

AMAROO BUSINESS PARK

LAND PURCHASE OPPORTUNITY

MAKING
SPACE
FOR
GREATNESS

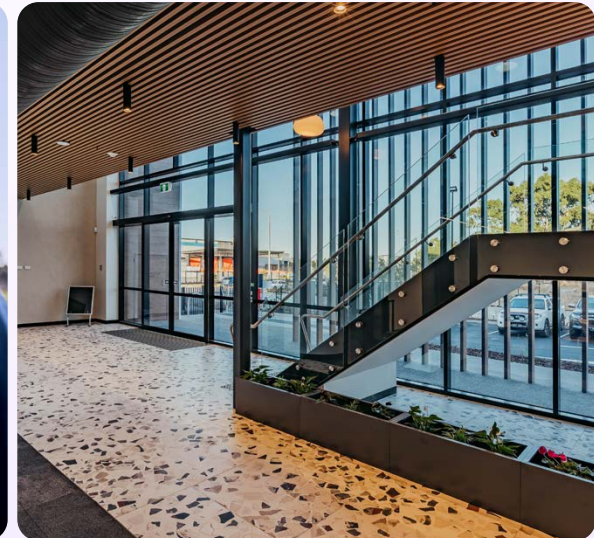


OVERVIEW

Goodman is pleased to offer a premium selection of land sale opportunities at Amaroo Business Park. This exclusive selection will provide investors, developers and owner occupiers an opportunity to secure a site within Melbourne's northern industrial market.

Land opportunities

- + Lots available from 6,370 sqm
- + Benched and serviced as part of ongoing subdivision works
- + Amaroo Road upgrade complete
- + Logistics and distribution users approved for 24/7 use subject to council approval.



IN GOOD COMPANY



Customers who call Amaroo home

amazon.com

One of the world's largest and most influential companies, Amazon specifically identified Amaroo as their location of choice for Australia's first ever middle mile facility, linking their various business hubs and fulfillment centres. The seven-hectare site provides scale for their transport goods moving, and the cross dock design provides efficiencies for goods moving in and out.

MONARCH[®]
⌘ **kaboodle[®]**
KITCHEN

Australian Brushware Corporation is a leading wholesaler and distributor of paint brushes and accessories. Brands include Monarch and Kaboodle Kitchens. Their 18,500 sqm facility was refined to suit their current and future operations, driven by proximity to the adjacent Bunnings and major road network.


SAINT-GOBAIN

Saint-Gobain's Surface Solutions division selected Amaroo for their new 6,500 sqm Victorian operations centre. The estate's design, landscaping and conservation zone were key factors in relocating their workforce and operations to Amaroo.

OPPORTUNITIES

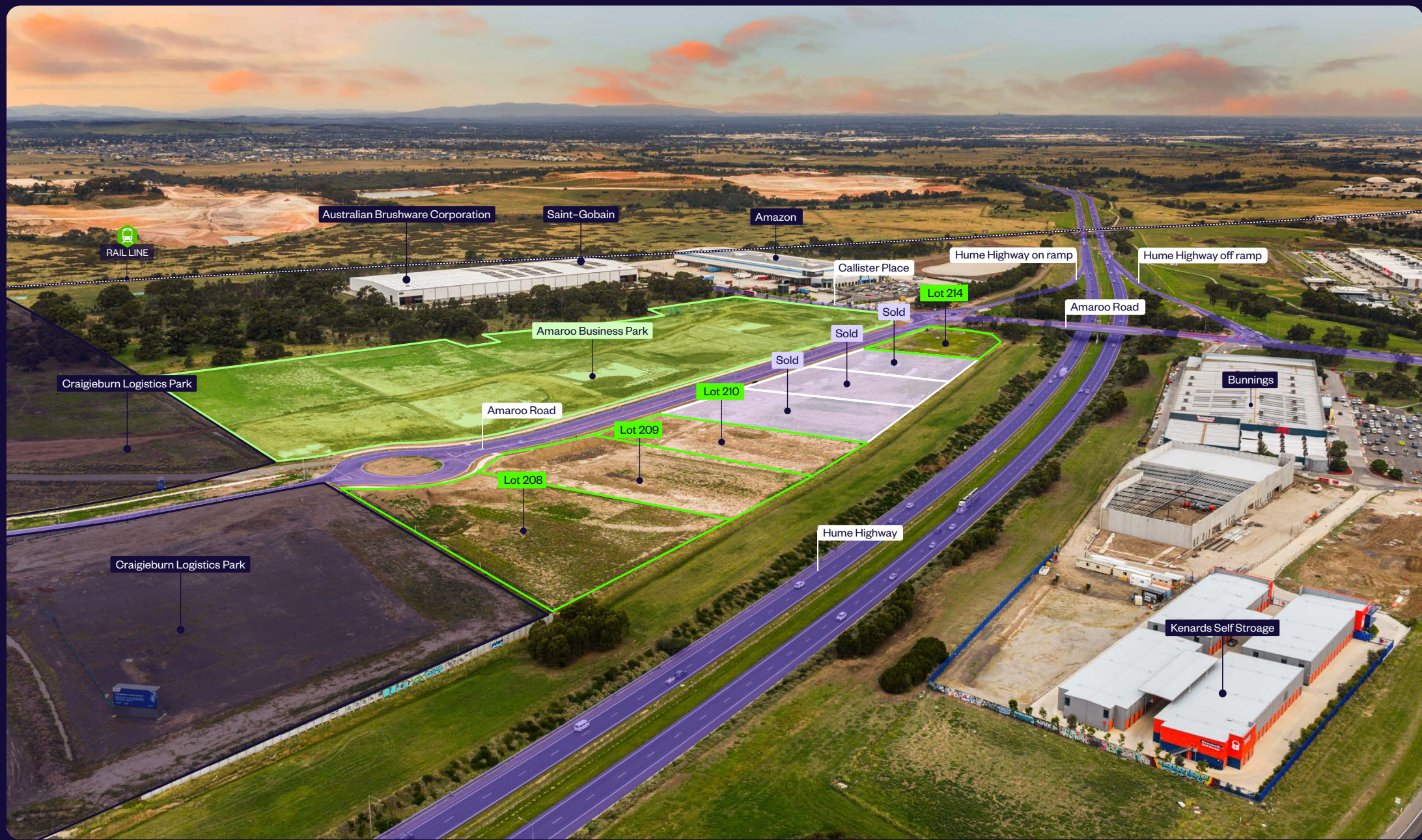
Land sale opportunities

LOT NUMBER	SITE AREA (SQM)
Lot 208	13,040
Lot 209	9,236
Lot 210	8,710
Lot 211	Sold
Lot 212	Sold
Lot 213	Sold
Lot 214	6,370



■ FOR SALE
■ SOLD

VIEW FROM ABOVE - LOOKING SOUTH



VIEW FROM ABOVE - LOOKING EAST



FUTURE DEVELOPMENT POTENTIAL – LOT 208

Indicative development concepts have been prepared to illustrate potential future outcomes for the lot. These schemes are provided for guidance purposes only and should not be interpreted as reflecting the lot's highest and best use. The concept is unapproved and any future development will be subject to the purchaser obtaining all necessary statutory and planning approvals.



UNIT	WAREHOUSE	OFFICE	TOTAL (SQM)
1	285	70	355
2	285	50	335
3	285	50	335
4	306	83	389
5	265	65	330
6	332	65	397
7	220	50	270
8	200	50	250
9	200	50	250
10	200	50	250
11	200	50	250
12	200	50	250
13	240	50	290
14	173	50	223
15	150	50	200
16	150	50	200
17	150	50	200
18	150	50	200
19	150	50	200
20	150	50	200
21	150	50	200
22	150	50	200
23	150	50	200
24	150	50	200
25	220	50	270
26	251	50	301
27	157	50	207
28	198	50	248
29	198	50	248
30	198	50	248
31	198	50	248
32	198	50	248
33	157	50	207
34	157	50	207
TOTAL	6,823	1,783	8,606

ACCESS



LOCATION



2.6KM
to Craigieburn
railway station

34KM
to Melbourne
airport

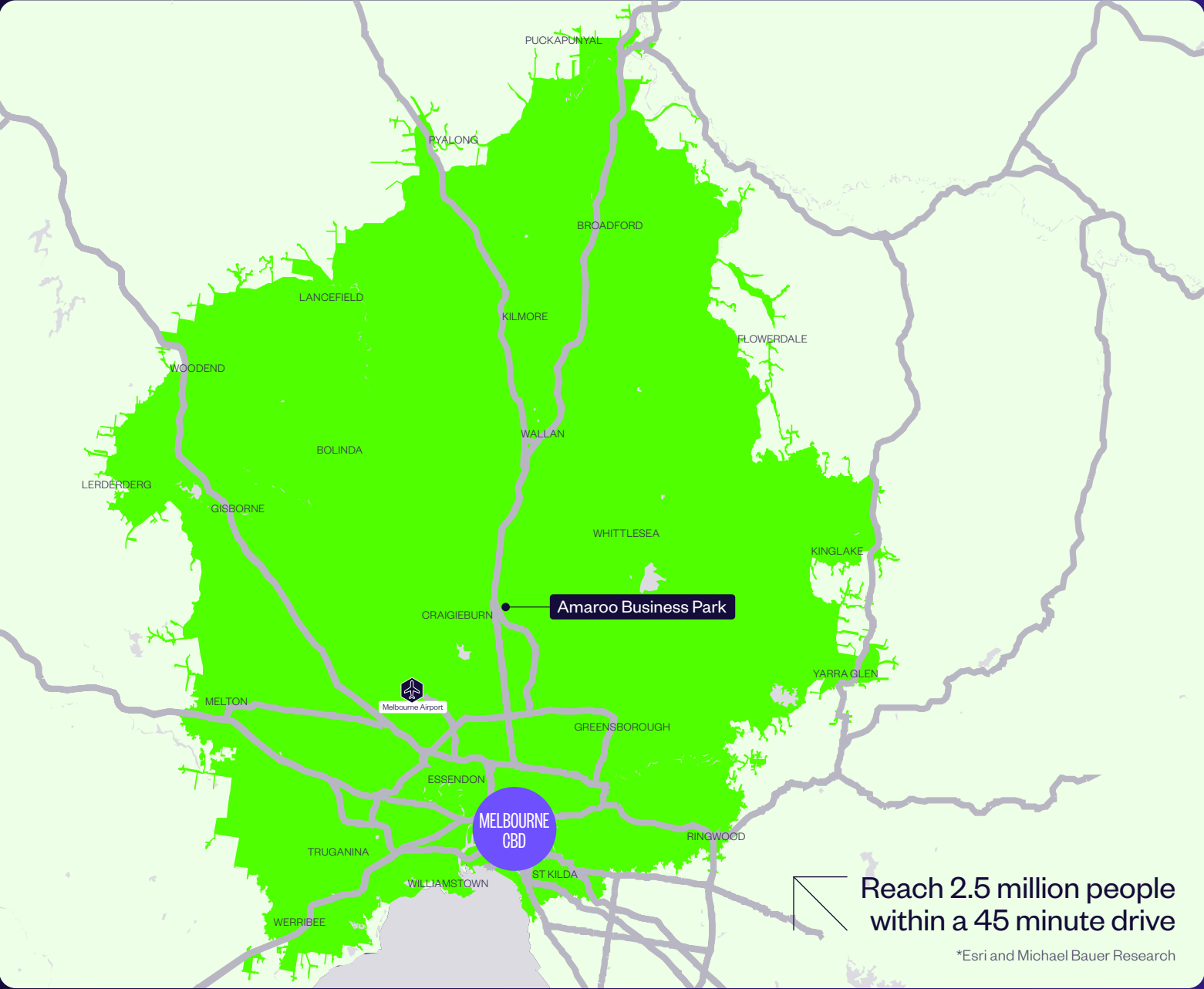
41KM
to Melbourne
CBD

43KM
to Port of
Melbourne

The precinct is located in the growing residential suburb of Craigieburn, serviced by Metro's Craigieburn Line to Flinders Street and V/Line's Seymour Line to Seymour and Southern Cross. Melbourne's CBD is 41km away and can be reached in 45 minutes via the Hume Freeway.

SPEED TO MARKET

WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **2.5M**
Total population
-  **915,649M**
Total households
-  **\$143.7BN**
Total purchasing power

TOTAL SPEND ON

-  **\$4.3BN**
Clothing
-  **\$13.9BN**
Food + beverage
-  **\$3.4BN**
Personal care
-  **\$759.3M**
Online shopping

*Esri and Michael Bauer Research

AMENITY AND SERVICES



Shopping

- + IGA Xpress Grand Boulevard
- + Craigieburn Central (Coles, Aldi, Woolworths)
- + Craigieburn Plaza (Woolworths).

Child care and early education

- + Kool Kidz Childcare Craigieburn
- + Pelican Childcare Craigieburn
- + Bank Street Preschool
- + KU Craigieburn Children's Centre
- + Goodstart Early Learning Craigieburn
- + 325 Early Education
- + Where We Grow Early Learning Craigieburn
- + Busy Bees at Craigieburn.

Food and hotels

- + KFC Craigieburn East
- + Carl's Jr Craigieburn
- + Daniel's Donuts Craigieburn
- + McDonald's Craigieburn
- + Grand Boulevard Cafe
- + Degani Craigieburn
- + Highlands Hotel.

Fitness

- + Planet Fitness
- + Hamilton Park
- + Hanson Road Sporting Reserve
- + Craigieburn Sporting Club.

CONTACT US



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