

Information Memorandum

536 Clayton Road, Clayton South, Vic

For “Private Sale”

4 Main Road Showroom Warehouses

Plus

33 Factory Warehouses



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- Price List and Plan

Introduction

JLL is delighted to offer for sale these 37-unit industrial factory Units, ranging in size from:

- 120sq m to 232sq m or larger if units are joined together
- PLUS 4 showroom warehouses of 358sq m with main road frontage

This magnificent and modern designed industrial estate has the distinct added benefit of 8-9m driveways with 5 entry/exit points, additional common parking **PLUS three common area 40 Ft container dropping points** rarely seen in new industrial estates like this.

There is also permitted mezzanine office floors and improved flexible floor plan, to allow purchasers the

benefit of fitting out to their own design and uses, while still having relevant permits and associated car parking on title. Much thought and expense has gone into this from the developer to benefit the end user.

The opportunity to secure industrial space in such a well-spaced out and considered development is extremely rare, especially when you consider the prime proximity to local amenity and upgrades of the level crossing removals in place on Clayton Road and nearby Centre Road, which enhance the transport route considerably once complete. The unique design and features available here are likely to never be replicated again, which is key in any property investment, particularly in regards to smaller factories, that don't have the benefit of additional land.



Location

Situated in Melbourne's leafy south eastern suburbs, approximately 19km east from Melbourne's CBD, Clayton is a rapidly growing and popular residential and commercial/industrial precinct. Clayton is considered one of the strongest growing and performing suburbs in Australia.

536 Clayton Road, Clayton South is ideally located just outside of the central precinct of Clayton, providing direct proximity to an extensive array of amenity.

The property is conveniently located within Clayton's commercial and industrial hub, set back from the retail strip that extends along Clayton Road. A variety of local retailers, restaurants, cafes and convenience stores are on offer along here, as well as an Australia Post, Westpac Bank, Bendigo Bank and Bank of Melbourne. The subject property is also positioned south to Clayton Village Shopping

Centre, which boasts a recently redeveloped Coles supermarket. In addition to the abundant adjoining retail amenity, Clayton is wedged between two other major shopping centres, being Springvale Homemaker Centre – 3km to the east, and Chadstone Shopping Centre 5km to the west. Between them, these centres provide a Woolworths, Big W, Aldi, Dick Smith, Foodworks, Priceline, Chemist Warehouse and more.

Given the distinct lack of quality industrial space within Clayton and surrounds, we see the area just begging for more opportunity for tenants and occupiers to move into the area.

The area already has a multitude of white collar businesses such as accountants, IT, real estate, bankers and insurance brokers but also plenty of thriving blue collar industrial occupiers.

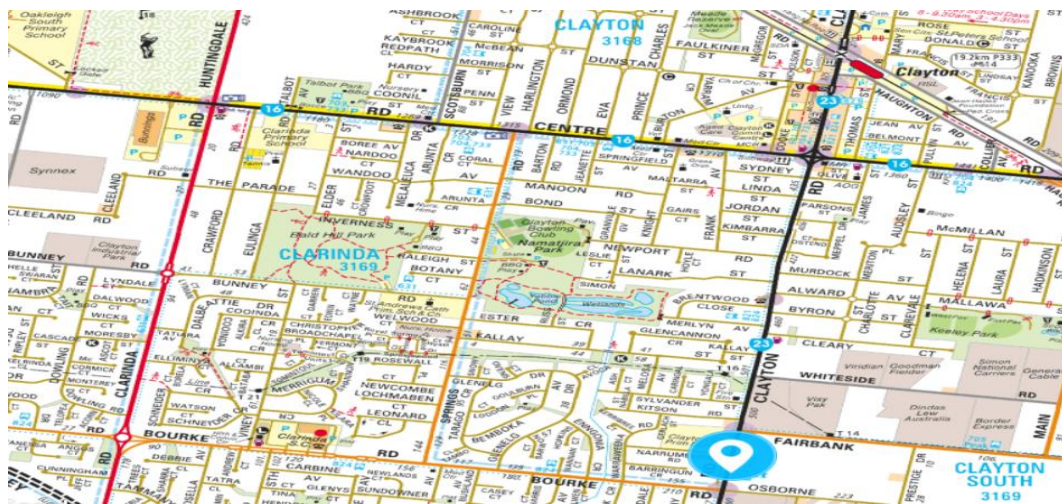
One has to only look at the immense growth undertaking in mirror image hubs of Springvale,

Mount Waverley and Glen Waverley to see the opportunity here.

Princes Highway is the main arterial road that links into Clayton or Westall Road, which Centre Road intersects with. From there, these roads provides quick access to the Monash Freeway, particularly when the level crossings are removed by end of 2017.

Clayton Train Station is located just minutes from the property, providing ease of access to the estate for its occupants. Would you believe that most suburban office (and Industrial) precincts outside the CBD fringes such as the Monash area, Tally Ho in Burwood and Caribbean Park do not have close access to train lines?

As the imminent population of Melbourne continues to expand, Clayton is rapidly becoming one of the hot spots in Melbourne's south east.



Investment Highlights

Price Point

536 Clayton Road, Clayton South is priced exceptionally when you consider the most recent sales of comparable units elsewhere and how many LESS features they come with.

Clayton – The sleeping Giant

Massive investments have been made recently to the amenity surrounding the subject property, such as the multi-million dollar upgrades to Monash Hospital, the current construction underway to remove the Clayton Road railway crossing, akin to the upgrade to Springvale Train Station and the re-zoning of surrounding industrial land to mixed use and residential, which brings with it a significant potential and capital appreciation in the years to come. Closure of the Osborne Avenue land fill will also be a significant change and improvement to the area.

Flexibility

The developer has gone to considerable expense to have every unit permitted with a mezzanine floor and extra car parking. The bare canvass allows industrial occupiers to fit out this space as they see it best utilised. This then makes the space a more valuable contribution to the operation of the business, but allows the occupier to add capital value to their asset too.

What's the difference?

Why does this differ or make a better investment than other small units in the area? Outside of the 3 other highlights on this page, the biggest problem industrial occupiers complain about and need more than anything else is usability and efficiency. These units deliver on usability through its modern construction and well thought out dimensions. It's efficient because of this, allowing its staff to do what they need to do with less time and greater delivery.



Unit Specification

Each unit within the estate comes with the following features:

- 150mm thick warehouse floor with 32mpa rated concrete
- Motorised roller door
- High bay lamps
- Colorbond roofing with transparent sky lighting for brilliant natural light
- Steel frame mezzanine floor permitted for office use with associated parking on title
- 1 x disabled toilet with shower
- Glass façade within mezzanine area
- Alucobond trim finish around window facia
- Painted exterior as per perspectives
- Use of common area 40 Ft container drop off points

Note:

- No staircase is provided with each unit but can be added in as part of the sale as per individual negotiation
- Mezzanine floor is as described. Carpet, plaster walls, lighting and any other finishes are not included.



Investment Highlights



Sale Process

536 Clayton Road, Clayton South is being offered:

For Private Sale

JLL:

Daniel Kelly
Director
Industrial Services - Victoria
0477 888 081
daniel.kelly@ap.jll.com

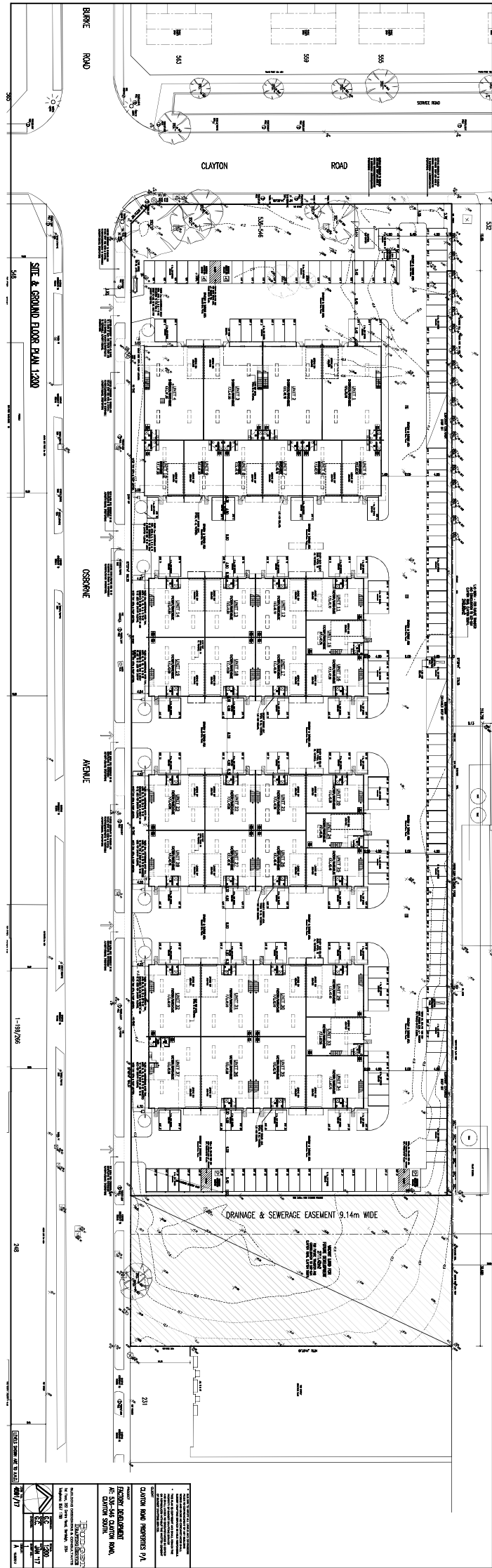
Nick Reddish
Executive
Industrial Services - Victoria
0406 552 315
nick.reddish@ap.jll.com

JLL
B2/540 Springvale Road
Glen Waverley VIC 3150



Appendices

Site Plan



SITE & GROUND FLOOR PLAN 1:200

1:100/200

248

DATE: 20/11/2017

	<p>SCALE: 1:100/200</p>
	<p>DATE: 20/11/2017</p>
<p>PROJECT: CLAYTON ROAD ROBERTS PT.</p>	
<p>CLIENT: CLAYTON ROAD</p>	
<p>DESIGNER: [Firm Name]</p>	
<p>DATE: 20/11/2017</p>	

CLAYTON ROAD ROBERTS PT.
 ROBERTS PT. CLAYTON ROAD
 CLAYTON ROAD

JLL

Building 2, 540 Springvale Road
Glen Waverley
Victoria 3150
(03) 9565 6666



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