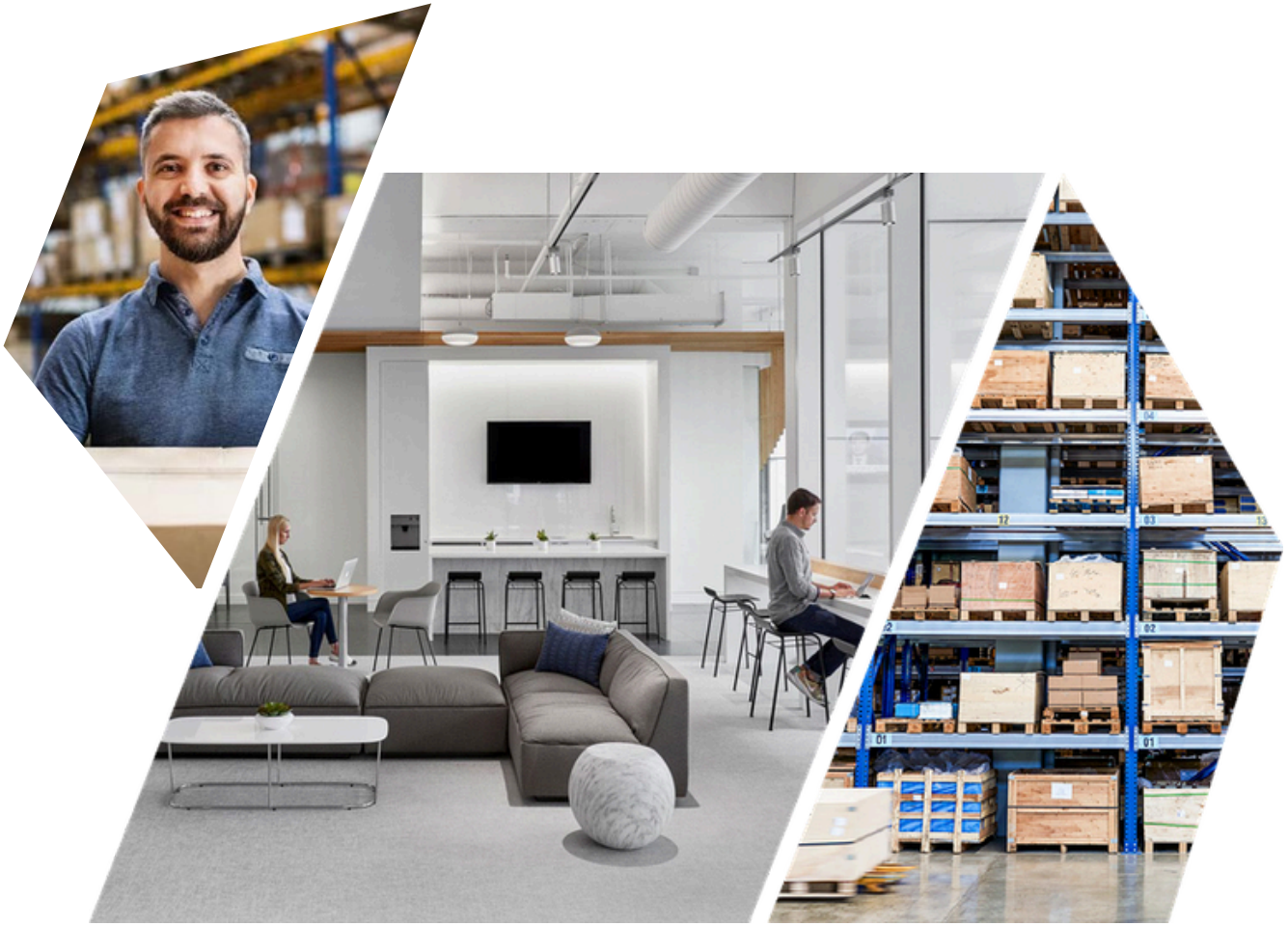


Collective Circuit,
Pakenham

a new benchmark

TOOMUC
BUSINESS PARK



Do you see yourself working within the new benchmark for innovation in Pakenham? Start the journey at Toomuc

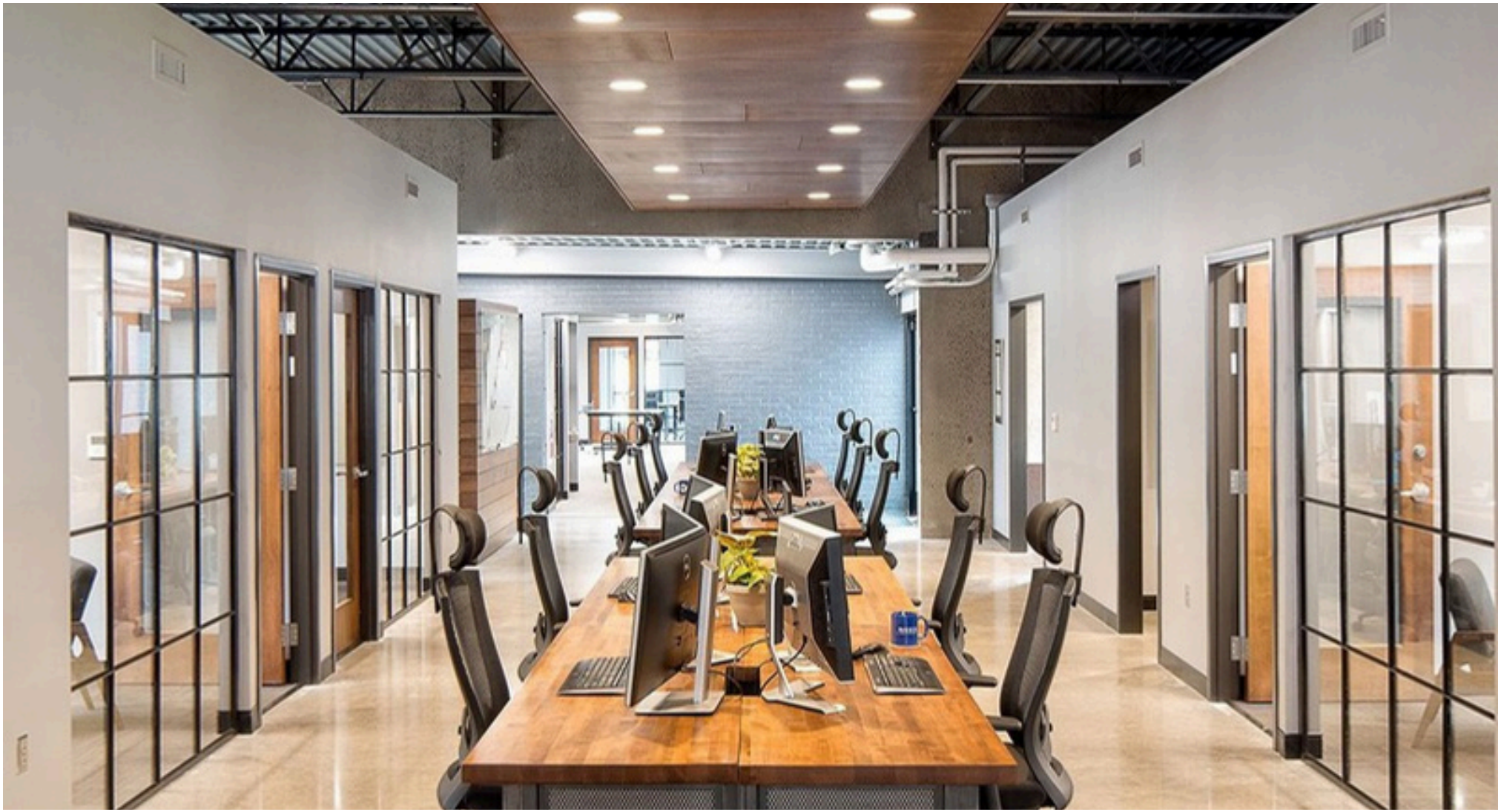
Take your business to the next level, work within a Secure HUB of innovation

TOOMUC BUSINESS PARK

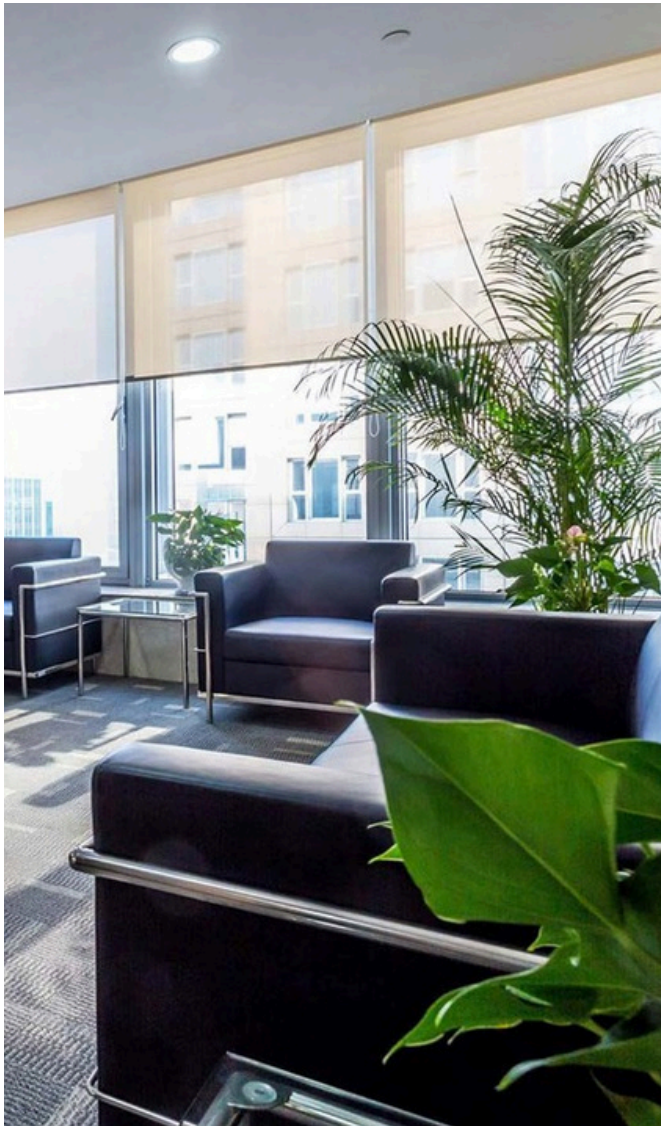
1-5 Carparks per Warehouse
plus 13 visitor car spaces



ARTIST IMPRESSION



WAREHOUSE KEY OFFERINGS



01. DESIGN

» Flexible diverse mix of product type

» First-floor mezzanine provision

» Additional car spaces allocated for mezzanine

02. LOCATION

» Immediate access to public transport

» Close access to major arterials

» 25 min from Dandenong, 17 min from Berwick, 35 mins from Warragul

» 45 min from Port of Hastings, 20 min from future Koo Wee Rup Airport (approx.) » 7min from Monash Fwy

03. INCLUSIONS

» 1-5 car spaces per W/House plus 13 visitor car spaces

» Minimum 6.4m ceiling clearance

» Motorised high-clearance roller door

» Heavy ridged vehicle access

» High-powered internet (NBN) provision

» Unisex bathroom with shower facilities

» Kitchenette

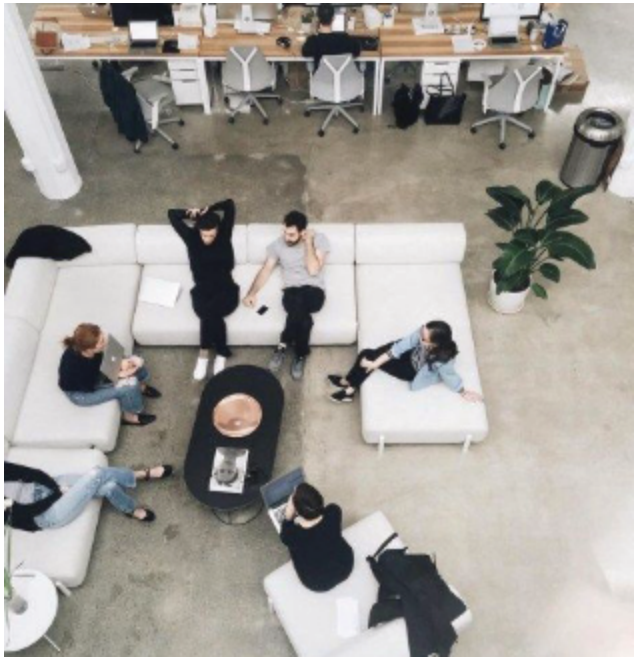


04. LIFESTYLE

» Landscaped design with green vista and Park way interface

» Planned community reserve + walking tracks

» Work close to where you live



05. RETAIL

» Located within a large residential catchment

» Proposed Co-Working centre

» Adjacent community cafés, boutique catering and Health & Fitness Facilities

» Adjacent to large commercial and DIY precinct



06. SECURED

» Well-lit precinct

» 24/7 hour access



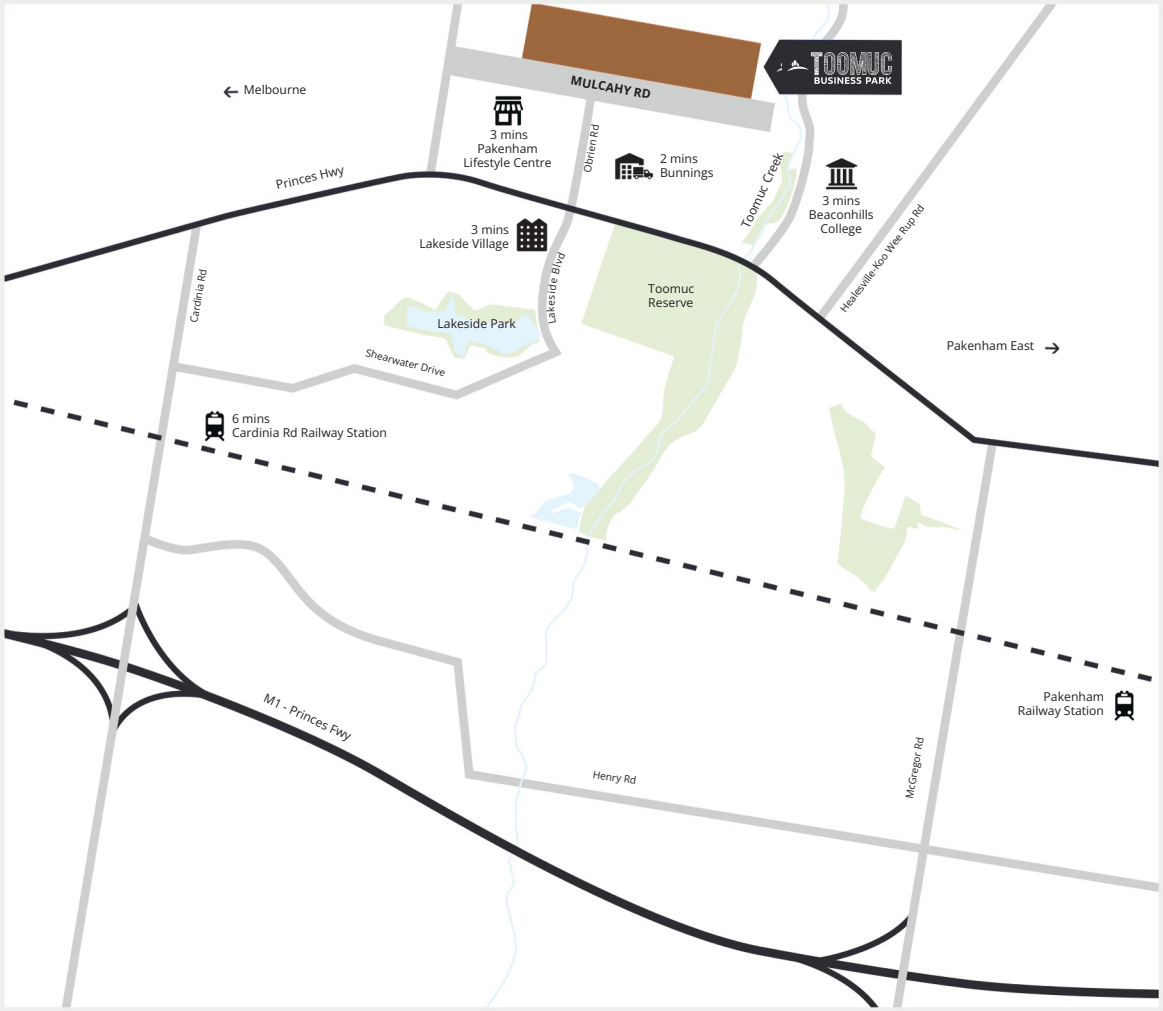
TOOMUC BUSINESS PARK

A CONNECTED ADDRESS

Less than 7 mins from Princes Fwy, Public Transport and DIY Home Centre. **Toomuc Business Park** is a space for creativity, collaboration and success.

KEY AMENITIES & DRIVING TIME

6 min Cardinia Road Railway Station
3 min Beaconhills College
3 min Pakenham Lifestyle Centre
3 min Lakeside Village
3 min Princes Highway
7 min M1 Freeway
2 min Bunnings
3 min Nearest childcare facility





RAILWAY STATIONS

Several trainlines service the South East Melbourne suburbs. Take advantage of proximity in the South East and always feel connected at Toomuc.



BUNNINGS PAKENHAM

A mere 2 mins away from Toomuc, never be short of your business needs and find the best amenities around the corner.



LAKESIDE VILLAGE

Enjoy the convenience of this local shopping centre with a Coles, several bank branches, local cafes and shops.



M1 FREEWAY

The M1 Freeway is in close proximity and supports travel from the South East through to the CBD and West.



PAKENHAM LIFESTYLE CENTRE

Home to national brands JB Hi-Fi, Beacon, Autobarn, Focus on Furniture, Barbeques Galore and BCF, as well as the newly opened Home Consortium Centre (The Good Guys,

Amart Furniture, Super Cheap Auto + more).



BEACONHILLS COLLEGE

Beaconhills College is a co-educational, ecumenical, independent school providing education from early learning to prep to year 12.



DINING EXPERIENCE

Enjoy one of the popular brunch spots and cafes in the area for breakfast, grab takeaway for lunch or dine out after work at one of the various restaurants and bars.

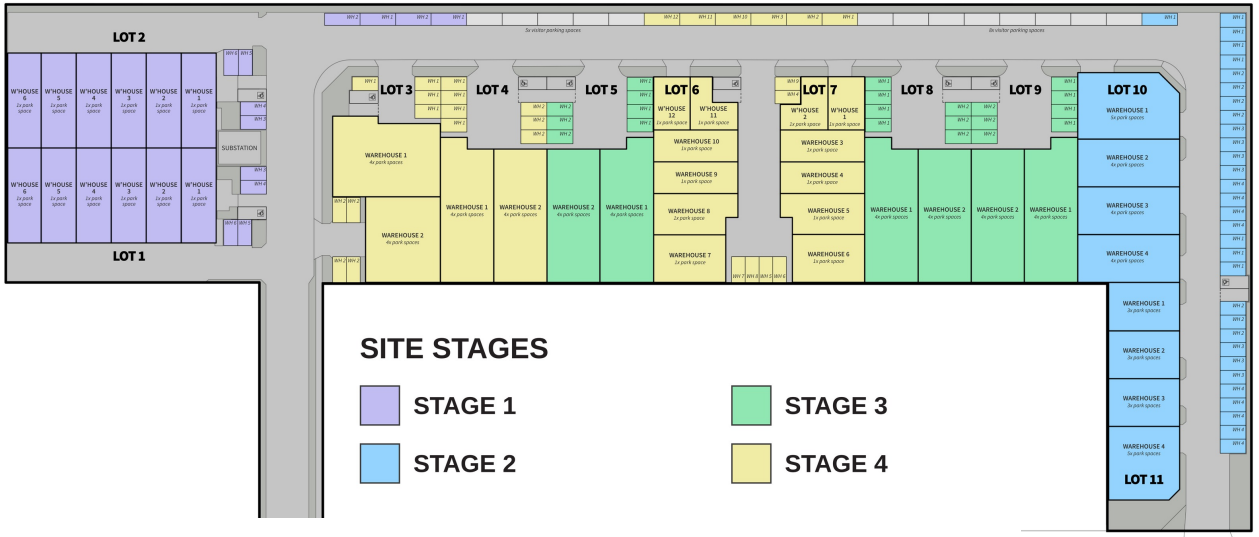


TOOMUC RESERVE

Take a stroll down to Toomuc Reserve on your lunch break to enjoy some fresh air.

MASTERPLAN

Thoughtfully curated by Waite Group to future proof your business these artfully designed Spaces will stand the test of time.
Toomuc Business Park has generous car parking with loop road ensuring ease of access throughout.
With a large scale residential development recently completed locally all within a substantial local DIY and retail precinct it's a location that will support you and your business





PARKING SPACES SUMMARY

LOT No.	DETAILS	No. PARKING SPACES
LOT 1	6 WAREHOUSES	6
LOT 2	6 WAREHOUSES	6
LOT 3	2 WAREHOUSES	8
LOT 4	2 WAREHOUSES	7
LOT 5	2 WAREHOUSES	7
LOT 6	6 WAREHOUSES	6
LOT 7	6 WAREHOUSES	6
LOT 8	2 WAREHOUSES	7
LOT 9	2 WAREHOUSES	7
LOT 10	4 WAREHOUSES	17
LOT 11	4 WAREHOUSES	14
	Visitor parking spaces	13
	Disabled parking spaces	9

SITE PARKING PLAN
125 MULCAHY ROAD
PAKENHAM



125 MULCAHY RD PAKENHAM VIEW FROM EAST

RELAXED AND SEAMLESS INTEGRATION WITH ADJACENT PARKLAND

Outdoor spaces



WORKSPACES



Open plans with mezzanine provisions to suit any business requirement.
An opportunity to create a space that suits you.
Generous carparking with 13 visitor spaces.
Your Needs, Your Space.

warehouse workspace







SUPPLY CHAIN OPPORTUNITIES

Open-plan spaces with exceptional internal height, multiple access points, drive-through access making the spaces ideally suitable for distribution, storage or warehousing.

SPECIFICATIONS

EXTERNAL WALLS

» Full height concrete panels with commercial framed glazedwindows and entry doors

»» Texture roll-on paint to panels where applicable

»» High performance glazing to meet BCA requirements

INTERNAL WALLS

»» Concrete walls and exposed steel frame
»» WR plaster walls with tiled skirting to
water closet (WC) as standard

FLOOR CONSTRUCTION & FINISHES

»» Reinforced concrete floor slab to ground level
»» Ceramic floor tiles to water closet

STRUCTURE

»» Clear and wide span structure with load bearing concretepanels in accordance with

structural engineer's design

» Reinforced concrete slab

»» Minimum 6.40m height clearance to underside of purlins

ROOFING

» Steel frame with metal roof cladding and insulation

VENTILATION

»» Warehouse and amenity areas to be ventilated in accordance with the BCA

CEILINGS

»» Amenities – painted flush plasterboard ceiling

AMENITIES

»» Unisextoilet to meet BCA requirements
»» Kitchenette including sink, hot and cold water outlet and cupboards below
»» Fixtures/Fittings – ceramic basins, chrome taps, porcelain WC bowls
»» Shower

ELECTRICAL

»» Separately metered 3 phase power to each unit
»» Double General Power Outlets (GPO's) as follows:
– X1 GPO to switchboard
– X2 GPO to kitchenette
– X1 GPO to entrance Foyer

LIGHTING

»» Warehouse
– High bay lighting and emergency lighting to meet BCA
»» Water Closet
– Fluorescent downlights
»» External
– Canopy lighting where required
– Security lighting above roller door

COMMUNICATIONS

»» Provisions of communications services including communications conduit and cable to each unit for
»» NBN concectivity

FIRE SERVICES

» To comply with the requirements of the CFA/MFB and the BCA

LANDSCAPING

»» Beautiful Landscaped surrounds as approved by Cardinia Council
»» Water sensitive Design

EXCLUSIONS

»» All loose furniture, whitegoods, office workstations, window furnishings and joinery items

»» Reticulation for data and communications, telephone, and all client fit-out requirements

»» Air-conditioning to warehouse areas

»» Incoming gas supply/reticulation and associated works

»» Security system to individual units

»» Corporate signage, associated permits and related works

INVESTMENT COMPARISON

COMMERCIAL INVESTMENT

TOOMUC BUSINESS PARK

4.8% Rental yield (see table below)*

3 years average lease term

Tennant pays outgoings

VS

RESIDENTIAL INVESTMENT

PAKENHAM

3% Rental yield*

1 year average lease term

Owner pays outgoings

	Rent per week	Rent per year	% ROI	m²
W/HOUSE	$307	$16,000	4.8%	70
W/HOUSE	$480	$25,000	4.6%	120
W/HOUSE	$673	$35,000	4.4%	262

*The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the owners or agent. Rental data is provided as a guide to market activity, and we do not necessarily claim to have acted as the renting agent in these transactions.

JOIN THIS EXCITING COMMUNITY OF CREATIVE AND PASSIONATE BUSINESS MINDS

office vision

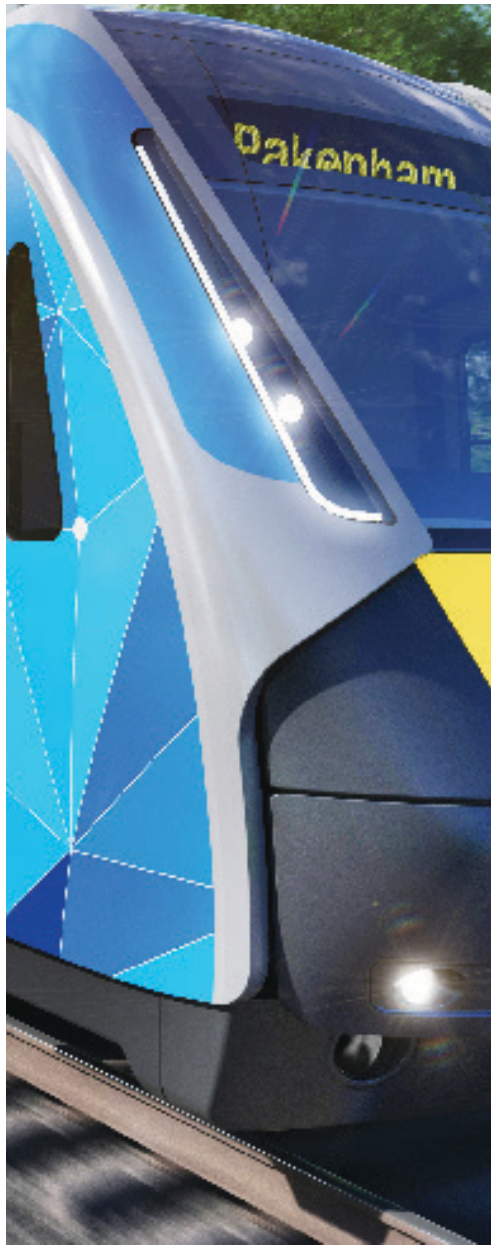


FUTURE INFRASTRUCTURE

NAR NAR GOON RAIL DEPOT

The new, state-of-the-art 118-hectare facility will house and maintain the Victorian Government's new fleet of high-capacity metro trains (HCMTs). It includes maintenance facilities, a train simulator and stabling for up to 30 trains.

transport.vic.gov.au/our-transport-future/our-projects/high-capacity-metro-trains



PROPOSED KOOWEERUP AIRPORT

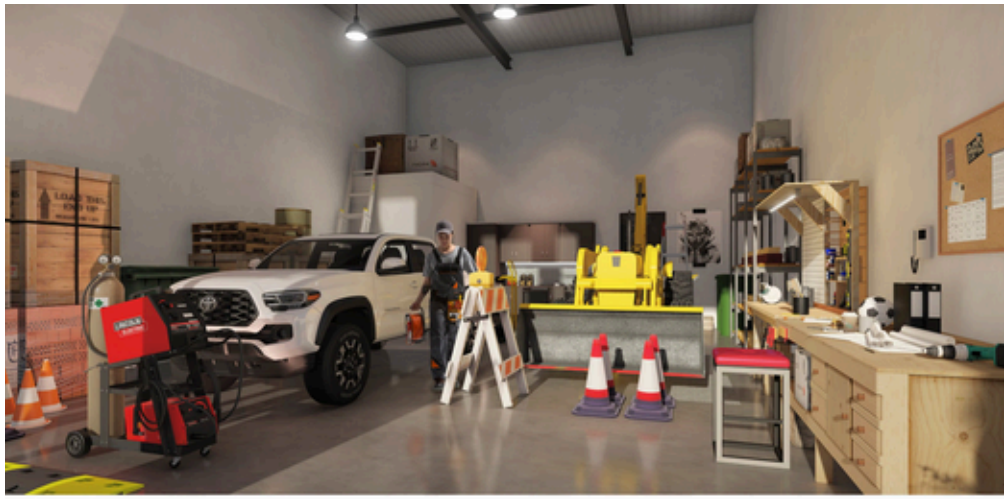
Estimates indicate that the proposed airport would have 2 runways initially, with cargo flights with provisions for two more runways, based on a catchment of about 1.5 million people. The focus on cargo flights would be a boom to Victorian agriculture in the area, allowing almost direct transport to Asian markets.

https://www.smh.com.au/business/companies/proposed-koo-wee-rup-airport- would-be-melbournes-badgerys-creek-20170704-gx4au5.html via @smh

Open plans with mezzanine provisions to suit any business requirement.

Toomuc has provisions in place for an additional 50sqm approx. of mezzanine floor space for your warehouse, office space or retail hub.

(Warehouse specific)
With additional carparking requirements already provided on site Toomuc has thoughtfully curated these spaces to grow with your business's needs.











buisness vision



WAITE
PROPERTY
GROUP

DEVELOPER

Waite Property Group is a Property Development, Construction and Investment company; team with over 40 years experience in Real Estate, involving Land Development, Building & Construction, and Project Management.

With over 100 development involvements and counting, our breadth of knowledge and experience is comprehensive.

Our overarching philosophy is to create places that invite user interaction that is sustainable, durable and commercially viable whilst aesthetically enduring the test of time.





THE TEAM

Room Construction

BUILDER

Room Construction is a Melbourne-based construction company delivering residential, commercial and industrial projects across Victoria.

As part of the Waite Group, a family-owned property development business with decades of experience, Room Construction is built on a strong family connection to the property and construction industry.

Our hands-on approach and practical experience across development and construction allow us to deliver projects with a clear focus on quality, efficiency and long-term value.

ROOM CONSTRUCTION

Stephen D'Andrea

DESIGN

We are the go-to specialists in the Melbourne area, with 40 years of experience servicing the region in commercial and industrial design.

Earth Empire

LANDSCAPE DESIGN

Matina is a horticulturally trained Landscape Designer and University of Melbourne Burnley graduate. She combines her knowledge of plants and soils with a passion for creating functional and considered spaces.

EARTH EMPIRE

Nobelius Land Surveyors

PLANNING/SURVEYORS

Family-owned and operated since 1996, Nobelius Land Surveyors has grown into Victoria's largest single-office cadastral surveying firm.

With over 20 years of experience and a strong family legacy, the team delivers trusted surveying services across Melbourne and regional Victoria.

NOBELIUS LAND SURVEYORS

Urban Civil

ENGINEERING

Urban Civil is a project and civil engineering firm focused on delivering practical, high-quality solutions with a strong emphasis on quality, efficiency and time management. Their experienced team works closely with clients and project teams to ensure projects are well coordinated, cost-effective and delivered on time.

URBAN CIVIL
PROJECT & CIVIL ENGINEERS