

position your
LOGO HERE

**massive retail
showroom superstore**

Refer to page 2 for details



as featured on front cover

dandenong showroom superstore

lease \$ S25,000 PCM + O/G's

size: 4140m² - 44564ft²

contact: Graham "Josh" Kendall 0418 322 443

dandenong's acclaimed Peripheral Sales Precinct

- Join many Australian household names like Harvey Norman, Guests, Forty Winks, Sydney Lounges, Clive Peeters and the Sleeping Giant (next door)
- A vibrant restricted retail strip
- Flexible evaporative cooled/gas heated design
- Drive in/drive out parking with rear service entrance
- Suitable for a combination of Showroom display, storage or even manufacturing
- Inspection will please

for lease



dandenong \$ 200,000 PA + O/G

contact: Chad Kendall 0408 322 443

office - warehouse - huge yard

- Freshly renovated A/C office
- Fully concreted yard (2173m²)
- Multiple container height RSD
- Abundant onsite parking
- High clearance warehouse

for lease

size: 2530m² - 27233ft²



hallam \$ 36,000 PA + O/G

contact: Adam Martin 0409 357 352

highway frontage

- adequate on site parking
- Rear RSD for easy delivery
- Great clearance
- Main Road Factory/Showroom
- Available now

for lease

size: 372m² - 4000ft²



for sale/lease

hallam sale from \$434,000 lease from \$27,000 PA + O/G
size: 404m² - 4348ft² to 568m² - 6114ft²

contact: Mark Bond 0419 386 882

get ready to move in

- Available April/May
- Each unit has 54m² of basic office space
- Close to all major transport routes
- Quality Tilt Slab construction



for lease

hallam \$ 7,500 PCM + O/G size: 1135m² - 12213ft²

contact: Graham 'Josh' Kendall 0418 322 443

when only the best will do!!

- Prime Princes Highway position
- Minutes from M1 Freeway
- Front office/showroom with rear RSD entry
- Join, Barrett Property Group, KEA, Australia Post as neighbours
- Owner will amortise fit out as additional rent



for sale/lease

hallam sale \$1,100,000 lease \$96,200 PA + O/G
size: 1376m² - 14806ft²

contact: Murray Barker 0418 364 766

five star accommodation

- Just adding the finishing touches
- 2 Storey A/C office with 2 amenity blocks & 2 lunchrooms
- Rear Yard
- Ample Car Parking



for sale/lease

hallam sale \$545,000 lease \$44,200 PA + O/G
size: 680m² - 7317ft²

contact: Graham "Josh" Kendall 0418 322 443

prestigious premises: brand new - be the first to walk in

- Corporate style carpeted offices
- Some undercover parking
- Approx 6m springing height
- Individual driveway access



for lease

hallam \$ 50,000 PA + O/G's
contact: Terry O'Dea 0418 346 809

size: 900m² - 9688ft²

as good as new

- Includes 2 level office & showroom area
- Motorised RSD
- Security Alarm
- Lunchroom
- Plenty of Parking



for sale/lease

hallam sale from \$862,000 lease from \$75,000 PA + O/G
size: 1150m² - 12379ft² to 1600m² - 17223ft²

contact: Mark Bond 0419 386 882

when position counts!!

- To be constructed, reserve yours now!
- Air-conditioned & carpeted offices
- Quality environment
- Minutes from M1 Freeway



for lease

dandenong \$ 53,000 PA + O/G's
contact: Terry O'Dea 0418 346 809

size: 690m² - 7427ft²

greens road prominence

- 1012m² consolidated yard
- Recently refreshed up
- 12 x Three Phase outlets
- Good office area & lunchroom



for sale/lease

dandenong sale \$230,000 lease \$20,000 PA + O/G
size: 280m² - 3008ft²

contact: Ian Kilgour 0416 012 727

superb office fitout

- 2 x RSD access
- Concrete panel construction
- Excellent workshop area
- Suit most light industry



for lease

dandenong \$ 5,480 PCM + O/G

size: 1062m² - 11430ft²

contact: Chad Kendall 0408 322 443

when only the best will do!

- Air-conditioned & carpeted offices (146m²)
- High clearance warehouse
- Container access
- Excellent amenities including shower
- Undercover car parking



for lease

dandenong \$ 101,000 PA + O/G

size: 1450m² - 15608ft²

contact: Murray Barker 0418 364 766

corporate headquarters

- Includes 2 sets of amenities, lunchroom, reverse A/C, despatch office, 2 RSD
- 5 Tonne crane capacity
- Undercover parking
- Freeway Access



for lease

dandenong \$ 65/m² + O/G

size: 1611m², 1894m², 2212m²

contact: Murray Barker 0418 364 766

three top shelf main road buildings

- Clear span warehouses
- 2 storey offices with front/rear RSD access
- Ample car parking
- Easy Freeway access
- Very competitive rentals



for lease

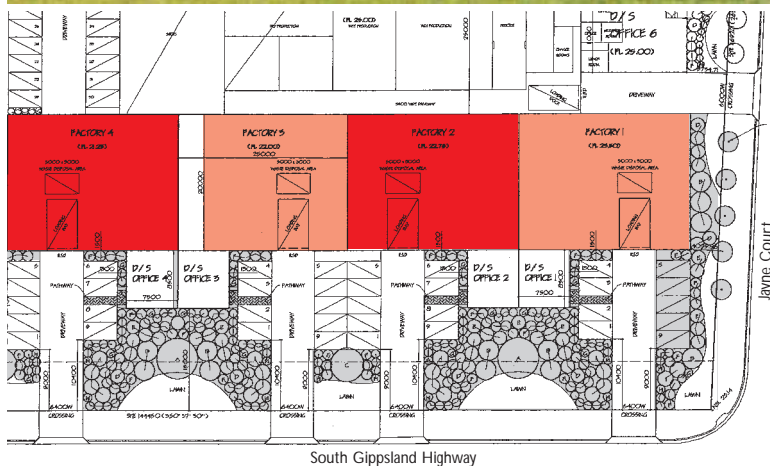
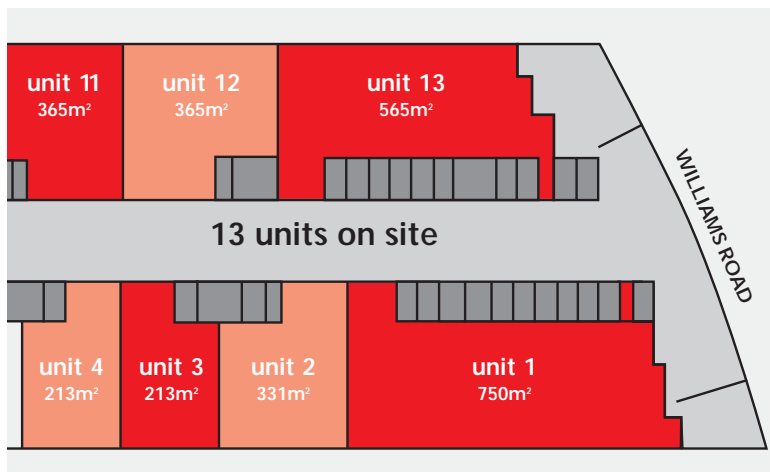
dandenong \$ 40,000 PA + O/G

size: 409m² - 4400ft²

contact: Terry O'Dea 0418 346 809

highway location

- Fantastic exposure
- Excellent service road access
- High traffic flow
- Move in now and increase your profile



for sale/lease

dandenong

sale \$245,000+ lease \$15,575 PA + O/G

size: from 207m² to 750m²

contact: Adam Martin 0409 357 352

the baker's dozen

- Each unit has office space
- Stamp Duty savings
- Construction has started
- Some undercover parking & ample on-site parking

for lease

dandenong

\$ 245,000 PA + O/G

size: 408m² - 5166ft²

contact: Chad Kendall 0408 322 443

central location

- Neat offices
- 2 RSD's
- 3 phase power
- Direct Access

for lease

dandenong sth \$ 46,000 for one or \$92,000 for both PA + O/G

size: 855m² for one or 1710m² for both

contact: Graham "Josh" Kendall 0418 322 443

take one or both!

- Includes rear yard
- Separate offices
- Front side and rear RSD's
- On-site parking

for lease

dandenong

\$ 4,000 PCM + O/G

size: 4 off: 608m² - 6545ft²

contact: Murray Barker 0418 364 766

to be seen by all - under construction

- 2 Storey A/C offices
- 9 car parks each
- Direct street access
- Freeway access



for lease

narre warren

\$ 60,962 PA + O/G

size: 234m² - 2523ft²

contact: Ian Kilgour 0416 012 727

fountain gate business park - part ground floor

- Executive office space with fully A/C
- Open plan area
- Ample car parking
- A1 facilities throughout



for lease

hampton park

\$ 54,000 PA + O/G

size: 194m² - 2087ft²

contact: Ian Kilgour 0416 012 727

permit for 4 practitioners

- Cnr of Hallam-South Road
- Gateway to Hampton Park
- Ducted heating & cooling
- Suitable for many professional uses



for lease

keysborough \$ 50,000 PA

size: 496m² - 5339ft²

contact: Terry O'Dea 0418 346 809

outgoings included in rental

- Main Road location
- Recently refurbished
- Includes furniture & workstations
- Heaps of parking



for lease

pakenham \$ 27,000, \$41,000, \$75,000 PA + O/G

size: 100m², 152m², 280m²

contact: Chad Kendall 0408 322 443

shops, register your interest now!

- Stage 1 - Opening soon: 3 shops remaining
- Stage 2 & Supermarket - Coming Soon
- Stage 3 - Medical Centre and professional suites

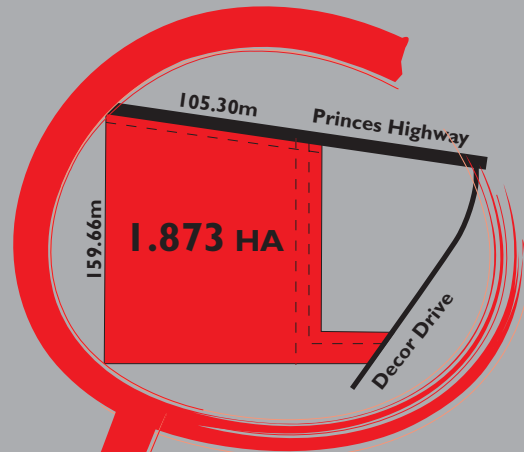
for sale by public tender

Prime Highway Frontage

167 PRINCES HIGHWAY, HALLAM

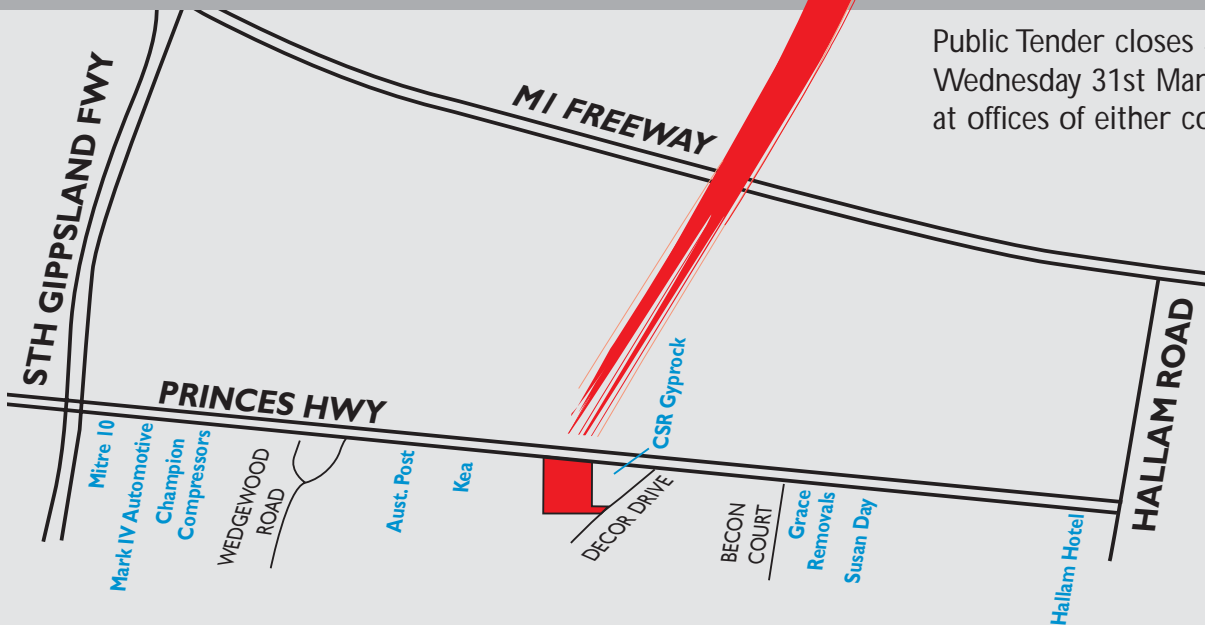
18,730m² of Land

- Minutes to M1 Freeway
- Zoned industrial 1
- Front and rear access
- Located in renowned Hallam Industrial precinct
- Last chance opportunity



Melway Ref. 91 E12

Public Tender closes 5.00pm
Wednesday 31st March 2004
at offices of either conjunctual agent.



Note: Not to scale

Contact Conjunctual Agents for Tender Documentation



Contact:
Lynton Williams
0413 455 266
700 Springvale Road, Mulgrave



Contact:
Mark Bond
0419 386 882

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.



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