

REALSIDE
OVEST

**Knight
Frank**



FOR LEASE

**THE NEW STATE OF THE ART
INDUSTRIAL ADDRESS...**

Ovest Salisbury South
Business Park

**8 Brand-new office
warehouses to be constructed**

Offered for lease, providing the opportunity to occupy a brand-new corporate facility in an outstanding location, areas from 2,000-20,000sqm* available



INTRODUCTION

Knight Frank, on behalf of Ovest Industrial is pleased to offer quality tenants the opportunity to occupy a quality facility in SA's newest corporate business address in a Master-planned Estate environment.

Construction is underway on 8 individual office warehouse facilities of circa 2,500sqm each. Note: buildings can be amended, blended or customised to suit via negotiation. All units will be built to the highest corporate standard with green initiatives and sustainability and functionality in mind.

Located with huge frontage to Nylex Avenue and metres from Main North Road in the suburb of Salisbury South 20 mins north of the Adelaide CBD. Surrounded by iconic businesses such as Coca Cola, Bickfords, Mayne Pharma, RM Williams, Parafield Airport and Bunnings

PROPERTY DETAILS



ADDRESS



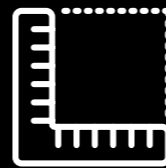
Lot 200 Nylex Avenue,
Salisbury South

ZONING



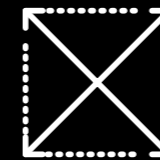
Zoned Strategic Employment
City of Salisbury

TOTAL SITE AREA



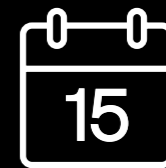
40,000 sqm*
4 ha*

TOTAL BUILDING AREA



2,500 sqm* to 20,000 sqm*
available

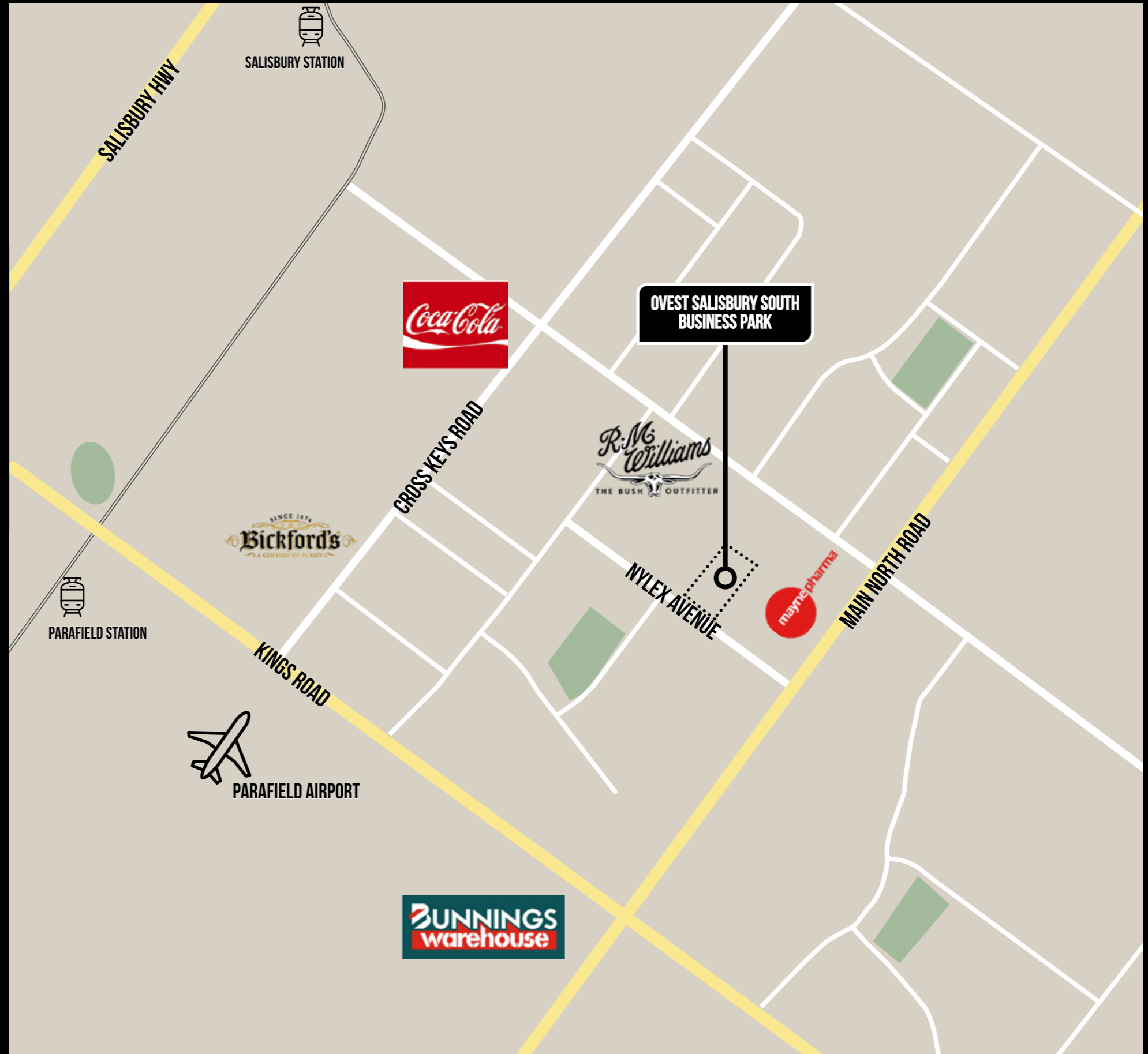
TENURE



For Lease / pre-lease
Quick build times

LOCATION

Ovest Salisbury South Business Park on Nylex Avenue, Salisbury South is strategically located off Main North Road and is some 18kms north east of the Adelaide CBD. Surrounded by iconic businesses such as Coca Cola, Bickfords, Mayne Pharma, RM Williams, Parafield Airport and Bunnings.





INVEST IN SOUTH AUSTRALIA

The South Australian economy is better positioned than any Australian state to rebound in a post covid world, underpinned by the key global industry of defence.

DEFENCE

- \$90 billion of defence projects in the pipeline for South Australia including \$50 billion for Future Submarines and \$35 billion for Future Frigates.
- The Naval Ship Building Plan anticipates a work force of around 15,000 people.

RESOURCES

- South Australia hosts 68% of Australia's economic copper.
- The Olympic Dam copper, uranium gold and silver deposits is one of the world's largest known accumulations of metals.
 - » Largest uranium mine in the world.
 - » 4th largest copper mine in the world.
- 2 of the top 6 ASX energy companies based in SA.

INNOVATION

- Australia's first 10 GB fiberoptic network linking the Centre of Defence to strategic locations.
- Lot Fourteen on North Terrace is home to the Australian Space Agency (\$300 million committed for 2018/19) and Office of the South Australian Chief Entrepreneur.
- Australia's only CISCO Lighthouse City.

LIVABILITY

- Adelaide is consistently ranked as one of the most liveable cities in the world (top 10 globally for past 3 years).
- Adelaide has the shortest work commute times and lowest residential property prices of all mainland capital cities (ABS).

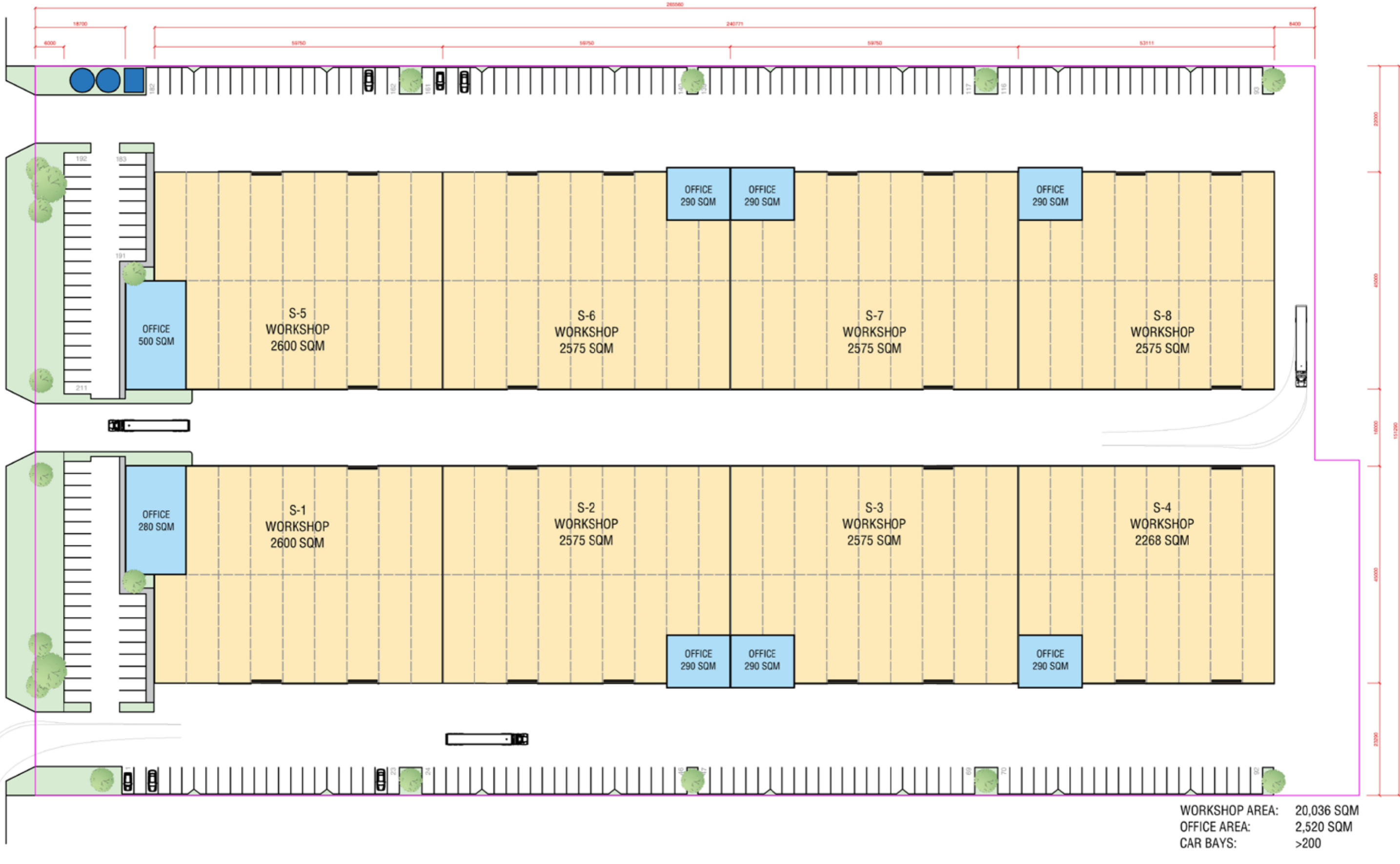
BIO-MED

- \$3.6 billion medical precinct on Adelaide's North Terrace boulevard.
- Largest health cluster in the Southern Hemisphere.
- New \$2.4 billion Royal Adelaide Hospital.
- South Australian Health & Medical Research Institute (SAHMRI) houses over 700 medical researchers.
- SAHMRI 2 is planned for completion in 2023.

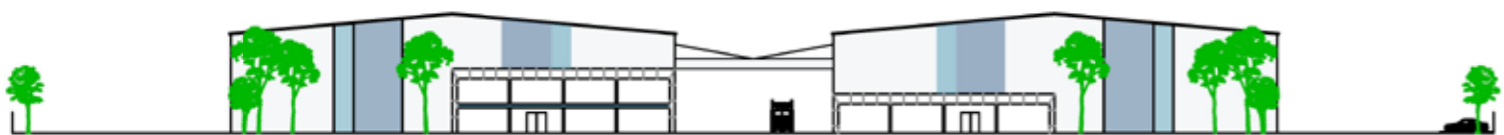
EDUCATION

- Of the 102,000 tertiary students in South Australia, 70,000 are studying in the CBD's Universities spread across Western and Eastern ends of the CBD.
- State Government initiative 'Study Adelaide' has attracted over 35,000 international students to Adelaide.
- The appeal of a COVID free state will attract more students.

The total investment in this sector is forecast to be over \$90 billion over the next 30 years in direct response to the commonwealth government's target growth for the defence in Australia.



WORKSHOP AREA: 20,036 SQM
 OFFICE AREA: 2,520 SQM
 CAR BAYS: >200



SITE PLAN REALSIDE OVEST NYLEX AVENUE SALISBURY SA 5108			REALSIDE OVEST Level 6, 1008 Hay Street Perth 6000 Mobile - 0466 506 802 Email - nick.dalziel@ovest.net.au
A.01[B]	NOT TO SCALE	14/02/22	

EXPRESSIONS OF INTEREST

Expressions of Interest are being sought from quality end users with a need for new, efficient and corporate standard accommodation. If this is you please feel free to contact the leasing agent for a discussion on how we may place you in this outstanding development.

Please contact the marketing agents for further Information, full specifications and building document available upon request.

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