

For Sale \$1,750,000 plus GST

Vacant possession.

Contact: Josh Kendall - 0418 322 443

FOR LEASE

Property Web ID: 5764731

HALLAM

Lease: \$137,500 PA + O/Gs

Size: 1250m²

Contact: Terry O'Dea - 0418 346 809

This One's Got The Lot

- Available right now
- Brand New
- Magnificent office/showroom/warehouse
- Includes 250m² 1st floor corporate style carpeted, air-conditioned office with showroom/display immediately beneath
- 5 metre high x 6.5 metre motorized RSD at rear
- 16 allocated car parks + share of visitor car parking
- 2 container pads
- Superb highway position with the best exposure in Hallam
- Just minutes to M1 Freeway



FOR LEASE

Property Web ID: 5804637



DANDENONG SOUTH

Lease: \$2550 PCM + O/Gs

Size: 419m²

Contact: Matt O'Dea - 0448 566 556

Cracking Location - Versatile Premises!

- Ideally positioned on the corner of England Street and Healey Road
- 144m² of air-conditioned offices over two levels
- Two roller doors providing delivery access off both streets
- Warehouse currently divided into two (provides sub-letting opportunity)

FOR SALE

Property Web ID: 5884876



DANDENONG

Sale: \$990,000

Size: 990m²

Contact: Ian Kilgour - 0416 012 727

Good Clean Warehousing

- Direct street frontage with easy truck access
- Front office plus small internal workshop
- Generous power supply
- Very close to Dandenong By-Pass and Frankston Dandenong Road
- Great for your expanding business

FOR SALE

Property Web ID: 2664928

DANDENONG

Sale: Make an Offer
 Size: 1286m²
 Contact: Mark Bond - 0419 386 882

Almost Highway 1

- Can be purchased as one lot or two
- Close to Monash freeway
- Lot 2 - 586m²
- Lot 3 - 700m²
- Planning permit in place for 3 lot subdivision
- Commit now!



FOR LEASE

Property Web ID: 5812950

DANDENONG

Lease: \$65,550 PA + O/Gs
 Size: 690m²
 Contact: Matt O'Dea - 0448 566 556

Here's one with yard

- Available right now
- Very functional factory with approx 1000m² consolidated side yard
- Heaps of 3-phase outlets with 80 amps per phase
- Enjoy double frontage exposure on busy Greens Road
- Good office area with mezzanine lunchroom



AUCTION

40 ENTERPRISE AVENUE, BERWICK

ON SITE TUESDAY 15TH NOVEMBER 2011 AT 2.00 PM

Property Web ID: 5903051



ULTIMATE OFFICE WAREHOUSE

Land: 1,060m²
Building: Office 128m²
Warehouse 498m²
Total 626m²
Terms: 10% Deposit, Balance 90 Days

- Ideal for owner occupation
- Available with vacant possession
- Direct street access to secure front yard/carpark
- Well appointed and partitioned airconditioned offices including a boardroom
- 2 x 3-phase power outlets, ample single phase outlets
- 11 offstreet car spaces
- Modern concrete tilt panel construction
- Cabinets and desks available
- Live and work in Berwick!



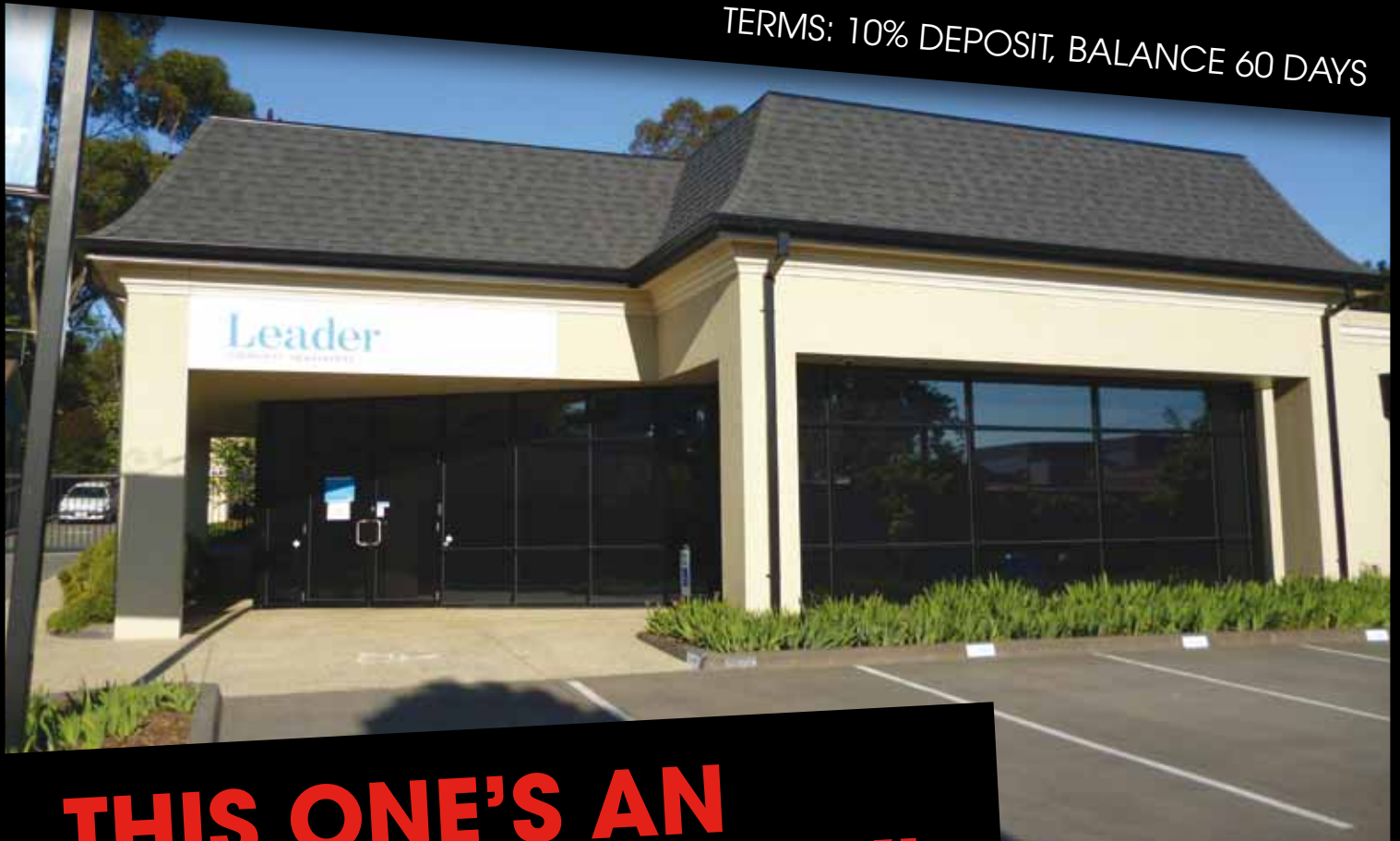
Contact: Matt Rice - 0419 871 240

AUCTION

WEDNESDAY
23RD NOVEMBER 2011
AT 2:00PM ON SITE

Suite 2, 11 Gloucester Avenue, Berwick

TERMS: 10% DEPOSIT, BALANCE 60 DAYS



**THIS ONE'S AN
ABSOLUTE BEAUTY!**

- Magnificent 228m² office suite in a group of three
- Fully air-conditioned with some partitioning and the balance open plan
- Showers in both male and female toilets
- Fantastic lunchroom
- 9 carparks on title
- Vacant possession.

Terry O'Dea - 0418 346 809
Matt O'Dea - 0448 566 556

FOR SALE

Property Web ID: 5754625



HALLAM

Sale: \$750,000
Size: 54m² - Office
568m² - Warehouse
Contact: Adam Martin - 0409 357 352

First Class Complex

- Additional 208m² of office with all offices air-conditioned
- State of the art security system
- Excellent gated complex with abundant parking
- Great location with easy access to highways & freeway

FOR SALE

Property Web ID: 5754035



HALLAM

Sale: \$660,000
Size: 54m² - Office
490m² - Warehouse
Contact: Adam Martin - 0409 357 352

Presentation Perfect

- Excellent complex with abundant parking
- Great location in a gated complex
- Evaporative cooling throughout the warehouse
- Air-conditioned offices

FOR SALE

Property Web ID: 2819185



DOVETON

Sale: \$570,000
Lots 1 & 2: 2731m²
Contact: Ian Kilgour - 0416 012 727

Last Parcel Left

- 2 Allotments to be sold as one
- Magic location
- All reasonable offers considered
- Call Ian Kilgour on 0416 012 727 now

FOR LEASE

Property Web ID: 5671573



BERWICK

Lease: \$39,000 PA + O/Gs
Size: 90m²
Contact: Matt Rice - 0419 871 240

Prominent Ground Floor Office on Clyde Road

- Fully Refurbished and recarpeted office with built in reception desk, and partitions
- Outgoings payable are only \$2,088 PA at present (owner's corp, public lighting, security & gardening included in rental)
- One car space and ample public parking adjacent
- In the prominent Barron House with exposure to Clyde Rd.

FOR LEASE

Property Web ID: 5872291

HALLAM

Lease: \$87,500 PA + O/Gs
 Size: 979m²
 Contact: Graham 'Josh' Kendall
 - 0418 322 443

**Corporate Premises
 - Main Road Exposure**

- Showroom - Office - Warehouse
- Showroom 153m² with reception desk and amenities
- 1st level air-conditioned partitioned offices 153m² with amenities
- High clearance warehouse has 2 roller doors, office, lunchroom and amenities
- 10 on-site carparks

A main road showpiece



FOR SALE

Property Web ID: 2934441

HALLAM

Sale: \$400,000
 Size: 1349m²
 Contact: Mark Bond - 0419 386 882
 Contact: Adam Martin - 0409 357 352

**Build the warehouse you
 always wanted**

- Industrial 1 zoning
- Regular shaped allotment
- Ripe for development
- Minutes from the Monash Freeway
- Don't miss this one



FOR LEASE

Property Web ID: 5782921



DANDENONG

Lease: \$7,000 PCM + O/Gs

Size: 1097m²

Contact: Mark Bond - 0419 386 882

Contact: Doukas Gigis - 0466 339 668

It's Got The Power!

- 250 amps via substation on site
- 953m² warehouse with 7.3 metre clearance
- Air-conditioned offices over 2 levels of 144m²
- 15 car parks on site

FOR LEASE

Property Web ID: 5554056



HALLAM

Lease: \$34,000 PA + O/Gs

Size: 440m²

Contact: Graham 'Josh' Kendall - 0418 322 443

A Little Extra Office Space

- 55m² of 1st level air-conditioned and carpeted office
- Ground level reception, meeting rooms 90m²
- 6 on-site allocated car parks
- Security gated complex
- Easy access to freeways
- A renowned industrial location

FOR LEASE

Property Web ID: 5735862



HALLAM

Lease: \$65,000 PA (1st year) + O/Gs

Size: 900m²

Contact: Matt O'Dea - 0448 566 556

160 Amps Power

- Power can be readily upgraded
- Includes 90m² bi-level air-conditioned office area
- Securely fenced at front
- Separate lunchroom with air-conditioner
- 10 on-site car parks

FOR LEASE

Property Web ID: 5781283



HALLAM

Lease: \$30,000 PA + O/Gs

Size: 450m²

Contact: Doukas Gigis - 0466 339 668

Neat As

- Available right now
- Includes 20m² carpeted front office
- Security grills
- Motorised roller door

FOR SALE and/or LEASE

Property Web ID: 5751214 & 5751215

PAKENHAM

Sale: By Negotiation
 Lease: \$65,930 or
 \$93,840 PA + O/Gs
 Sizes: 694m² & 816m²
 Contact: Mark Bond - 0419 386 882
 Contact: Matt Rice - 0419 871 240

Join Tasman Meats

- Unit 2 offers 816m² including 211m² mezzanine
- Unit 3 offers 694m² including 174m² mezzanine
- Each property has automatic doors to showroom
- Electric RSD's to each
- Great central location at corner of Webster Street & Bald Hill Road



FOR SALE

Property Web ID: 5711921



HALLAM

Sale from: \$230,000
 Sizes: 131m² to 156m²
 Contact: Mark Bond - 0419 386 882
 Contact: Doukas Gigis - 0466 339 668

Very close to Completion

- All warehouses with mezzanine
- All units with street frontage
- Carparking on title

FOR LEASE

Property Web ID: 5876936



NARRE WARREN

Lease: \$2,100 PCM + O/Gs
 Size: 64m²
 Contact: Mark Bond - 0419 386 882
 Contact: Doukas Gigis - 0466 339 668

Catch this one on the rebound!

- Great office and/or shop
- Busy little shopping strip
- Close to Narre Warren Rail Station
- Freshly painted

FOR SALE

Property Web ID: 5808906

HALLAM

Sale: \$625,000

Size: 476m²

Contact: Matt O'Dea - 0448 566 556

Magic Presentation

- Magnificently presented office/warehouse
- Includes 228m² fully air-conditioned bi-level carpeted, partitioned office area and wooden floor reception area
- Freehold title on 635m² land
- Absolutely ideal for a multitude of businesses that require a high office component
- Some furniture available to purchase by negotiation.



FOR SALE or LEASE

Property Web ID: 5834301

CARRUM DOWNS

Sale: \$1,950,000

Lease: \$121,725 PA + O/Gs

Size: 1623m²

Contact: Terry O'Dea - 0418 346 809

A Truly Magic Property

- Includes 169m² air-conditioned, carpeted bi-level office + 51m² mezzanine
- Warehouse also has separate Managers/Dispatch Office
- Provision for 10 tonne crane
- 6 metre canopy on western side
- Sealed floors
- Sensational amenities
- 100 amps power
- 3 motorised roller doors
- Security fencing with 10 metre wide remote controlled gate



FOR LEASE

Property Web ID: 5890661 & 5890671

CARRUM DOWNS

Lease: Unit 1: \$53,000 PA + O/Gs
 Unit 2: \$53,800 PA + O/Gs
 Size: Unit 1: 680m²
 Unit 2: 691m²
 Contact: Ian Kilgour - 0416 012 727

Brand New Environmentally Friendly Buildings

- Unit 1 - 680m²
 (Offices - 144m²)
- Unit 2 - 691m²
 (Offices - 113m²)
- Prominent corner site
- Includes air-conditioned 1st floor offices
- Bright and sun filled warehouses
- 10 car spaces on site
- Grey water systems
- Underground water tanks
- Fenced front car park
- Ready to occupy
- 1 or 2 - it's up to you!



FOR LEASE

Property Web ID: 5912206

CARRUM DOWNS

Lease: \$125,000 PA + O/Gs
 Size: 1582m²
 Contact: Ian Kilgour - 0416 012 727

Ultimate Corporate Environment

- Cavernous warehouse of 1367m²
- Bathed in natural light
- Electric container height RSD
- Provision for 10 tonne crane
- Executive office space of approx 215m²
- Fenced car park with remote gates
- Gas available at front gate
- Quick and easy hop onto Eastlink
- Available now



Phone 03 9793 4455
Web www.faceyindustrial.com.au

6 Clow Street Dandenong 3175
Fax 03 9791 3648
Email info@faceyindustrial.com.au

Disclaimer: Whilst every care has been taken in respect of the information contained herein no warranty is given as to its accuracy and prospective Purchasers/Tenants should make their own enquiries to satisfy themselves of all aspects of the contents. Prices may be subject to change without further notification. All measurements are approximate. All prices are GST exclusive.

AUCTION

2/11 Gloucester Avenue, Berwick



AUCTION

40 Enterprise Avenue, Berwick

