CANTERBURY PROPERTY INVESTMENTS PTY LTD
PRESENTS PROPOSAL DEVELOPMENT

88-89 CANTERBURY ROAD, KILSYTH VIC 3137

LOCATION ANALYSYS

Kilsyth is a tightly held eastern industrial precinct within close proximity to major linkages including Eastlink, Canterbury Road, Mountain Highway, Mount Dandenong Road and Maroondah Highway, offering excellent connectivity across metropolitan Melbourne.

Underlying industrial land value in Kilsyth and neighbouring Bayswater has continually commanded a premium when compared to other southeast Melbourne industrial precincts. This value continues to be driven by demand from premium manufacturing and industrial businesses reliant on the skilled white collar work force of surrounding established residential catchment areas.

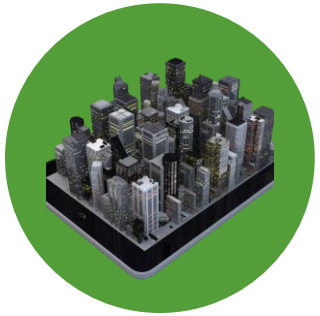
Major surrounding occupiers include ARB 4x4 Accessories, Dutt Transport, Paccar Australia, Cummins, CSR, Lion, Decon Corporation and RLA Polymers.

Located within the Yarra Ranges City Council the municipality generates total gross regional product valued at $6.2 billion, attributable to a diverse economy of around 13,400 businesses, employing more than 40,000 people. Manufacturing and associated skill labour in the region is the highest exporting industry, yielding almost $3 billion in regional output, occupying a total Gross Floor Area of 318,318 m2.

Intensive in-fill redevelopment has consumed the majority of larger parcels across the eastern industrial precinct; positioning 33-35 Garden Street Kilsyth with single title encompassing 40,467m2 as a highly valuable and scarce offering.

LOCATION ANALYSIS

MELBOURNE AIRPORT
55 KM



MELBOURNE CBD
36KM

MELBOURNE PORT
44 KM

CANTERBURY ROAD
0 M

EASTLINK
8 M

RINGWOOD STATION
8 M

PROPOSED DEVELOPMENT

TITLE REF - Vol 10823 Folio 446
- Lot 1 Plan PS4448985

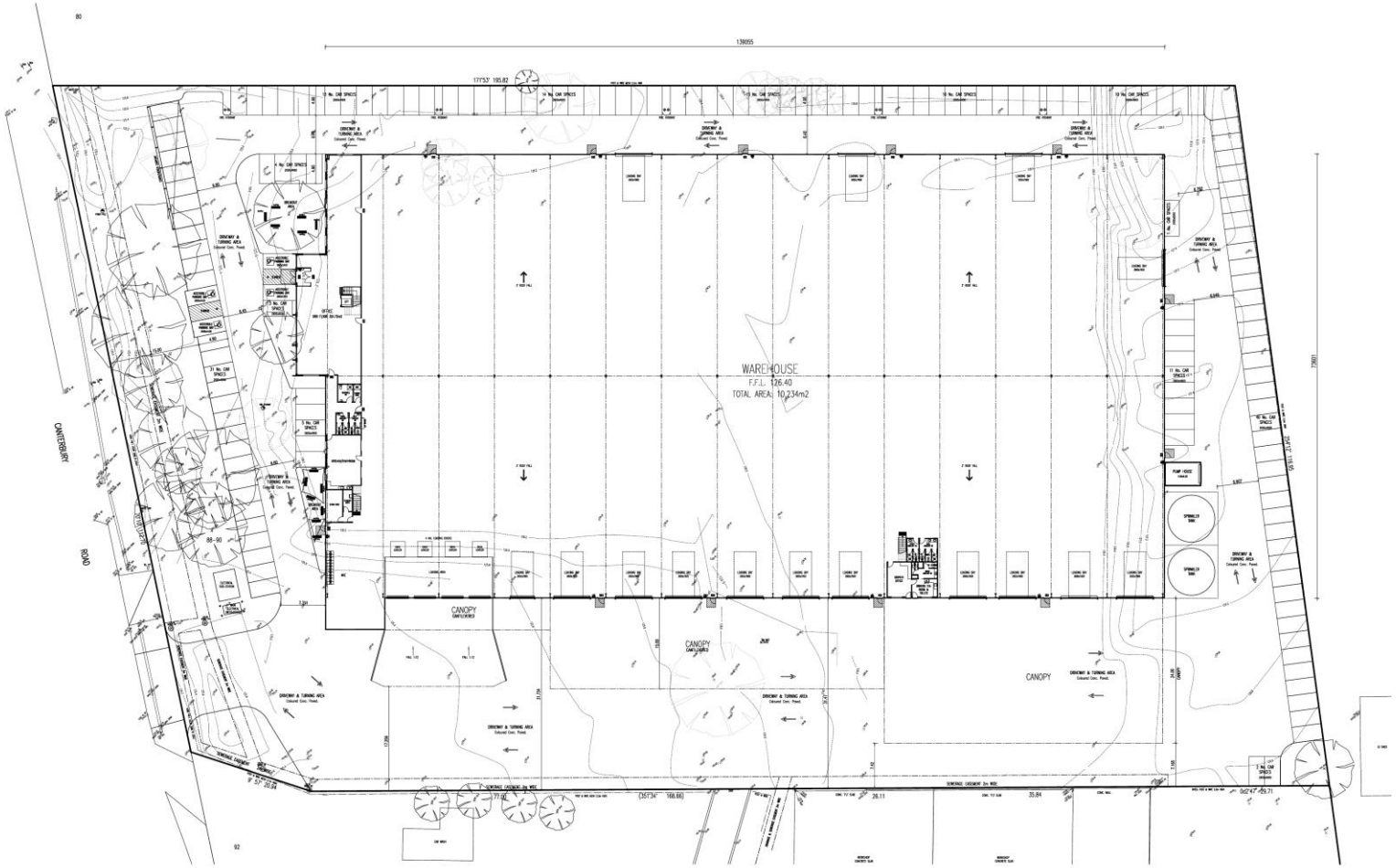
LAND AREA - 22,246 sqm
BUILDING AREA - 10,900 sqm

OFFICE - Ground Floor 620 sqm
- First Floor 620 sqm

Warehouse - 9,900 sqm
Mezzanine 1 - 141 sqm
Mezzanine 2 - 70 sqm
Amenities - 141 sqm
Canopy Cover - 2,078 sqm

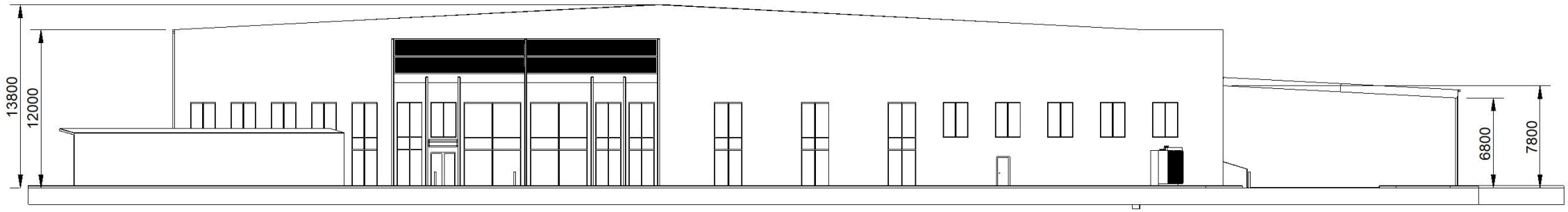
Zoning - Industrial 1
Car Space - 157

Notes
- Substantial logistic warehouse facility
- Onsite B-Double turning circle
- Container height roller doors
- Security fencing on perimeter

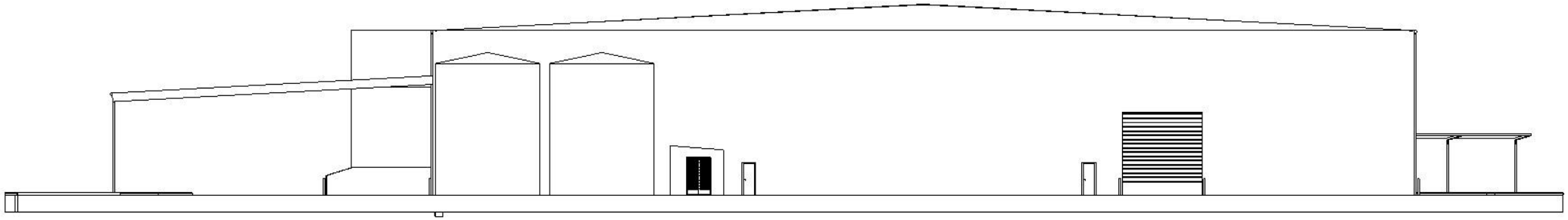


GROUND FLOOR PLAN

PROPOSED ELEVATIONS



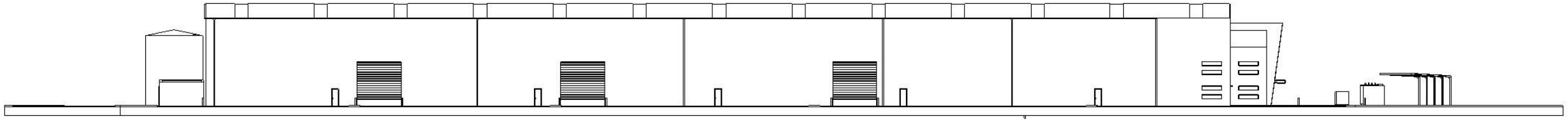
NORTH FACE



SOUTH FACE

PROPOSED ELEVATIONS

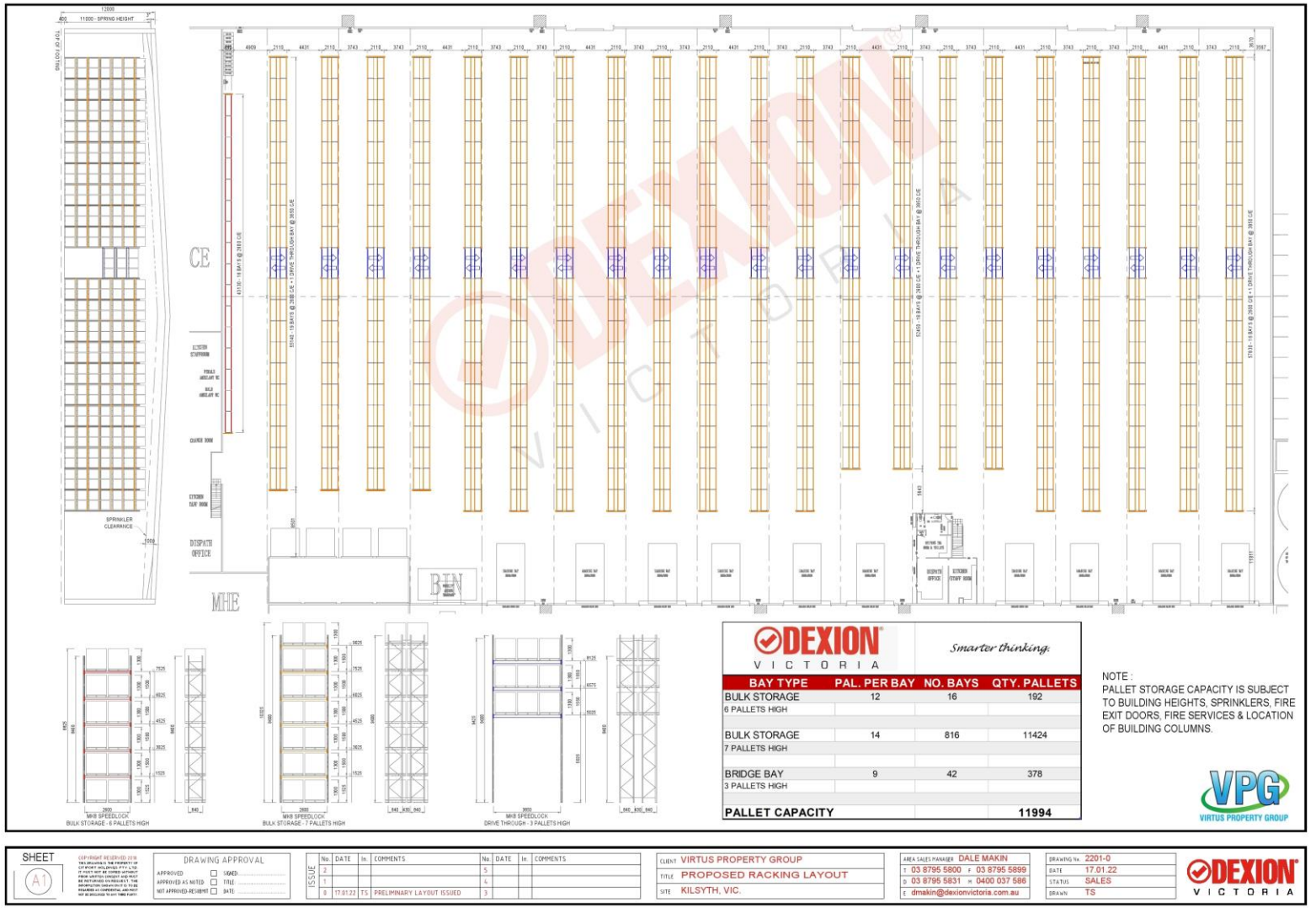
WEST FACE



EAST FACE

PROPOSED LOGISTICS

PROPOSED PACKING



INDICATIVE PROGRAM

PLANNING. EOI AND DELIVERY PROGRAM	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
EDI/LEGALS																						
EOI Period	X																					
Execute HOA with Prefered Party		X																				
Finalise Leaseback Documents		X	X																			
PLANNING																						
Submit Planning Applicacation	X																					
Planning Approval Period	X	X	X																			
Obtain Permit			X																			
LAND																						
Buyer Settles on Land Component			X																			
CONSTRUCTION																						
Construction Period &development Payouts	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X							
Practical Completion															X							
COMPLETION																						
Final Balance Payment to Vendor															X							
Commence leaseback from PC															X							

ARTISTIC IMPRESSIONS

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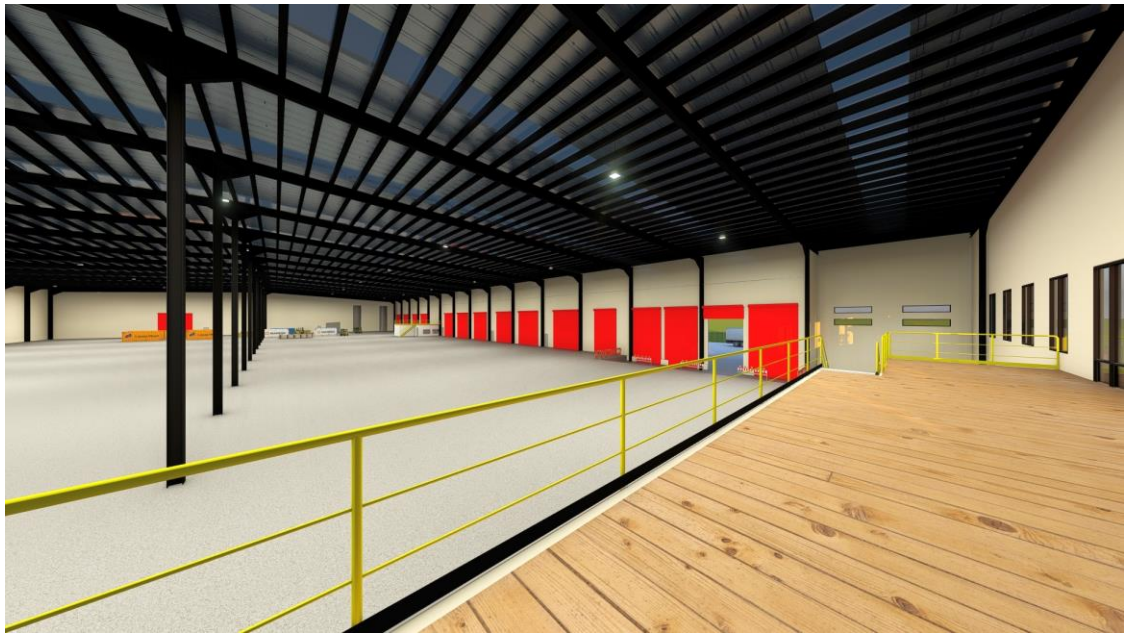

ARTISTIC IMPRESSIONS