

propertyreview

june 2003

BECON
DISTRIBUTION CENTER

absolutely first class

see page 2 for more details



Becon Constructions are moving!

for sale/lease

hallam

absolutely first class

sale \$ 980,000

lease \$ 1,923 per week + O/G's

land area: 4506m² - 48,504ft²

building area: 1437m² - 15,468ft²

contact: Mark Bond 0419 386 882

- Includes first class office - 447m²
- High clearance warehouse with 3 RSD's - 880m²
- Dust free mezzanine - 110m²
- Consolidated rear yard - 1100m²
- Available September 2003

for lease/sale

dandenong

factory 1

lease \$ 68,586 PA + O/G's sale \$ 743,000 size: 1062m² - 11,431ft²

factory 2

lease \$ 66,768 PA + O/G's sale \$ 723,000 size: 1034m² - 11,129ft²

contact: Adam Martin 0409 357 352

- 2 storey offices
- Main road exposure
- Excellent quality construction
- Soon to be completed



for lease

dandenong \$ 48,000 PA + O/G's

size: 814m² - 8760ft²

contact: Chad Kendall 0408 322 443

factory/yard/monorail crane

- Air-conditioned & partitioned offices
- Freshly painted
- Large side yard
- 1 tonne monorail crane
- New carpets
- 3 RSD's





corporate image

for lease

dandenong

very hard to beat

lease \$ 72,000 PA + O/G's

size: 1150m² - 12,379ft²

contact: Terry O'Dea 0418 346 809

- Includes 250m² A/C, carpeted office
- 3 motorised RSD's
- 6.5 metre clearance
- Fenced side yard
- Dual amenities
- Sprinklered landscaped garden

dandenong south

under construction

sizes range from: 1,075m² - 11,571ft²

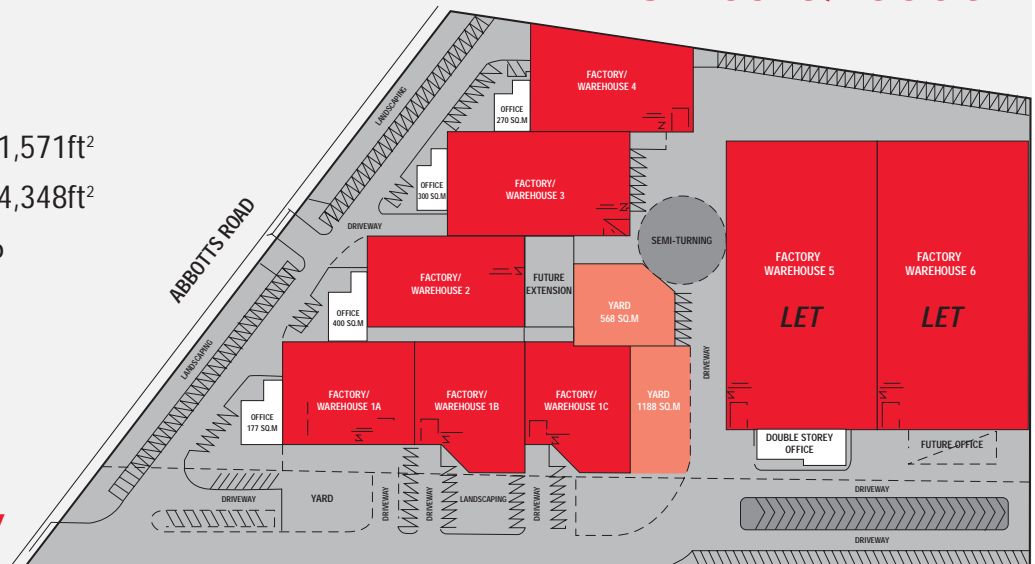
to 2,262m² - 24,348ft²

contact: Murray Barker 0418 364 766

- Stamp duty savings
- Dual factory access
- 6.5 metre clearance
- Double storey A/C offices
- Price/rental P.O.A.

just off the freeway

for sale/lease



for lease

hallam

brand new and sensational

lease \$ 1,826 per week + O/G's

size: total 1470m² - 15,823ft²

contact: Mark Bond 0419 386 882

- Air-conditioned and carpeted offices 260m²
- Business park environment
- Secure parking with remote gate
- Be quick



sensational

dandenong south**for lease**

\$ 52,000 PA + O/G's

size: 855m² - 9200ft²

contact: Graham "Josh" Kendall 0418 322 443

multiple roller doors

- Separate office
- Easy access
- Front side and rear RSD's
- On-site parking

**dandenong****for lease**

\$ 1,055 PCM + O/G's

size: 214m² - 2300ft²

contact: Graham "Josh" Kendall 0418 322 443

neat as a pin

- Quality brick construction
- Direct RSD access
- Just off Cheltenham Road
- Small office

**dandenong****for lease**

\$ 2,958 PCM + O/G's

size: 600m² - 6458ft²

contact: Murray Barker 0418 364 766

inspection will impress

- Large 320 amp power supply
- 4 offices - lunchroom
- Security system/gates
- Good access

**keysborough****for lease**

\$ 554 per week + O/G's

size: 611m² - 6580ft²

contact: Mark Bond 0419 386 882

quality

- Smart office/showroom
- Lunchroom
- Container RSD
- High clearance warehouse

**dandenong****for sale/lease**

sale \$ 580,000 lease \$ 48,000 PA + O/G's

size: 775m² - 8342ft²

contact: Adam Martin 0409 357 352

brand new

- Quality construction
- Great location
- Plenty of parking
- Just off Frankston Road

**dandenong****for sale**

\$ 120,000

size: 153m² - 1650ft²

contact: Adam Martin 0409 357 352

small

- 2 offices
- Clean factory
- Good location
- Fantastic investment opportunity



**hallam****for lease**

\$ 36,000 PA + O/G's

size: 480m² - 5165ft²

contact: Graham "Josh" Kendall 0418 322 443

new-move in now!

- Main road location
- RSD to gravel yard
- Near Hallam railway station
- Modern design

**dandenong south****for lease**

\$ 312 per week + O/G's

size: 310m² - 3343ft²

contact: Mark Bond 0419 386 882

get ready to move straight in

- Small office
- 5m plus clearance
- Container RSD
- Just off Hammond Road

**hallam****for lease**

\$ 3,208 PCM + O/G's

size: 551m² - 6458ft²

contact: Murray Barker 0418 364 766

impressive

- Main road showroom/factory/yard
- Excellent access
- Partitioned offices plus mezzanine

**hallam****for lease**

\$ 23,120 PA + O/G's

size: 452m² - 4869ft²

contact: Graham "Josh" Kendall 0418 322 443

value for money!!

- 7m clearance
- Secure carpark/yard
- Male and female amenities
- 2 electric RSD's

**dandenong****for lease**

\$ 245 per week + O/G's each

size: 279m² - 3000ft² each

contact: Mark Bond 0419 386 882

on your marks!

- Container access
- 3 carparks each
- Basic office in each
- Take one or take both

**dandenong****for lease**

\$ 268 per week + O/G's

size: 266m² - 2863ft²

contact: Mark Bond 0419 386 882

central dandenong

- Renovated office
- Freshly painted
- 2 carparks
- Just off Hammond Road



absolutely irreplaceable

forthcoming auction

18-24 Clyde Road

berwick

magnificent commercial site

site area: 4,620m²

zoned: business 4

contact: Terry O'Dea 0418 346 809

- Huge 76.5m frontage
- Prime corner location
- No GST
- Ideal for a multitude of commercial uses
- Once in a lifetime opportunity



springvale

\$ 430,000

for sale

size: 882m² - 9494ft²

contact: Terry O'Dea 0418 346 809

real value here

- Includes 127m² A/C, partitioned offices
- Motorised RSD
- Gas available
- Security alarm
- 10 carparks



mordialloc

sale \$ 390,000 lease \$ 615 + O/G's

size: 650m² - 6996ft²

contact: Mark Bond 0419 386 882

have a business on the water

- Elevated office
- Main road exposure
- Rare opportunity
- To own and occupy or invest

for sale/lease



dandenong

\$ 48,000 PA + O/G's

for lease

size: 518m² - 5575ft²

contact: Chad Kendall 0408 322 443

prominent offices

- Fully fitted offices - 2 levels
- Air-conditioned, carpeted and partitioned
- Excellent location in heart of Dandenong



dandenong

sale \$ 98,000

lease \$ 175 per week + O/G's

for sale/lease

size: 154m² - 1657ft²

contact: Mark Bond 0419 386 882

a rough diamond

- Great investment starter
- Be quick
- Rear RSD access



5 star medical centre

for sale/lease

rowville

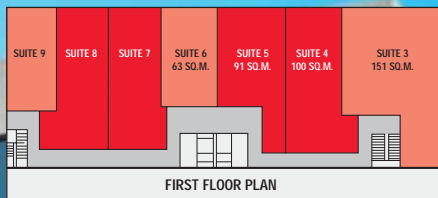
under replacement cost

sale \$ 950,000 + GST lease \$ 95,000 PA + O/G's & GST

size: 343.5m² - 3697ft²

contact: Adam Martin 0409 357 352

- Excellent quality fit-out
- Air-conditioned
- Permit for 5 practitioners
- Ample parking
- Located on prominent corner in highly populated residential area



quality office suites

for sale/lease

dandenong

near family law court

sale from \$ 160,000 - \$315,000

lease from \$ 11,340 - \$27,180 PA net

size: 63m² - 151m²

contact: Adam Martin 0409 357 352

- New office suites
- All with private kitchenettes
- Individual security systems
- Excellent natural light
- Each individually air-conditioned



very convenient

for lease

dandenong

double fronted shop

lease \$ 14,000 PA + O/G's

size: 154m² - 1658ft²

contact: Terry O'Dea 0418 346 809

- Busy little strip
- Plenty of street parking
- Ideal for bookshop, school equipment, general retail or professional use

for lease *mix it with the* **BIG** boys!



Frankston Road, Dandenong
A famous restricted retail strip

Showroom superstore
4140m² - 44,564²ft

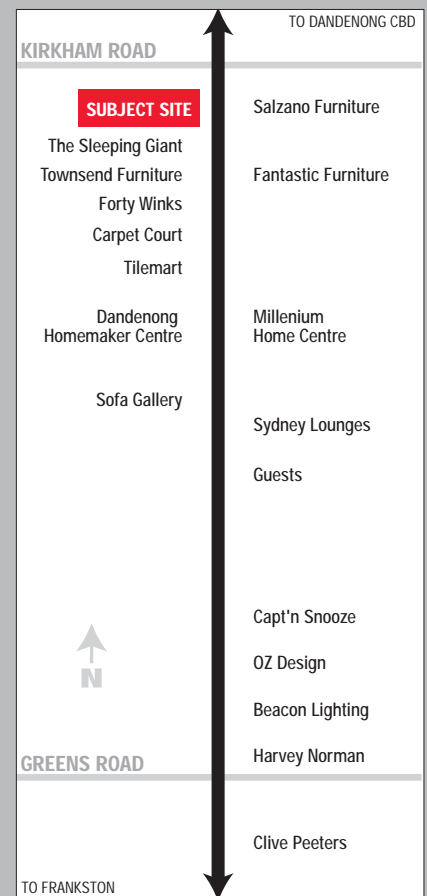
Once upon a time a bustling clothing manufacturing facility but now a refreshed, rejuvenated Super Showroom located within Dandenong's Acclaimed Peripheral Sales Precinct. A renowned destination for home makers.

The flexible evaporative cooled and gas heated design can be utilised for display, storage or even manufacturing and has the advantage of drive in, drive out car parking at the front with a rear separate service entrance off Kirkham Road.

The well documented growth explosion throughout the South East will ensure the long term vibrance of this Restricted Retail Strip. This as new showroom superstore is an ideal opportunity to consolidate your business operations under the one roof in a Super Location.

For Lease: \$315,000 PA plus GST and Outgoings

Contact: Graham "Josh" Kendall on 0418 322 443



Melway Ref: 90 E11



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.