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INDUSTRIAL SITE & BUILDINGS **FOR SALE**






INFORMATION **MEMORANDUM**

- EXPRESSIONS OF INTEREST
- INDUSTRIAL COMPLEX
- LARGE ARRAY OF BUILDINGS
- ADMINISTRATION AND STAFF FACILITIES
- WEIGHBRIDGE AND OTHER INFRASTRUCTURE
- LOGISTICALLY POSITIONED FOR YOUR BUSINESS



1: Overview Section

 LOCATION OVERVIEW	<p>Situated within the Quirindi Industrial Precinct accessing the New England & Kamilaroi Highways and the Newcastle/Sydney Port link</p>
 LAND AREA	<p>50,000m²</p>
 TOTAL BUILDING AREA	<p>Over 7000m²</p>

INVESTMENT HIGHLIGHTS

Proviám Group - Broker is providing the right facility for your business:

- Located in the Quirindi Industrial Precinct - near Tamworth NSW.
- Situated between Sydney and Brisbane with direct access to the New England and Kamilaroi Highways;
- Linked to the inland rail network with nearby intermodal truck/rail access;
- Accessible to Newcastle and Sydney port facilities;
- Situated on 5ha of land (being Lot 302 in Deposited Plan 1062407) with over 7,000m² of undercover warehousing;
- Option to purchase 50 tonne weigh bridge; industrial boiler; and commercial milling plant;
- A further neighbouring 15.8 ha property with a four-bedroom home is available by the same vendor



EXECUTIVE SUMMARY

- The industrial complex is freehold owned by a New Zealand based company;
- The site was first commissioned in 2008 as an operational timber mill;
- The land and infrastructure package are ideally designed for a broad range of industries including: transportation; distribution; warehousing; heavy industry; manufacturing; and lease investment;
- Expressions of Interest are being sought in respect to purchase of all, or part, of the facility;

SALE PROCESS

- 'Expressions of Interest' are being sought for the land and building infrastructure;
- The onsite milling and ancillary equipment can be sold separately by tender and removed from the site by the successful purchaser(s);
- Site inspections are welcome, by appointment only;
- Questions can be directed to Steve Beaman on 0490073532, or emailed to connect@proviamgroup.com;
- GST may form part of the land and building sale. It is advised that the purchaser(s) seek professional advice from a qualified accountant;
- An 'expression of interest' form is included below.



OVERVIEW of **INFRASTRUCTURE**

- Administration building 220m²
- Buildings with engineered floors and spans – 6m to 10m eave heights
 - Building 1: 1100m²
 - Building 2: 1400M²
 - Building 3: 340m²
 - Building 4: 1020m²
 - Building 5: 2000m² + mezzanine floor
 - Building 6: 700m²
 - Other onsite buildings (various sizes)
- Hard, all weather roadways and site storage areas
- Workshops
- Sub-station and MSB power rooms
- Various control rooms
- Stacking /storage buildings
- Workers lunch room and toilet block
- Firefighting engine room with ancillary 2 x 250,000lt water tanks – reticulated throughout complex
- Industrial wood waste fired boiler (optional)
- 50 tonne weigh bridge (optional)
- High temp Steam Kiln (optional)
- Tailing Dam
- Sealed curb & gutter access roads
- Additional contiguous 15.8ha (39 acre) property with house (optional) The additional land includes Lot 3 in Deposited Plan 746462; and Lot 50 in Deposited Plan 6372



MARKET OVERVIEW

- Demand for well-located industrial investment property remains very sought after with owner occupiers, investors and developers showing keen interest in the circa \$2–\$5 million category.
- Over recent years, a low interest rate environment and strong purchaser demand coupled with a level of uncertainty and instability within the equities market has driven the commercial and industrial property market.
- Australia's Industrial Corridor for the future is arguably the National 'Inland Rail' network. Businesses placed to capitalize on the network's geo-location will be better positioned than business that don't. Regional Industrial precincts with intermodal access gain many advantages over their city-based compatriots by providing for: larger industrial sites; less expensive land; lower congestion; Proximity to major transport linkages; and direct access to regional resources.
- Private Superannuants investing either directly or indirectly into property are creating the environment for professional syndicates to continue their growth in funds under management via property acquisition. In addition, high net worth individuals are seeking investment diversification, geographic spread and high yields, currently not on offer from other investment classes.
- Expect the outlook for regional investments to be bullish!





The industrial complex is superbly located in Quirindi on the Inland Rail link line, and accesses two major highway systems. It is close to the Port of Newcastle and geographically situated between Sydney and Brisbane. An intermodal terminal is located close by.

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EXPRESSION OF INTEREST

PROVIAM GROUP
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- ☐ WHOLE SITE ☐ WEIGH BRIDGE, KILN OR BOILER ☐ OTHER
- ☐ PART OF SITE ☐ MILLING EQUIPMENT

Purchaser _____
(Including ABN)

Address _____

Contact Name _____ Contact Mobile _____ Contact Email _____

Legal Representative _____ Contact _____ Contact Email _____

Purchase Price _____ Deposit _____

Proposed Settlement Period ☐ 30 Days ☐ 60 Days

Any other information _____

Via email to connect@proviamgroup.com

Signed _____

Dated _____



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DISCLAIMER

All areas are approximate. Prospective Purchasers should make their own enquiries to satisfy themselves of all aspects. This property report has been prepared by Proviam PTY LTD, trading as Proviam Group solely for the information of potential purchasers/tenants to assist them in deciding whether they are sufficiently interested in the property. The information does not constitute all or any part of an offer or Contract of Sale/Lease, and is intended as a guide only. The information contained in the report has been prepared in good faith by Proviam Group and includes information provided by other sources. Proviam Group advises that they have not checked or verified and make no representation of their accuracy.