



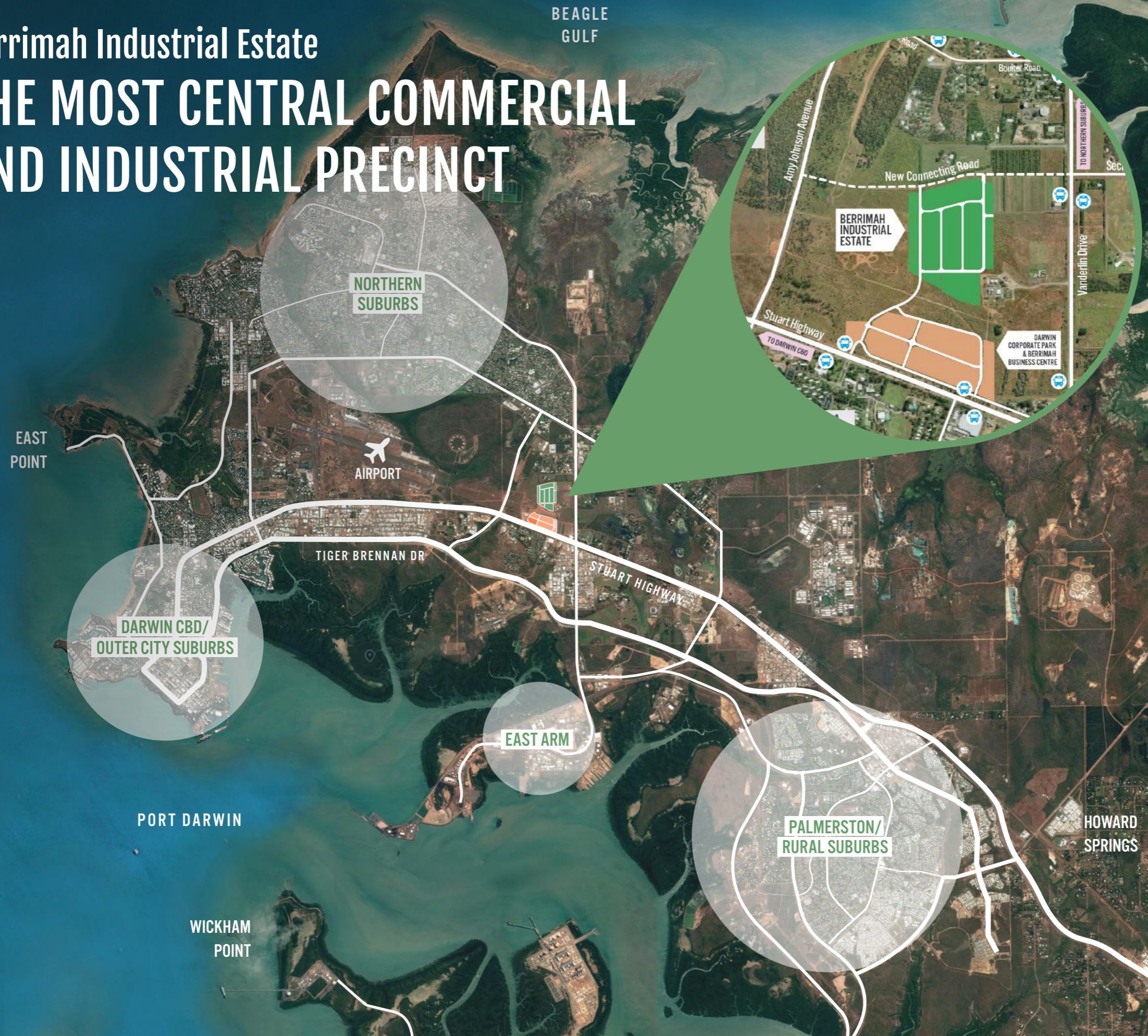
A MODERN BUSINESS DEVELOPMENT

BERRIMAHINDUSTRIALESTATE.COM.AU



Berrimah Industrial Estate

THE MOST CENTRAL COMMERCIAL AND INDUSTRIAL PRECINCT



An exciting new land release The Berrimah Industrial Estate, the evolution of Darwin's newest Commercial and Industrial Precinct.

Berrimah Industrial Estate consists of 97 Light Industry lots, starting from 1263sqm and ideally suited for trade stores, owner occupiers or investors looking to add to their commercial portfolio.

Ideally located in the heart of the greater Darwin area, midway between Darwin, Palmerston and Casuarina Central Business Districts.

6 km to East Arm
 🚗 8min
 🚲 18min

8 km to Casuarina
 🚗 8min
 🚲 23min

9 km to Airport
 🚗 9min
 🚲 25min

11 km to Darwin CBD
 🚗 12min
 🚲 35min

12 km to Palmerston
 🚗 12min
 🚲 35min



Exceptional opportunity with exciting prospects within an exclusive location!

A singular development LOTS OF OPPORTUNITIES

Commit your business to Darwin's newest and most central land, commercial and industrial precinct.

With potential uses, from light industry to office and warehouses the business opportunities are endless.



PLANNING GUIDES

Minimal Building Covenants & subject to Town Planning Approval

- ✓ Light Industry
- ✓ Caretaker's Residence
- ✓ Showroom Sales
- ✓ Warehouse/ Office



HOME OCCUPATION

Caretaker's Amenities & Home Occupation Permitted on designated lots.

- ✓ Motor Bodyworks
- ✓ Motor Repair Station
- ✓ Vehicle Sales & Hire
- ✓ Recycling Depot



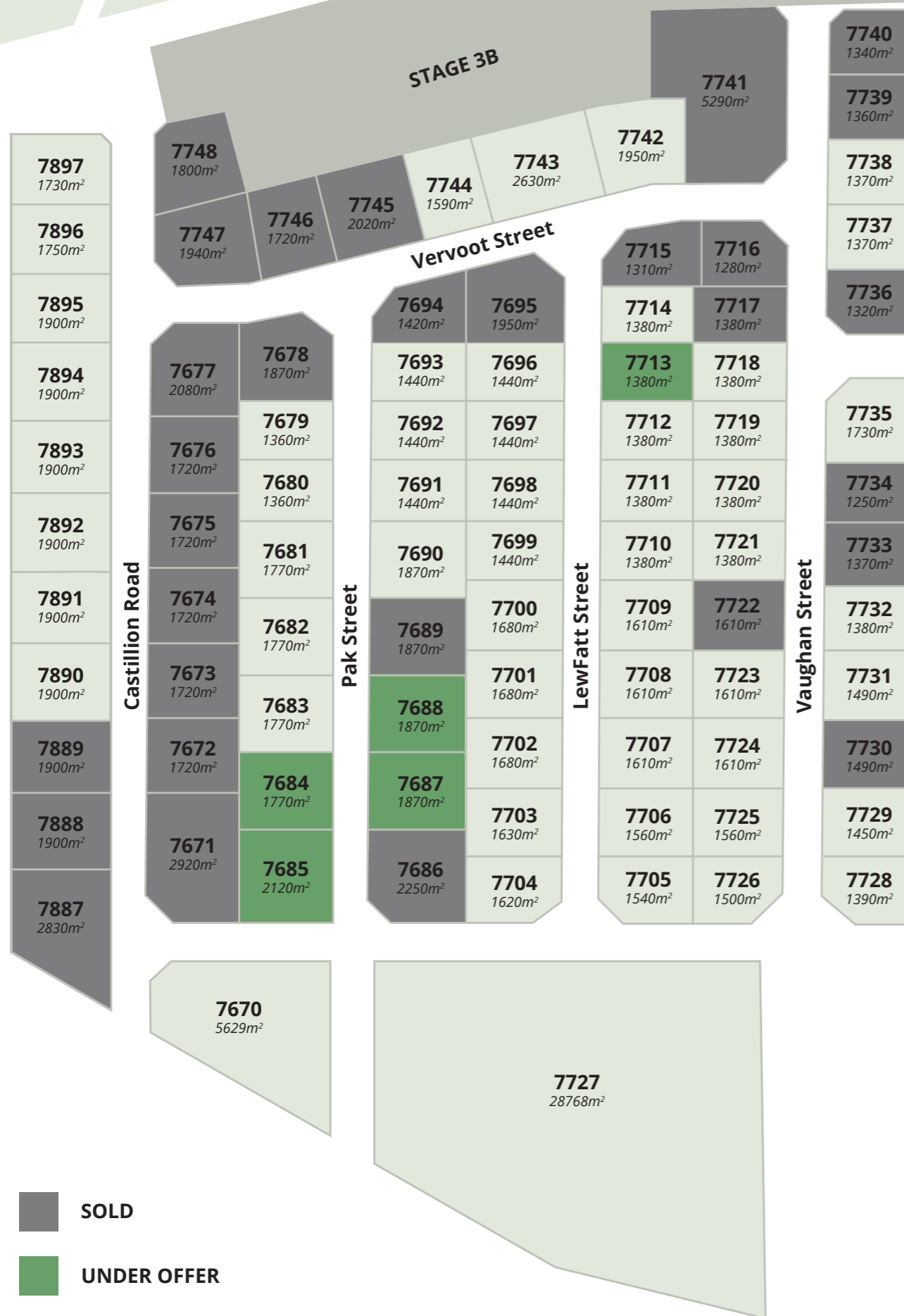
NBN

High speed connectivity with NBN fibre available in the estate.

- ✓ Transport Terminal
- ✓ Licensed Club

BERRIMAH

INDUSTRIAL ESTATE



Light industrial parcels suitable for an array of businesses **STARTING FROM 1263M²**

Lot No.	Lot Area (m2)
7670	5629m ²
7671	SOLD
7672	SOLD
7673	SOLD
7674	SOLD
7675	SOLD
7676	SOLD
7677	SOLD
7678	SOLD
7679	1365m ²
7680	1365m ²
7681	1775m ²
7682	1775m ²
7683	SOLD
7684	SOLD
7685	SOLD
7686	SOLD
7687	1880m ²
7688	1880m ²
7689	SOLD
7690	1880m ²
7691	1446m ²
7692	1446m ²
7693	1446m ²
7694	SOLD
7695	SOLD
7696	1446m ²
7697	1446m ²
7698	1446m ²
7699	1446m ²
7700	1687m ²
7701	1687m ²

Lot No.	Lot Area (m2)
7702	1687m ²
7703	1639m ²
7704	SOLD
7705	SOLD
7706	1564m ²
7707	1610m ²
7708	1610m ²
7709	1610m ²
7710	1380m ²
7711	1380m ²
7712	1380m ²
7713	SOLD
7714	1380m ²
7715	SOLD
7716	SOLD
7717	1380m ²
7718	SOLD
7719	1380m ²
7720	1380m ²
7721	1380m ²
7722	SOLD
7723	1610m ²
7724	1610m ²
7725	1564m ²
7726	SOLD
7727	SOLD
7728	1396m ²
7729	1456m ²
7730	SOLD
7731	1489m ²
7732	1378m ²
7733	SOLD

Lot No.	Lot Area (m2)
7734	SOLD
7735	SOLD
7736	SOLD
7737	1373m ²
7738	1338m ²
7739	SOLD
7740	SOLD
7742	1957m ²
7743	2636m ²
7744	1600m ²
7745	SOLD
7746	SOLD
7747	SOLD
7748	SOLD
7749	3632m ²
7749	1565m ²
7749	1289m ²
7749	1289m ²
7749	1783m ²
7741	SOLD
7897	1,737m ²
7896	1,750m ²
7895	1,800m ²
7894	1,900m ²
7893	1,900m ²
7892	1,900m ²
7891	1,900m ²
7890	1,900m ²
7889	1,900m ²
7888	1,900m ²
7887	2835m ²

DISCLAIMER: Please note that illustrations and drawings in this brochure are intended to be a visual aid only. We give no warranty and makes no representation as to the accuracy of any description, illustration, drawing or statement contained in this brochure. All information provided is subject to change without notice.



Invest. Develop. Lease.

DixonGroup is a full service property development company that specialise in complete design and construction projects and offer convenient purpose-built for lease projects.

The DixonGroup is a fully integrated property, construction and leasing divisions provide the expertise and resources expected form a top tier development firm but with the agility and responsiveness of a boutique business.

Create projects you can be proud of.
Make your mark and create the space you have always imagined.

We offer a full suite of services

DEVELOPMENT

Full turnkey solutions, from acquiring the land to finding a tenant and maintaining the building post-construction.

PROPERTY MANAGEMENT

Post development maintenance and servicing.

DESIGN & CONSTRUCTION

Full service design, engineering and construction by our in-house team.

REAL ESTATE AGENCY SERVICES

Market review, find tenants, advertising & sales.

CONSULTANCY & ADVISORY SERVICES

Financial modelling, Concept review, Market Analysis and Feasibility Review.



Built On Trust.

Jaytex Construction – your commercial and industrial design and construct professionals.

Established in Darwin in 1997, we've grown to become one of the Northern Territory's most accomplished construction firms, skilfully delivering projects up to \$80 million.

The Territory's Commercial and Industrial Design and Construct Professionals

You want to make your mark. You want a builder you can trust. We have the tools, know-how and experience to help you get it done, and a track-record of complex projects and happy clients.

We work with developers, owner/occupiers, investors, Defence and local and state Government departments to create attractive spaces that enhance the Darwin community.

With a proud Northern Territory heritage, Jaytex Construction has many years of delivering complex builds for a variety of clients across Australia.

As your construction specialists we offer the full range of construction services. From straightforward subdivision to full design and construction projects, we are experienced, connected and here for you.

We make it our priority to build relationships at each step of the journey. We take pride in delivering innovative tailored solutions and will never compromise on quality or safety. We are committed to building our community, from the ground up.

OUR PROCESS, STEP BY STEP.



1. CONSULTATION

Meet your development specialist. We explain the entire process in detail and provide you with information on time lines, land acquisition, finance and estimated budgets, design, planning approvals and the construction process.



2. BRIEF

We want to completely understand your vision and bring it to life. Details included in the brief include: land dimensions, general layout, staff offices, height requirements, carparking etc



3. PRELIMINARY PLAN

We will provide you with a preliminary plan with indicative pricing to ensure we are meeting your objectives and tracking inside your budget.



4. DESIGN

A collaboration between you, the Development Specialist and Designer to review and adjust the design so that it is flawless. Our designer will provide an interactive 3D computer generated image of your new premises that lets you explore every aspect of the build.



5. COSTINGS

With the design finalised our Estimator will prepare the fixed price quote for you. It includes a full schedule of lease rates, terms and conditions, allowances, schedule of finishes and provisional cost sum. For full transparency the quote is 100% itemised.



6. CONTRACTS & PLANNING APPROVAL

An agreement for lease contract will be prepared and we will manage all necessary paperwork and lodge your development application with the Development Authority.



7. PROVISIONAL ITEMS SELECTION

This is the time to make your place your own! Your Development Specialist will guide you through the selection process and ensure it is simple and stress free.



8. CONSTRUCTION

From civil works to practical completion – we take you through every step.



9. HANDOVER

You're completely satisfied with the build, sign the lease and get the keys.



10. POST-CONSTRUCTION SUPPORT

We stay with you 52 weeks post construction to ensure everything is running smoothly and our craftsmanship lives up to its promise.



**ATTRACTIVE OFFICE
WAREHOUSE AND LAND
PACKAGES AVAILABLE**

