



ARTIST'S IMPRESSION

AREAS RANGING FROM 320m² - 2,500m²

FOR LEASE

Executive Summary

Property Address:

61 Enterprise Drive, Bundooro

Brief Description

Architecturally designed office/warehouses with the added value of a shop-front facing Enterprise Drive.

Buildings have been designed to food grade standard, provision made for gas, power and grease trap.

Size:

320m² – 2,500m²

Zone:

Special Use Zone (Inc. Industrial, office and retail use).
Planning approval to operate 24 hours, seven days per week.

Available:

1.12.21 (Construction commenced)

TENANCY NUMBER	AREA m ² WAREHOUSE	AREA m ² OFFICE	AREA m ² TOTAL	CAR SPACES
1	311	22	333	6
2	300	20	320	6
3	311	22	333	6
4	300	20	320	6
5	414	22	436	15
6	400	100	500	15

Two (2) or more factories can be combined to provide areas of circa 300sqm, 600sqm, 800sqm or one large 2,500sqm facility. Office space can be increased to fit tenant requirements.

A unique opportunity to operate
from a purpose built industrial facility

61 enterprise drive
bundoora

METROPOLITAN
RING ROAD

M80

MELBOURNE'S CBD
19kms (approx)

PLENTY ROAD



MELBOURNE'S CBD
19kms (approx)

PLENTY RD



METROPOLITAN
RING ROAD

M80

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Location

Located within University Hill on Enterprise Drive, the property is:

- 400m* from the signalised intersection of Plenty Road
- 600m* from the M80 (Ring Road).
- 500m* University Hill Shopping Centre
- 600m* RMIT Bundoora campus

Strategically positioned to take full advantage of the new North East Link freeway extension adjoining the M80 Metropolitan Ring Road.

Public transport exists, with the Number 86 tram stopping at Clements Drive (Stop 70), which is only a 1.1km* walk to the property.

Amenity in the area for staff is significant with a vibrant seven-day town centre featuring tree-lined streets, cafes and over 130 retailers.

* Approximately

A-Grade Industrial Property in a Triple A Location



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Versatile Industrial Product

Each building is designed to perform across various industry sectors ranging from:

- Food production
- Light / heavy industrial
- Retail store / factory outlet
- Packaging and distribution
- Media, digital production and affiliated industries
- Health Care & Pharmaceutical Manufacturing and Distribution



Architecturally designed office
warehouses designed to food grade
standards with power, gas, drainage
and grease interceptor.



Infrastructure Upgrades - North East Link

Enterprise Drive is located only 600 metres to the entrance of the M80 Metropolitan Ring Road offering unsurpassed access to Melbourne existing freeway network which will also benefit from the new North East Link project.

North East Link Project Overview

Infrastructure Spending - Set to benefit from the 16 Billion Dollar North East Link. The North East Link Project has a strong focus on supporting business and jobs growth in Melbourne's north, east and south east, while also improving cross-city connectivity and helping to address critical traffic, freight and amenity issues.

- ✓ Improve business access and growth in Melbourne's north, east and south east
- ✓ Improve household access to employment and education in Melbourne's north, east and south east
- ✓ Improve freight and supply chain efficiency and industrial growth across the north, east and south east
- ✓ Improve access, amenity and safety for communities in the north east

Will reduce travel times between Melbourne's North and South-East by 30 minutes.

Highly sought after location with exceptional access to Melbourne's freeway network.



EASTERN FREEWAY

M3



61 enterprise drive bundoorra

METROPOLITAN RING ROAD

M80

EASTERN FREEWAY

M3



Scope of Works

General Construction Details

Floors

- Reinforced concrete slab to engineering details
- Timber-framed on other floors

Roof

- Zinalume tray roof decking, box gutters and downpipes
- 6600mm clear springing height
- Steel purlins

External Walls

- Reinforced concrete
- Selected lightweight cladding to canopies and façade features
- Selected applied finishes.

Internal Walls

- Timber framed wall construction with plasterboard finish painted.

Insulation

- Bulk and foil thermal insulation to BCA requirements.

Windows

- Commercial 2340mm Aluminium-framed. Powdercoat finish.
- Glazing to thermal performance requirements

Doors

- 2340mm metal exit doors
- 2340mm internal painted timber doors.
- 2700mm primary aluminum-framed glazed doors
- 6000 x 5000mm high roller-shutter doors generally

Ceilings

- Ceiling tiles over and under mezzanine floor
- Lighting LED downlights to area on and under mezzanine floor
- High-efficiency lighting to warehouse
- Emergency and exit lighting
- Vandal proof external lighting
- Water-reuse Rainwater tank connected to toilets

Hot Water

- Electric instantaneous
- Fire protection To BCA requirements

Kitchens and Toilets

- Single flickmixer polished chrome
- Double basin stainless steel sink
- Provision for dishwasher
- Laminated benchtops
- Tile splashbacks
- Laminate finish to cabinetry doors and panels
- Acrylic shower base with glass shower screen
- Vitreous china basin
- Mirror over all vanities
- Vitreous china, wall-faced toilet suite.
- Polished chrome towel rail.
- Toilet roll holder and soap dish. Robe hook
- Paper towel dispenser
- Proprietary metal lockers (x2)
- Mechanical exhaust

Floor Finishes

- Wall & floor tiles to wet areas
- Sealant to warehouse floor areas
- Carpet to mezzanine floor

Paint Surfaces

- Walls – Low sheen acrylic paint. Dulux or similar
- Woodwork and doors – Semi gloss enamel.

Comms Point

- NBN connection to property access point

Smoke Detectors

- Direct wired

Other Electrical

- 3-phase power (300A each lot)
- Earthing
- Sub-circuit wiring
- General purpose outlets (x4)
- Wiring for mechanical services
- 6kW solar panels

Heating / Cooling

- Roof ventilators for warehouse area
- Split air-conditioning for mezzanine floor

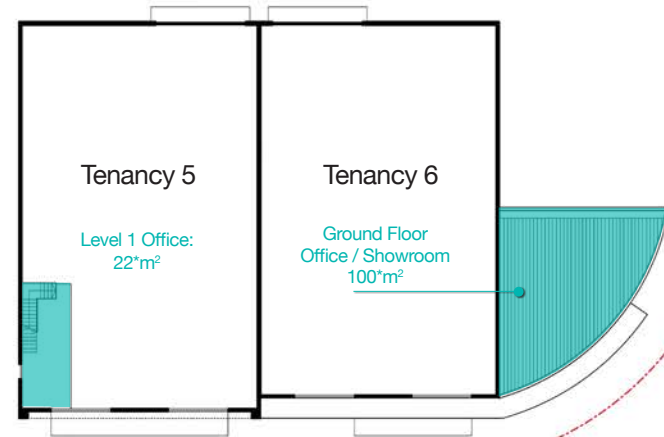
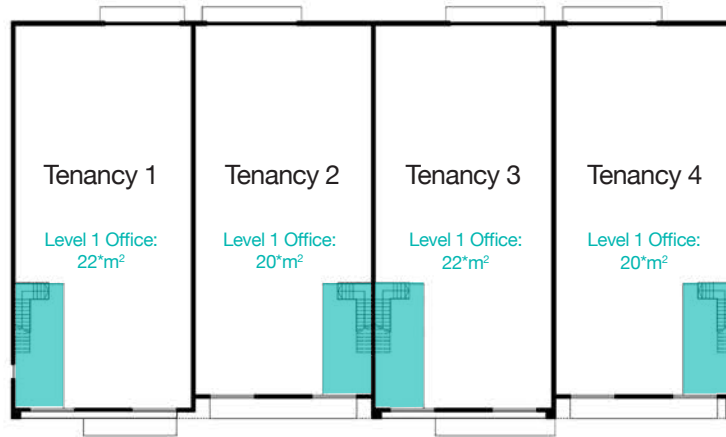
Drainage

- Stormwater connections to engineer's details
- Provision for grease interceptor trap

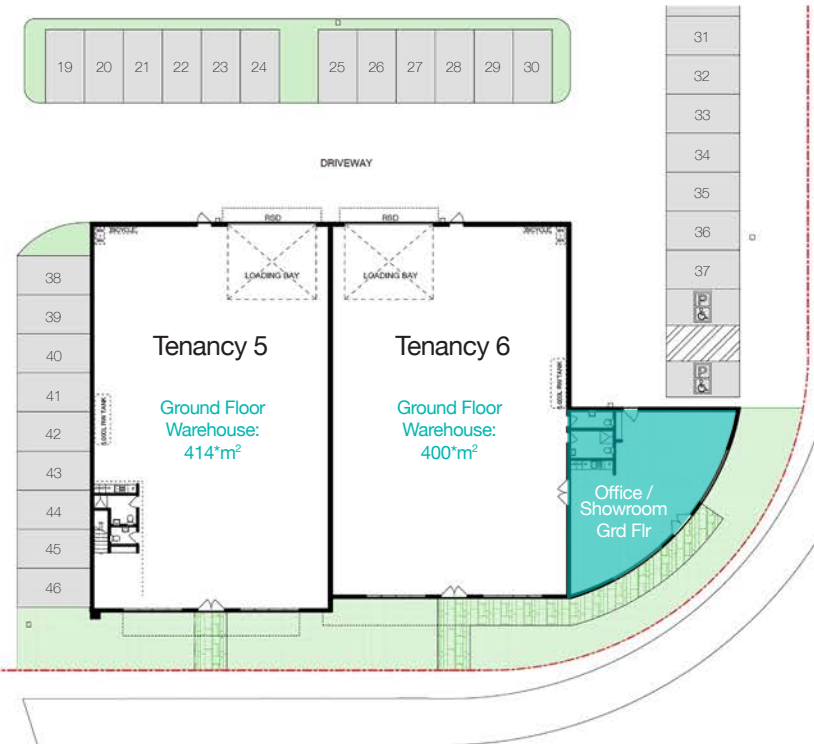
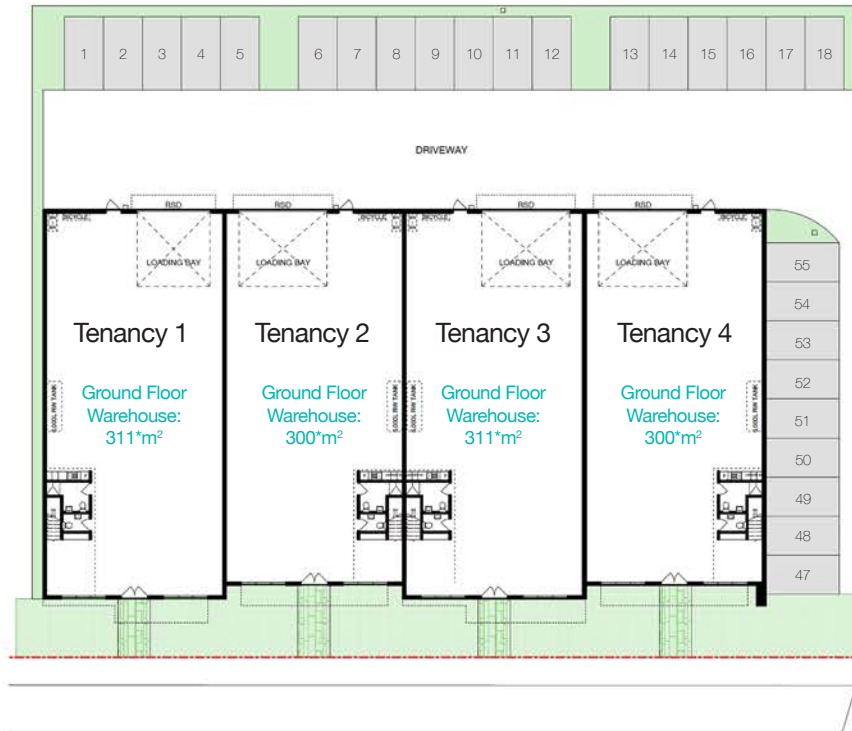
Gas

- Provision for gas connection
(170,000 BTU/H – 477,000 BTU/H)

Level 1



Ground Floor





Developer Profile

Focus Group Investments (FGI) brings financial strength, management experience and the necessary resources to drive successful development.

The family run enterprise invests in all core real estate sectors including residential, commercial, industrial and hotels.

Driven by strong ethics and high standards, FGI ensure each project is environmentally sustainable, economically viable and has a positive social impact on the local community.

FGI is a strong asset backed, annuity style business model where capital is directed towards assets that provide potential for enhanced income growth and ultimately create value.

We seek to take advantage of value-adding opportunities to maximise returns, through the acquisition, re-development, refurbishment, re-positioning and re-leasing of assets.

Our strategy involves recycling existing buildings and developing new property where deemed feasible.

All assets are managed inhouse and often undergo significant change over their lifecycle to maintain functionality.

160-170 Bridge Road, Keysborough



1 Scholar Drive, Bundoora



224 Broadway, Reservoir - Development



Sanctuary Lakes Shopping Centre



190 Queen Street, Melbourne



168 Exhibition Street, Melbourne



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