

for sale

Quality warehouse development

72 Makland Drive, Derrimut



Information Memorandum
November 2010



Contents

Introduction	1
Location	2
The Property	3
Price List	4
Disclaimer	5



Nick Saunders, Laverton Nth
D: +61 (03) 8325 6885
F: +61 (03) 8325 6805
M: +61 (04) 0754 2210
E: nick.saunders@colliers.com
www.colliers.com.au



Chris Telley, Melbourne
D: +61 (03) 8686 8077
F: +61 (03) 8686 8088
M: +61 (04) 3887 6018
E: ctelley@savills.com.au
www.savills.com.au

Introduction

Savills and Colliers International are pleased to present this quality warehouse development for your consideration.

Conveniently located within Paramount Industrial Estate directly opposite Brimbank Gardens, the development offers quality small warehouses estimated as due for completion around March 2011.

72 Makland Drive is an ideal business address for trade related industries and storage, and represents a discerning investment opportunity.

Savills and Colliers International highly recommend this property and would be pleased to discuss any aspect with you. Please contact your preferred agent below:



Nick Saunders, Laverton Nth
D: +61 (03) 8325 6885
F: +61 (03) 8325 6805
M: +61 (04) 0754 2210
E: nick.saunders@colliers.com
www.colliers.com.au



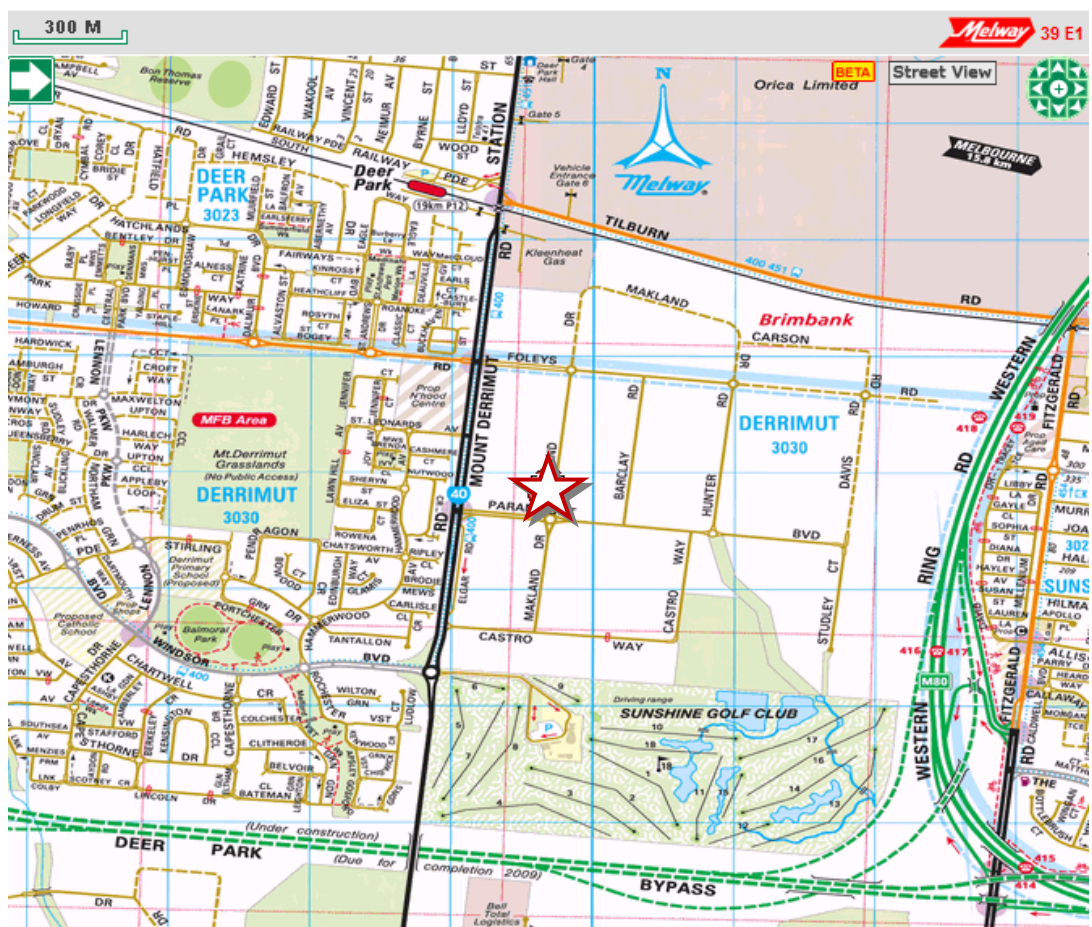
Chris Telley, Melbourne
D: +61 (03) 8686 8077
F: +61 (03) 8686 8088
M: +61 (04) 3887 6018
E: ctelley@savills.com.au
www.savills.com.au

Location

72 Makland Drive is situated within the high profile Paramount Industrial Estate, one of Melbourne's fastest growing industrial locations. This location offers convenient access to major arterial roads including the Western Ring Road, Western Highway, Deer Park Bypass, West Gate Freeway and CityLink.

Local amenities include childcare, schools and Brimbank Shopping Centre, which includes retail and cafes, all within walking distance on Mt Derrimut Road.

The property is well serviced by public transport, including the Deer Park train station, within 1.5km approx. and a bus stop within 100 metres approx.



The Property

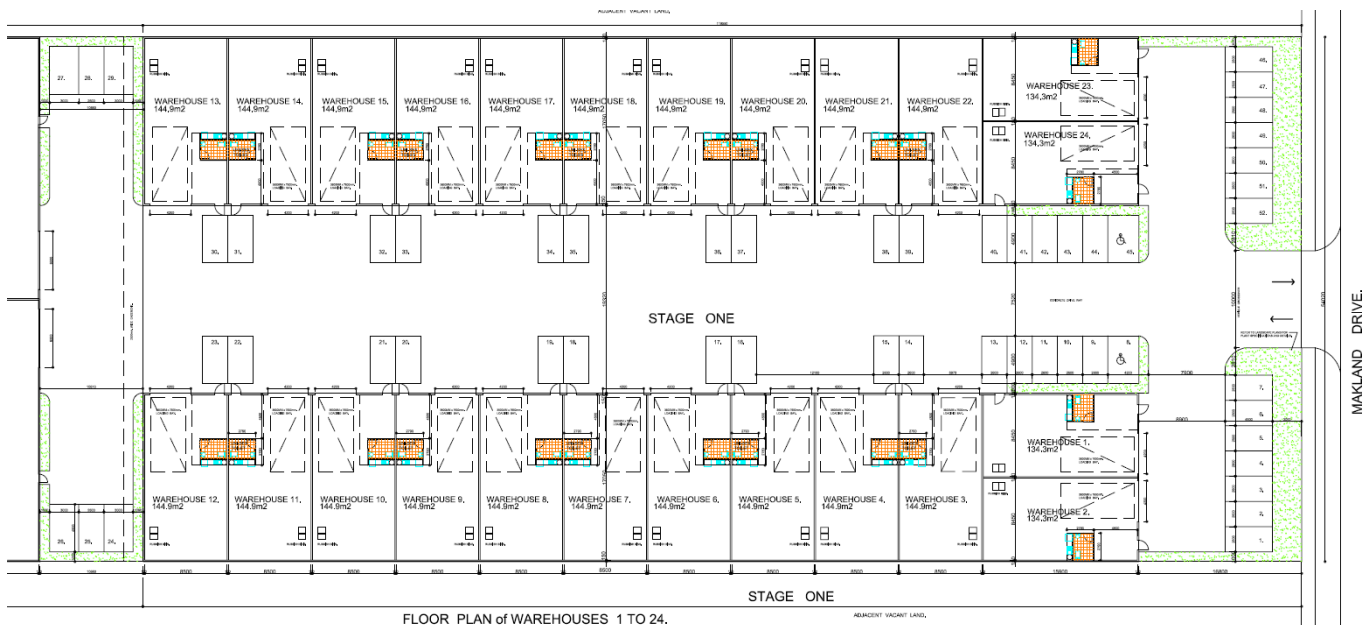
Address

72 (lot 62) Makland Drive, Derrimut.

Development

24 individual units ranging in size from 134m² to 290m². Features include:

- Automated roller shutter doors
- 3 Phase power
- Amenities including kitchenette
- Full height tilt slab construction
- Tinted glass (for security)
- 7m high warehouses
- Allocated car parks
- Fully landscaped grounds



Price List

Lot No.	Size m ² (approx.)	Lease price per annum	Sale price	Stamp Duty	Stamp Duty - off the plan purchase	Saving
1	134	\$16,800	\$250,500	\$10,098	\$950	\$10,030
2	134	\$16,800	\$250,500	\$10,098	\$950	\$10,030
3	145	\$17,400	\$246,500	\$9,850	\$950	\$8,900
4	145	\$17,400	\$246,500	\$9,850	\$950	\$8,900
5	145	\$16,700	\$243,000	\$9,632	\$950	\$8,682
6	145	\$16,700	\$243,000	\$9,632	\$950	\$8,682
7	145	\$16,700	\$243,000	\$9,632	\$950	\$8,682
8	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
9	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
10	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
11	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
12	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
13	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
14	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
15	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
16	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
17	145	\$16,000	\$239,000	\$9,415	\$950	\$8,465
18	145	\$16,700	\$243,000	\$9,632	\$950	\$8,682
19	145	\$16,700	\$243,000	\$9,632	\$950	\$8,682
20	145	\$16,700	\$243,000	\$9,632	\$950	\$8,682
21	145	\$17,400	\$246,500	\$9,850	\$950	\$8,900
22	145	\$17,400	\$246,500	\$9,850	\$950	\$8,900
23	134		SOLD			
24	134		SOLD			

Prices exclude GST.

Disclaimer

Although every care has been taken in preparing this proposal, Savills does not verify its accuracy. Information, opinions and forecasts in this proposal depend on the accuracy of any information and assumptions on which they are based, and on prevailing market conditions, for which Savills does not accept responsibility.

No representations or warranties of any nature whatsoever are given, intended or implied about this proposal, any information, opinions and forecasts contained within this proposal or the accuracy or enforceability of any documents referred to in this proposal. Savills will not be liable for any omissions or errors. Savills will not be liable, including for negligence, for any direct, indirect, special, incidental or consequential losses or damages arising out of or in any way connected with use of or reliance on anything in this proposal.

This proposal does not form part of or constitute an offer or contract. Recipients of this proposal should rely on their own enquiries about its accuracy. All images are only for illustrative purposes.

GST

Unless otherwise expressly stated, all amounts, prices, values or other sums stated in this proposal are exclusive of GST.

Confidential information

This proposal is the confidential information of Savills; is strictly for the intended recipient and must not be disclosed to any other party without the prior written consent of Savills.

Copyright

This proposal is copyright material owned by Savills (Aust) Pty Ltd and related entities. Permission to use any part of this proposal must be sought directly from Savills (Aust) Pty Ltd or its related entities. If permission is given, it will be subject to a requirement that the copyright owners name and interest is acknowledged when reproducing the whole or part of any copyright material.

