



INVEST IN AUSTRALIA'S PREMIER INDUSTRIAL PRECINCT CHERRY LANE - LAVERTON NORTH



CNR CHERRY LANE & JAMES STREET LAVERTON NORTH



A GRADE INDUSTRIAL PROPERTY IN A TRIPLE A LOCATION

THE CHERRY LANE PRECINCT IN LAVERTON NORTH IS SUPERBLY LOCATED NEXT TO THE PRINCES FREEWAY, WESTERN RING ROAD & WESTGATE FREEWAY INTERCHANGE JUST 10 MINUTES FROM THE MELBOURNE CBD.

WITH UNRIVALLED ACCESS TO AUSTRALIA'S LARGEST PORT, 2 MAJOR AIRPORTS & MAJOR ARTERIAL FREEWAYS IN EVERY DIRECTION, CHERRY LANE OFFERS GROWING BUSINESSES & INVESTORS A RARE OPPORTUNITY TO ACQUIRE NEW, A-GRADE INDUSTRIAL PROPERTY IN AUSTRALIA'S MOST SOUGHT-AFTER, TRIPLE A INDUSTRIAL PRECINCT.



AN ARRAY OF NEW FREEHOLD WAREHOUSES
FROM 1,078M² TO 6,391M²
STAGE 1 LOTS 1 - 5 COMPLETED OCTOBER 2020





JAMES STREET

CHERRY LANE





PURCHASE OR LEASE OFF THE PLAN

BESPOKE DESIGN AVAILABLE FOR SPECIFIC REQUIREMENTS

- 12 office warehouse facilities 1,078m² to 6391m².
- Lots 1-5 scheduled completion October 2020.
- Lots 6-12 completed on 10 month lead-time
- Container height roller doors.
- Individual freehold titles.
- Industrial Zone 2.
- Power supply 25 VA/m² of warehouse area Plus 125 VA/m² (or as required).
- NBN ready for high speed voice and data.
- Full B-double compliant hardstand secured by palisade & PVC coated chain wire mesh fencing.
- Larger facilities include separate car and truck access with multiple crossovers.
- Abundant staff & customer/visitor car parking provisions.
- 8.6m springing height, with capacity to store 5+ high pallet racking.
- ESFR sprinkler system with shared tank/pumps for warehouses 11 & 12 over 6000m².
- 2 level offices & amenities with expansion capacity.
- Solar hot water heating; Rainwater collection for irrigation; Translucent roof sheeting providing natural light.
- LED efficient lighting to offices & warehouses.
- Bespoke custom design facilities available for off the plan requirements with 10 month lead-time.
- Additional power, gas & water available for specific requirements.

UNRIVALLED WAREHOUSING & LOGISTICS LOCATION



35 mins to
Geelong



15 mins to Ports
& Docklands

Situated with easy access to the Princes Freeway, Cherry Lane Industrial Estate is at the gateway to the west and just 15km to the CBD.



Access for
B-Doubles



25 mins to
Avalon Airport



15 mins to
Tullamarine





TULLAMARINE | 15MIN

CBD | 15KM

PORT MELBOURNE

SPOTSWOOD

ALTONA NORTH



WESTGATE FWY

GRIEVE PDE
*IMPROVED ACCESS
TO WESTGATE



WESTERN RING RD

DOHERTYS RD
*BEING UPGRADED



PRINCES FWY

AVALON AIRPORT | 25MIN



CHERRY LN



JAMES ST



WEST GATE TUNNEL PROJECT



The \$6.7 Billion Western Distributor will provide an alternative to the West Gate Bridge and direct access to the port. It will slash local congestion, improve productivity, reduce travel times and take trucks out of the inner west region adding substantial value to commercial properties on the western side of the Maribyrnong River. It is due for completion in 2022.

Western Distributor changes and benefits:

- Alternative to the West Gate Bridge with second river crossing
- Daily peak travel times from the west slashed by up to 20 mins
- 5,600 new jobs created at the peak construction
- Up to 75% fewer trucks on Francis Street and Somerville Road
- 6,000 fewer trucks on the West Gate Bridge
- 6,000 fewer trucks on local streets in the inner west



Melbourne's Western Subregion is forecast to experience the strongest growth of all subregions, with a forecast percentage of over 3x that of Melbourne's Eastern Subregion.



Population growth up 34.38% since 2011



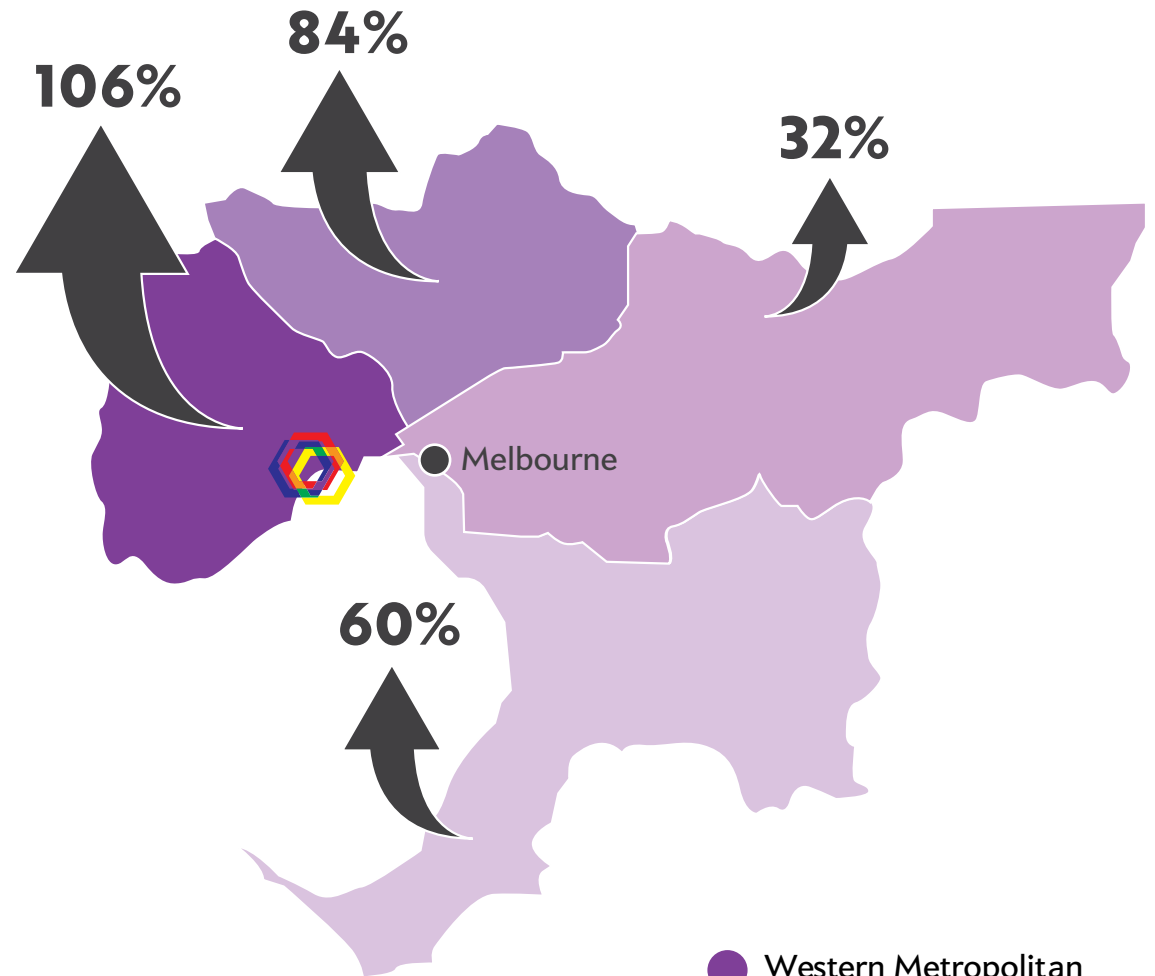
Machinery operators & drivers makes 71% of employment

LAVERTON NORTH - A DYNAMIC NEW HUB IN MELBOURNE'S GROWING WEST

- Potential to accommodate 13,000 - 23,000 employees by 2031.

- Largest % growth of local jobs in Victoria

- 4x the growth seen Victoria wide.



- Western Metropolitan
- Northern Metropolitan
- Eastern Metropolitan
- Southern Metropolitan

CHOOSE YOUR SIZE

Lot Number	Land Area M ² *	Property Street Frontage meters*	Total Ground Floor Area M ² *	Mezzanine Office Area M ² *	Total Mezzanine + Warehouse Area M ² *	Car Spaces
1	1,433	20.30	961	120	1,081	13
2	1,459	20.65	958	120	1,078	13
3	1,688	23.90	1,109	140	1,249	13
4	1,685	23.85	1,109	140	1,249	13
5	2,952	112.47	1,511	155	1,666	21
6	4,044	10.35	1,441	150	1,591	24
7	3,284	35.12	2,148	152	2,300	25
8	3,288	35.24	2,148	152	2,300	25
9	5,649	40.10	3,624	199	3,823	40
10	5,886	41.82	3,631	200	3,831	40
11	10,595	75.24	6,081	190	6,271	64
12	12,012	107.35	6,192	199	6,391	67

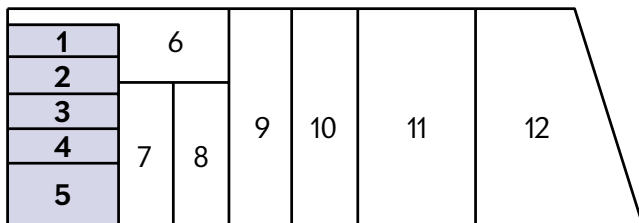
* All areas and measurements are approximate - purchasers should rely upon the property metrics detailed in the proposed plan of subdivision available within the latest vendors statement for each lot/property



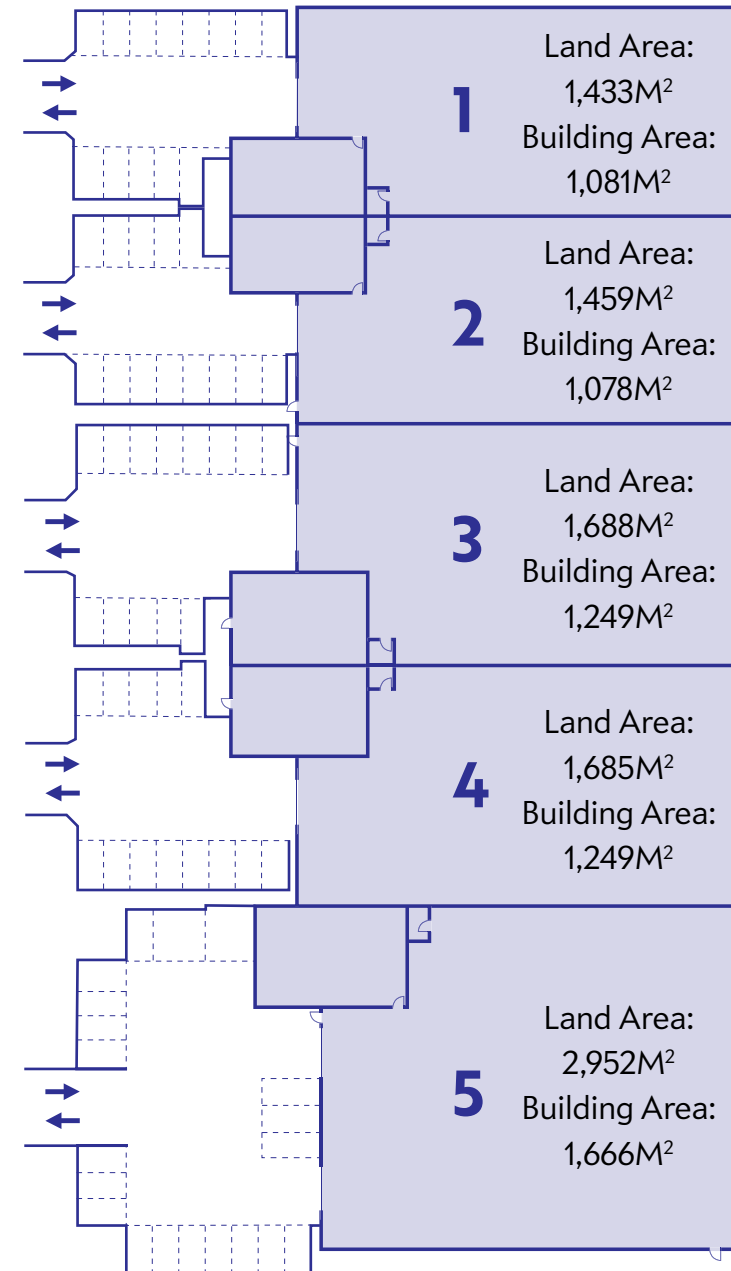
STAGE 1

Lots 1 - 5

Location:	James St Laverton North
Description:	Freehold Office & Warehouse Facility with hard stand and car parking
Builder:	C3 Construction Group (Classic Paving Pty Ltd)
Developer:	Citiwest Group Pty Ltd & Naser
Title Type:	Freehold (No owners corporation)
Size Range:	1078m ² - 1,665m ²
Warehouse Clearance:	8.0m
On Grade RSD'S:	4.2m x 4.8m (roller Shutter Doors)
Warehouse Floor Capacity:	5 tonne post load, 25kPa UDL, unlimited repetitions of 2.5 tonne SWL forklift with 6 tonne maximum front axle load (pneumatic)



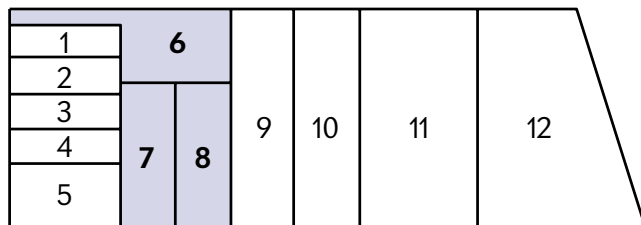
NOT TO SCALE



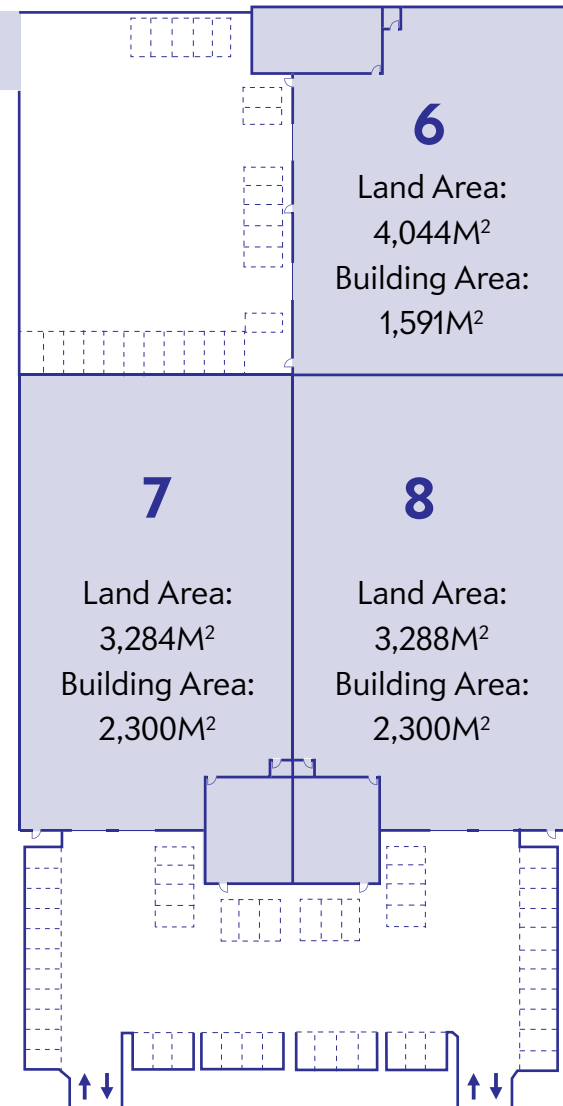
STAGE 2

Lots 6 - 8

Location: James St & Cherry Lane
 Description: Freehold Office & Warehouse Facility with hard strand and car parking
 Builder: C3 Construction Group (Classic Paving Pty Ltd)
 Developer: Citiwest Group Pty Ltd & Naser
 Title Type: Freehold (No owners corporation)
 Building Size Range: 1,592m² - 2,300m²
 Warehouse Clearance: 8.0m
 On Grade RSD'S: 4.2m x 4.8m (roller Shutter Doors)
 Warehouse Floor Capacity: 5 tonne post load, 25kPa UDL, unlimited repetitions of 2.5 tonne SWL forklift with 6 tonne maximum front axle load (pneumatic)



JAMES COURT

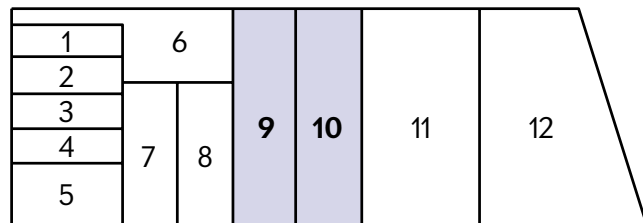


CHERRY LANE

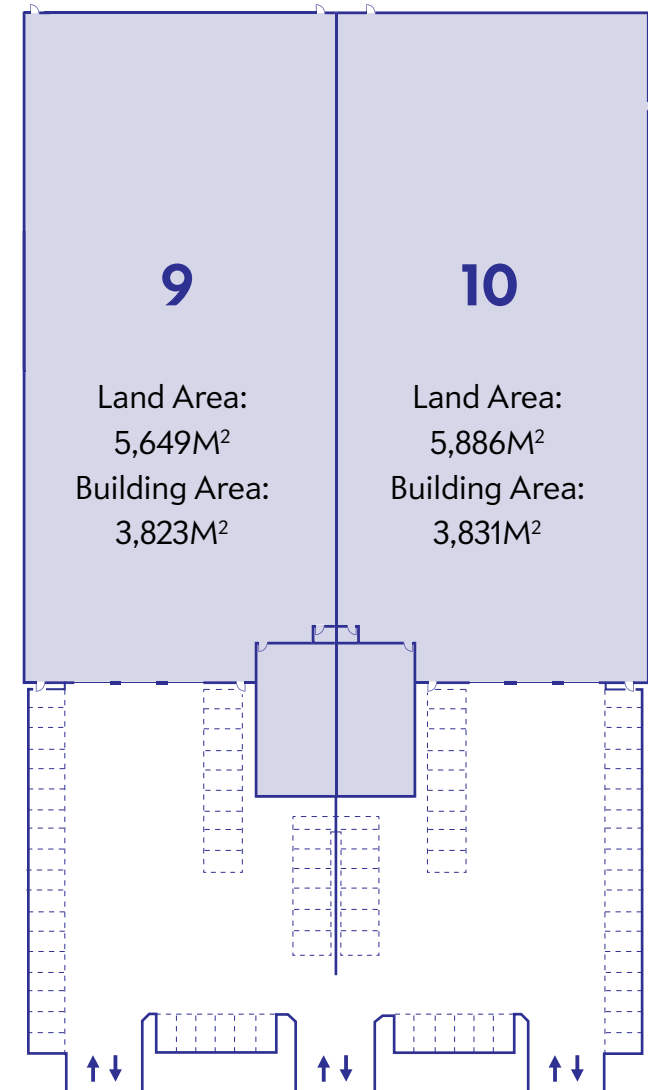
STAGE 3

Lots 9 - 10

Location: Cherry Lane Laverton North
 Description: Freehold Office & Warehouse Facility with hard strand and car parking
 Builder: C3 Construction Group (Classic Paving Pty Ltd)
 Developer: Citiwest Group Pty Ltd & Naser
 Title Type: Freehold (No owners corporation)
 Building Size Range: 3,823m² - 3,831m²
 Warehouse Clearance: 8.6m
 On Grade RSD'S: 4.2m x 4.8m (roller Shutter Doors)
 Warehouse Floor Capacity: 5 tonne post load, 25kPa UDL, unlimited repetitions of 2.5 tonne SWL forklift with 6 tonne maximum front axle load (pneumatic)



NOT TO SCALE



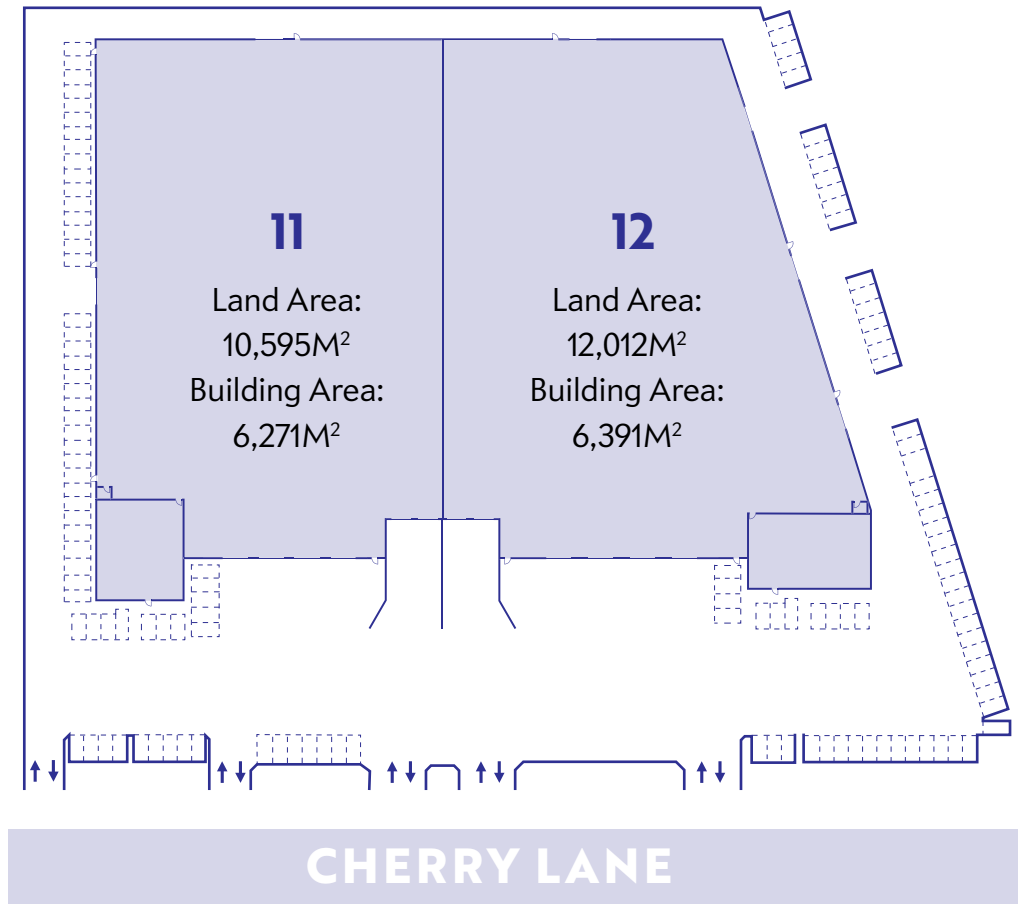
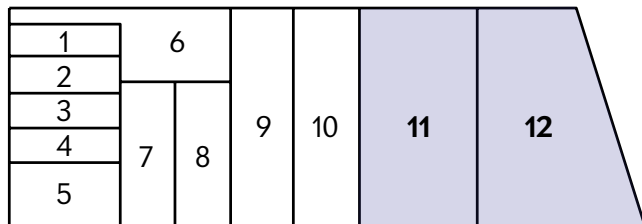
CHERRY LANE



STAGE 4

Lots 11 - 12

Location: Laverton North
 Description: Freehold Office & Warehouse Facility with hard strand and car parking
 Builder: C3 Construction Group (Classic Paving Pty Ltd)
 Developer: Citiwest Group Pty Ltd & Naser
 Title Type: Freehold (No owners corporation)
 Building Size Range: 6,271m² – 6,391m²
 Warehouse Clearance: 8.6m
 On Grade RSD'S: 4.2m x 4.8m (roller Shutter Doors)
 Recessed Loading Docks: 1 per warehouse
 Warehouse Floor Capacity: 5 tonne post load, 25kPa UDL, unlimited repetitions of 2.5 tonne SWL forklift with 6 tonne maximum front axle load (pneumatic)



DEVELOPER PROFILE



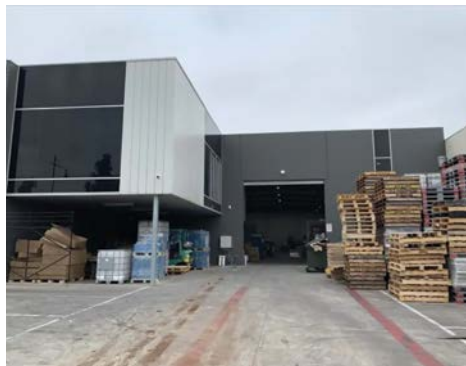
15-27 Paraweena Dr, Truganina
Completed 2017



40-52 McArthurs Rd, Altona North
Completed 2019



154-155 Frances St, Yarraville
Completed 2016



22 Sunline Dr, Truganina
Completed 2014



70 Rebecca Dr, Ravenhall
Completed 2010



88-98 Agar Drive, Truganina
Completed 2019



www.citiwestgroup.com

The Citiwest group & Naser currently has a large portfolio of commercial and industrial developments scheduled for completion in 2019-2020. These include medium to high density townhouses & apartments, commercial & industrial business parks, childcare centres, and bespoke design & construction for specific business needs.



CNR CHERRY LANE & JAMES STREET LAVERTON NORTH

CHERRYESTATE.COM.AU



Steve Jones
0412 836 105
Steve.Jones@au.knightfrank.com

Joel Davy
0411 109 876
Joel.Davy@au.knightfrank.com



Tom Murphy
0434 414 901
Tom.Murphy@cbre.com.au

Fergus Pragnell
0410 681 492
Fergus.Pragnell@cbre.com.au



Glyn Bosisto
0414 304 580
glyn@bosisto.com.au

Tom Davis
0419 207 803
tom@bosisto.com.au

Disclaimer: This document has been prepared to assist potential purchasers in deciding whether to purchase in the proposed development. The information contained herein has been prepared in good faith, however we do not warrant the accuracy of any of the information provided. The information provided herein does not in any way constitute all, or any part of an offer, or contract of sale for any property referred herein. All plans, dimensions, figures, illustrations, financial details, photography and all other material are representative only. All information contained herein in this document is subject to change and is confidential and remains the property of the vendor. This document is not for general distribution without the written consent of the vendor.