

Welcome to
MELBOURNE'S BEST
BUSINESS PARK IN THE NORTH



ARTIST'S IMPRESSION

COBURG INDUSTRIES

Spaces by

LITTLE PROJECTS



ARTIST'S IMPRESSION

ENTREPRENEURS
INVESTORS
MAKERS
STARTUPS
THINKERS
DOERS
GO GETTERS
GAME CHANGERS

Spaces designed for doing business

Introducing Little Projects' new Business Park just 9km from Melbourne's CBD.

Designed for today's business owners, entrepreneurs and investors.

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THE VISION

Invest in new workspaces.

Coburg Industries is the latest major commercial project by one of Melbourne's leading developers, Little Projects.

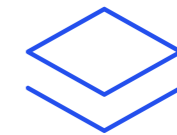
Situated within Melbourne's most established commercial precinct in the inner north, Coburg Industries has an option to suit every growing business or savvy investor. With Office Showrooms, Office Warehouses & Warehouse Lofts, there's an option that suits every type of investment, from business owner to landlord.



Pictured: Warehouse Loft with half floor mezzanine

Units 10-14

KEY FEATURES



Versatile 2-level floor plans aligned with modern business needs



Warehouse sizes from approx. 120m² to 280m²



9km from Melbourne CBD



Move in from mid-2025



Designed by Mills Gorman Architects

A PRIME LOCATION

The closest business park to Melbourne CBD in the inner north.

Just 20 minutes from the CBD, Coburg North is one Melbourne's most established business precincts.

Connected by established public transport infrastructure, Coburg North is strategically positioned midway between the ports and airport and supported by an affluent local business and residential population.

SEAMLESS CONNECTIONS

Melbourne CBD	9km / 20 mins
Melbourne Airport	12km / 20 mins
Citylink	7km / 8 mins
Batman Train Station	2.5km / 5 mins
Merlynston Train Station	3km / 7 mins
Tram Stop	2km / 5 mins
Bus Stop	2 mins walk



A rare opportunity to invest in a well-established business precinct.

Join businesses in Coburg North's already well-established commercial precinct and benefit from the strong capital and rental growth in the area.

Located in the prime position right next door to the iconic Coburg Village Drive-in cinema.



Coburg North is one of Melbourne's fastest growing and most affluent regions.

Coburg North's top business industries:



City of Moreland population growth since 2011

+10.4%



City of Moreland desirability and growing population is driving thriving business growth.

\$1.18m

Median house price

4,855

Registered businesses

80%

Tertiary Qualified

Significant local services & amenities to attract the best tenants or staff for your business.



Coburg Industries is a short bus ride from Coburg railway station and an easy walk from Merlynston station and the Route 19 tram.



Sydney Road shopping is minutes away, while the Lincoln Mills Homemaker Centre is home to Officeworks, Bunnings and other big box retailers.



WOOLWORTHS
AUTOBARN
POST OFFICE
DRY CLEANERS
OFFICEWORKS
BUNNINGS

Business focussed

CAFES
KINDERGARTENS
FITNESS CENTRES
COBURG MARKET
GYMS
PUBLIC TRANSPORT
PARKS



Three types of warehouses, all perfect for a new or growing business.

Warehouse Loft

120–240M²

1st floor mezzanine (half and full), warm and cold shells



Pictured: Warehouse Loft with half floor mezzanine

Units: 53-56

Office Warehouse or Office Showroom

230–280M²

Full double storey with warm shell fitout



Pictured: Office Showroom Warehouse

Units: 1-8

Whether purchasing a space for
a business or investment, we've
got the space for you.




Self-Storage Warehouses

Future release

STAGE ONE

A size and style to suit any growing SME or investor.

Coburg Industries comprises 69 warehouse offices with three access points and a network of internal roads to make access easy.

-  Warehouse Loft
-  Mezzanine
-  Office Showroom Warehouse with fitted office



Space to **GROW A BUSINESS**



ARTIST'S IMPRESSION

Pictured: Office Showroom Warehouse

Units: 1-8

Office Showrooms and Warehouses provide an inviting front for your business and include fully fitted offices upstairs and extensive vertical elements and façade glazing.

WAREHOUSE LOFT WITH MEZZANINE



Versatile mezzanines create inviting spaces for many business uses.

The mezzanines are designed and sized to accommodate office staff and have floor to ceiling windows. They have the ability to be modified and extended to grow with your business.

Pictured: Warehouse Loft with half floor mezzanine

Units: 9, 11, 13, 57

WAREHOUSE LOFT WITH MEZZANINE



Space for
**ALL KINDS
OF SME'S**

With 3-Phase power of 40amps and plumbing provided for kitchens and bathrooms, these are flexible spaces ideal for any business.

Pictured: Warehouse Loft with half floor mezzanine

Units: 53-56

KEY ATTRIBUTES

Space

High-clearance, clear span spaces can be tailored to suit any business need.

Window roof panels

Natural light to warehouse areas & extensive façade glazing to offices & showroom areas.

Mezzanine

Mezzanine areas are provided either as enclosed offices or open to the warehouse area.

Exterior branding

Modern façades provide a dedicated space for prominent signage to identify your business.

Roller door

Container height roller shutter doors.

Access

Access for large rigid trucks & with extensive on-site car parking areas.



Pictured: Warehouse Loft with half floor mezzanine

Units: 57-58

ARTIST'S IMPRESSION

SPECIFICATIONS

Take your enterprise to the next level. Our design-led warehouses are everything a modern business needs.



NBN ready



Architecturally designed façades



Cost Plus Solar Option



Amenities & Kitchenette with provision for shower



Quality finishes designed for commercial use



Reverse cycle air conditioning to office mezzanines



3-Phase power of 40amps



Allocated car parking per property



Dedicated external signage area

Office Warehouse or Office Showroom

Units 1-8 15 24 25 44

45 52-58 63 64

Warehouses

- Concrete floor to engineer design clear sealer applied
- Walls: Concrete panel as per construction plans
- Roof: Metal deck as per construction plans
- Internal stairs with timber treads and perforated mesh balustrade to mezzanine office
- Motorised commercial-grade roller shutter door – Acrylic Concertina. (Except units 8, 24, 25, 44, 45 these will be mild steel)
- Stormwater storage tank adjacent to roller door

Kitchenette

- Kitchenette single bowl stainless steel sink
- Bench top laminate finish
- Joinery under with selected laminate finish
- Selected gooseneck mixer
- Hot Water service Electric storage unit 50L
- 2 double general GPO's provided

Bathroom Accessible bathroom to BCA requirements

- Wall mounted basin with selected taps
- Toilet suite: Accessible unisex toilet
- Shower & rail: Selected chrome finish
- Toilet roll: Selected chrome finish
- Robe hook: Selected chrome finish
- Tiled floor, shower zone & balance skirting tile

Power & Lighting Warehouse

- Selected LED fittings to ESD requirements
- Warehouse- LED high bay fittings
- External selected LED fittings to ESD requirements
- 3 phase power to switchboard for reticulation by owner
- 240volt power provided for reticulation by owner

Mezzanine Office

- Suspended grid ceiling
- Cassette air conditioning system
- LED lighting to ESD requirements
- Selected Carpet tiles
- Open floor access from stairs
- 4 double GPO's provided
- Condenser on roof

Telecommunications

- NBN provided to premises connection by occupier

Warehouse Loft

Units 9-14 16-23 26-43

46-51 59-62 65-69

Warehouses

- Concrete floor to engineer design clear sealer applied
- Walls: Concrete panel as per construction plans
- Roof: Metal deck as per construction plans
- Internal stairs with timber treads to mezzanine stainless steel wire balustrade
- Motorised commercial-grade roller shutter door
- Stormwater storage tank adjacent to roller door

Kitchenette

- Kitchenette single bowl stainless steel sink
- Bench top laminate finish
- Joinery under with selected laminate finish
- Selected gooseneck mixer
- Hot Water service Electric storage unit 25L
- 2 double general GPOs provided

Bathroom Accessible bathroom to BCA requirements

- Wall-mounted basin with selected taps
- Toilet suite: Accessible unisex toilet
- Water points for future shower located in bathroom wall
- Toilet roll: Selected chrome finish
- Robe hook: Selected chrome finish
- Tiled floor and skirting tile

Power & Lighting Warehouse

- Selected LED fittings to ESD requirements
- Warehouse- LED high bay fittings
- External selected LED fittings to ESD requirements
- 3 phase power to switchboard for reticulation by owner
- 240volt power provided for reticulation by owner

Mezzanine

- LED lighting to ESD requirements
- Yellow tongue sheet flooring
- Metal balustrade

Telecommunications

- NBN provided to premises connection by occupier

HOW TO PURCHASE

To buy, reserve any available unit on an exclusive basis for seven days to conduct purchaser due diligence and to seek financial and/or legal advice.

THE FIVE STEPS

- 1** Complete the Coburg Industries reservation form available or upon request from the Vendor's Estate Agent.
- 2** Pay a 100% refundable \$5,000 deposit to the Estate Agent's Trust Account.
- 3** On receipt of a \$5,000 deposit, we will provide sale documents to you or your Solicitor including contract of sale and vendors statement.
- 4** The vendor grants the purchaser a seven-day exclusive reservation period from the expression of interest date.
- 5** The purchaser signs an unconditional contract of sale and pays a 10% deposit (less the \$5,000 reservation deposit) to purchase the property.

If the reservation expires or the purchaser does not proceed, the \$5,000 deposit will be refunded in full to the purchaser by the Vendor's Estate Agent.

PURCHASE TERMS

Vendor	Little Projects (AUST) Pty Ltd. ABN 70 150 649 166
Purchaser	TBA
Property	30 Dairy Drive, Coburg North
Deposit	10% payable upon date of signing an unconditional contract of sale.
Settlement	Payment of balance of purchase monies & settlement 14 days after the issue of Title & Certificate of Occupancy.
GST	The Purchaser must also pay to the vendors an amount equal to the purchase price multiplied by the GST rate at settlement.

It's time to invest in strong yields, capital growth, depreciation benefits and a secure income.

Over the past five years, industrial property has shown strong rental & capital growth, with net rental returns consistently above 5%, compared to 2-3% for residential investments.

Low vacancy rates, asset depreciation, GST refunds and other tax benefits and the ability to purchase via a SMSF have also encouraged both landlords and owner-occupiers to invest in the sector.

Commercial leases provide greater certainty to investors with longer lease terms and more regular rent reviews, meaning investors will be able to increase their returns over time.

With all outgoings paid by the tenant, investors can generate more positive cash flows from the onset.



Business spaces for
INVESTMENT GROWTH

1 A CATALYST FOR INDUSTRIAL MARKET EXPANSION

Population Growth

Victoria's population reached approximately 6.96 million as of March 2024, with an annual growth rate of 2.7%.

By 2025, forecasts indicate a rise to 7.155 million, demonstrating sustained growth that shapes the region's economy.

2 INFRASTRUCTURE INVESTMENT

North East Link Project

Initial budget: \$15.8 billion, now increased to \$26.1 billion due to expanded scope and rising construction costs.

Backed by \$5 billion from the Australian Government.

Major milestones include tunnel boring machines in operation; completion expected by late 2028.

3 COBURG INDUSTRIES IMPACT

The Impact

Enhanced access to key arterial roads like the Eastern Freeway and M80 Ring Road will streamline freight and logistics for businesses.

Increased demand for industrial spaces in the Coburg precinct, attracting logistics, warehousing, and manufacturing companies.

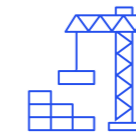
Accessibility improvements are likely to boost property values and support local job creation, positioning Coburg as a hub for connected industrial operations.

This growth offers significant opportunities for investors and businesses.



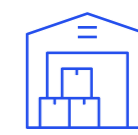
Economic Recovery & Interest Rates

Easing inflation may prompt the Reserve Bank of Australia to reduce interest rates, fostering economic recovery and favourable investment conditions.



Capital Value Appreciation

Market corrections are expected to reverse, with core asset capital values recovering by late 2025.



Industrial Sector Dynamics

Rental growth remains strong despite new supply.

Zoned and serviced land values are anticipated to hold firm and potentially rise.

Industrial vacancy rates below 2% may lead to affordability challenges for occupiers.



General Trends

Properties within 1.6 km of major infrastructure (e.g., train stations or activity centres) often see a 15-20% value increase due to improved connectivity.



Leasing Warehouses

Longer lease terms offering certainty & higher rental yields. Tenant pays majority of outgoings in addition to rent. Residential Tenancies Act does not apply



New Warehouses

Brand new with low maintenance.

More favourable tax benefits.

Designed and developed by one of Australia's most renowned property developers.

LITTLE PROJECTS



Tip Top, Brunswick East
Residential



Melbourne Jet Base, Melbourne Airport
Commercial

Little Projects is an international award-winning property development business and one of Melbourne's best and most reputable property developers.

Little Projects is focused on creating extraordinary communities that elevate the way people live and work. Committed to quality and innovation, each Little Projects development follows a considered and refined approach that stands the test of time.

littleprojects.com.au



Seaford Industries
Industrial

Established in 2006, Little Project's has delivered and sold more than \$3.5 billion of property.



Designed by award-winning Mills Gorman Architecture, Coburg Industries has been created to stand the test of time.



Mills Gorman are passionate about great architecture.

With Peter Mills and Craig Gorman at the helm, they have spent the past two decades working across the commercial, industrial, hospitality, rejuvenation, entertainment and residential sectors.

MGA specialise in delivering successful outcomes in a collaborative and interactive environment.

millsgorman.com.au

Renderings are artists impressions only.

Disclaimer: The information provided is illustrative only and may not be relied upon. In particular, the final dimensions of any space leased will be determined by the contract of sale and may differ from the depicted. Whilst every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this document is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice.

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**GET IN CONTACT
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