

GOBURG INDUSTRIES



MELBOURNE'S BEST BUSINESS PARK IN THE NORTH

A NEW BENCHMARK FOR MODERN BUSINESSES

Coburg Industries redefines what's possible in Melbourne's inner north, a precinct built for progress, designed for performance, and positioned for long-term growth.

Driven by Little Projects' legacy of delivery and design, Coburg Industries is more than a business park. It's an investment in the way we work, build, and grow.



MOVE IN SEP 2025



CLOSE TO THE CITY, CLOSER TO OPPORTUNITY



M80 5.2 KMS

COBURG INDUSTRIAL PRECINCT

COBURG INDUSTRIES

MURRAY RD - 5 MINS



CBD 12KMS

SYDNEY RD



CITY LINK 10KMS



MELBOURNE AIRPORT 18KMS

CONNECTED, ESTABLISHED AND BUILT FOR GROWTH

Coburg Industries offers easy access to Sydney Road, Bell Street and CityLink. Close to public transport, retail and open green space, it's a strategic base for businesses that value convenience, visibility and long-term growth.



Sydney Road, Coburg



Brewdog Pentridge



Edwards Lake Park



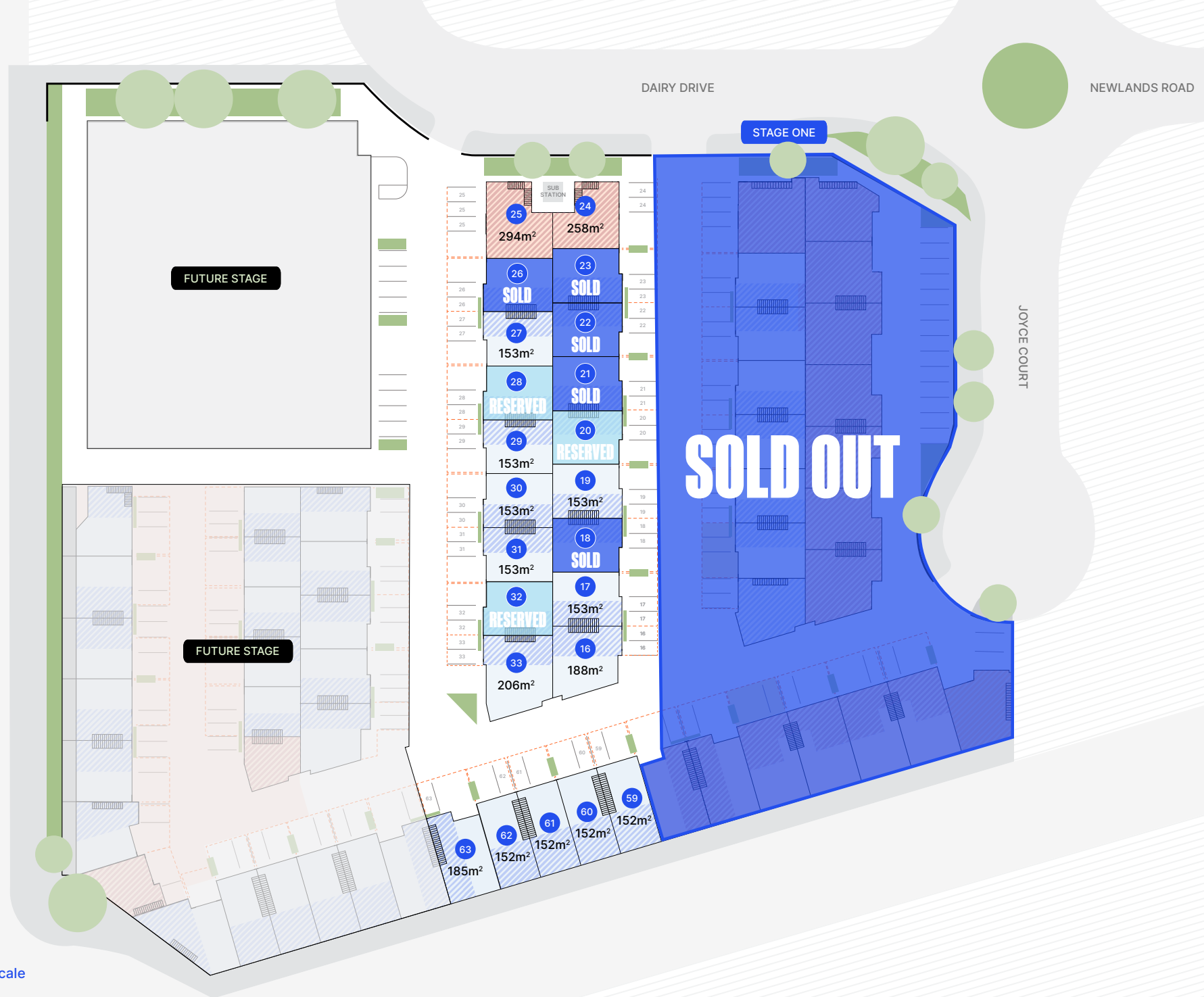
Coburg Lake Reserve



Village Cinemas



Pentridge Shopping Centre



Not to scale



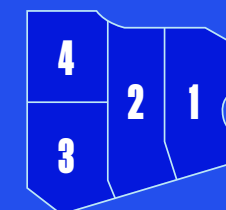
STAGE 2 NOW SELLING

Coburg Industries features 69 spaces, including Warehouse Mezzanines, Warehouse Offices, and Showroom Offices, accessed through three entry points and an internal road network designed for smooth movement, efficient logistics, and seamless access throughout the precinct.

MASTERPLAN KEY

- WAREHOUSE MEZZANINE
- WAREHOUSE OFFICE
- SHOWROOM OFFICE

CONSTRUCTION STAGE PLAN



NO MATTER WHAT YOUR BUSINESS, WE HAVE THE RIGHT SPACE FOR YOU

HEALTH &
WELLBEING



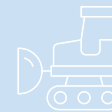
ARTISAN
PRODUCERS



FABRICATORS



TRADE BUSINESSES



SIGNAGE
AND PRINT



HOME BUILDERS



COFFEE
ROASTERS



CREATIVES



PROFESSIONAL
SERVICES



LOGISTICS
PROVIDER



E-COMMERCE



EQUIPMENT
SUPPLIERS



FURNITURE STORE



FLOORING
AND TILES



FASHION



SMART TECH
INSTALLERS



EVENT STYLING



FOOD & BEVERAGE



01.

Whatever your business needs, Coburg Industries offers the right space for you.

Warehouse Mezzanine

Designer warehouse mezzanines for ambitious businesses.

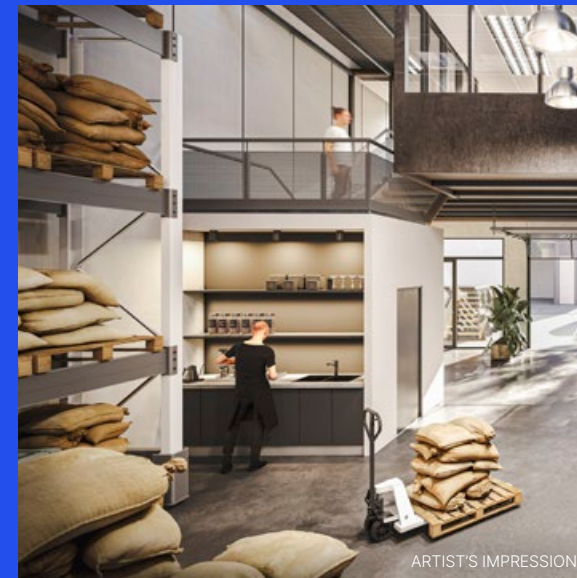


119 - 206 SQM

02.

Warehouse Office

Professional warehouse offices with fitted out mezzanine workspaces.



152 - 242 SQM

03.

Showroom Office

Premium, street-facing showroom offices.



148 - 242 SQM

01.

WAREHOUSE MEZZANINE WORK UPSTAIRS OPERATE DOWNSTAIRS

Designer warehouse mezzanines for ambitious businesses. From gyms to coffee roasters to professional services, these spaces work hard and look the part.



119 - 206 SQM

COLD SHELL

OPEN PLAN MEZZANINE

POWDER ROOM

01.



01. Elevated open-plan mezzanine
02. Soaring internal ceiling heights

03. High-clearance roller door
04. Abundant natural light

05. Durable sealed concrete flooring
06. Work upstairs, operate downstairs

07. Flexible fit-out options
08. On-title car parking

02.

WAREHOUSE OFFICE READY SPACES BUILT FOR WHAT'S NEXT

Professional warehouse offices with fitted out mezzanine workspaces. Ideal for businesses that need to scale, and a polished space to support a growing business.



148-242 SQM

WARM SHELL

ENCLOSED MEZZANINE

KITCHENETTE

02.



WAREHOUSE OFFICE

ARTIST'S IMPRESSION

01. Enclosed glass-fronted office
02. Upper-level workspace

03. Full-height roller door access
04. Dual-purpose layout

05. Built-in kitchenette and amenities
06. Ample natural light throughout

07. Zoned storage and work areas
08. On-title car parking

03.

SHOWROOM OFFICE YOUR BUSINESS IMPRESSIVELY ON DISPLAY

Premium, street-facing showroom offices with expansive layouts and high exposure. Ideal for businesses that need room to operate, space to showcase, and a polished presence to engage clients.



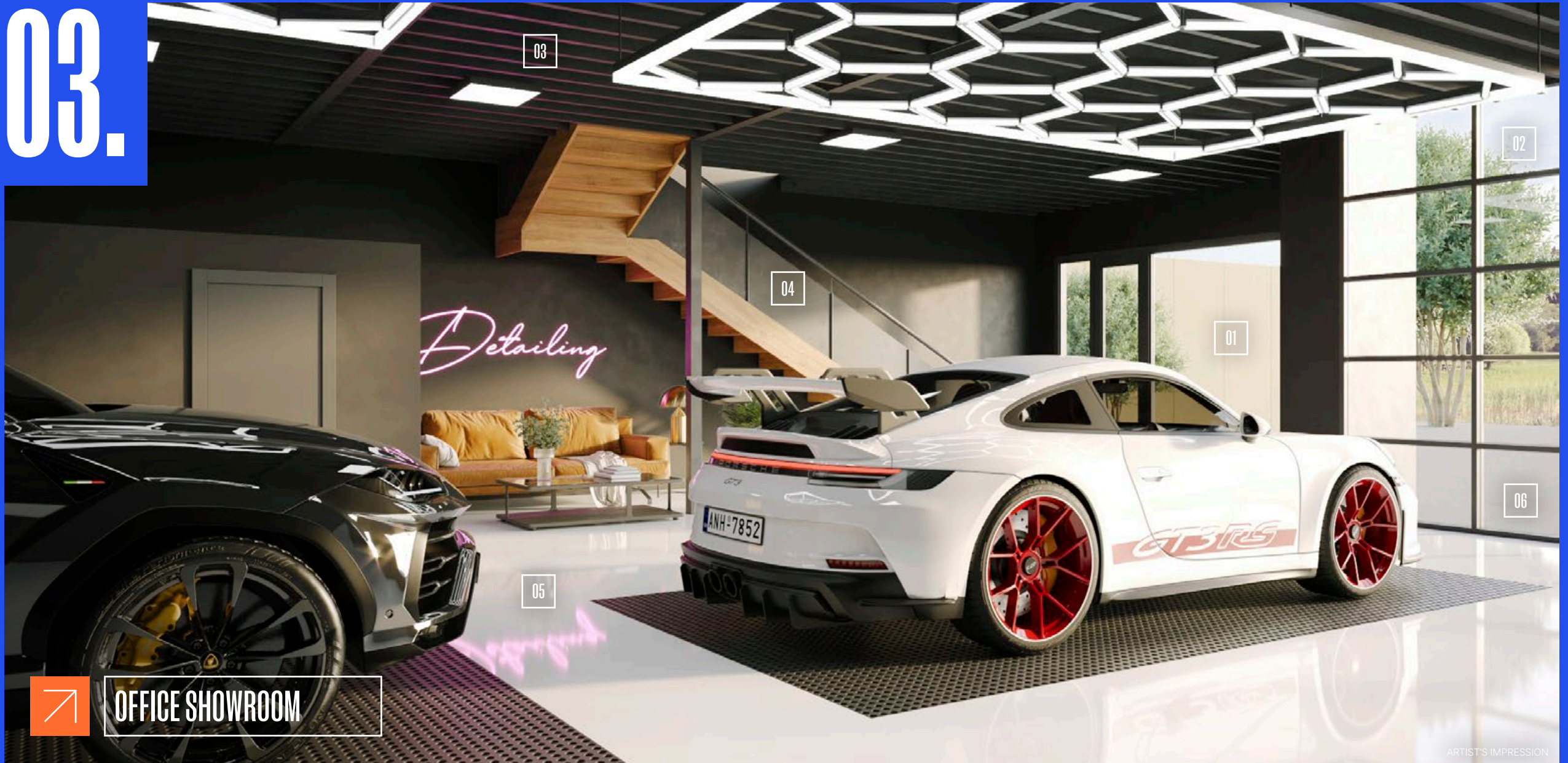
232-280 SQM

WARM SHELL

ENCLOSED FIRST FLOOR

KITCHENETTE

03.



OFFICE SHOWROOM

01. Prime Street front for maximum exposure
02. Sleek showroom with glazed entry

03. Designed to showcase your business
04. Statement timber staircase

05. Expansive upper and lower floors
06. Stylish acrylic roller door

SMART SPACES, SMARTER INVESTMENT

Investing in Coburg Industries means securing a smart commercial asset in a proven industrial precinct. Designed for functionality and built to last, these spaces attract quality tenants and offer real growth potential. It's a strategic move in a market that rewards long-term thinking.

Sources

Knight Frank Q4 2024 Report
UPA Research Q4 2024 – Melbourne Industrial Market
UPA Research Q2 2024 – Melbourne Industrial Market

Net Yield Industrial

6.5%

vs 2-4% in residential

Vacancy Rates

1.6-2.8%

compared to residential
vacancies of 3.3%

Lease Escalation

5%

compared to a slowing residential sector

Tenant Pays

OUTGOINGS

vs residential where landlord pays

High Performance Asset Class

\$3.8B+

18% above
10 year average

Industrial transactions
in 2024

Lease Terms

3-10 YEARS plus
options

compared to residential
terms of 6-12 months

THE SMART MOVE FOR SERIOUS OPERATORS



ARTIST'S IMPRESSION

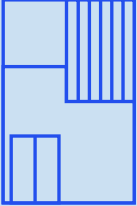
Your business, elevated.

Coburg Industries is designed to elevate your business. Maximising efficiency and reducing costs, it supports your growth and productivity while delivering long term value. With smart, sustainable design and a prime inner-north location, this is a precinct that empowers your business to reach its full potential.

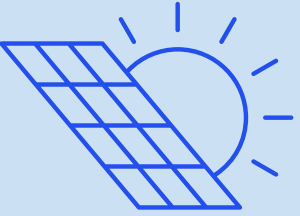
NBN READY



ARCHITECTURALLY
DESIGNED FACADES



COST PLUS
SOLAR OPTION




AMENITIES AND
KITCHENETTE




QUALITY FINISHES
DESIGNED FOR
COMMERCIAL USE



REVERSE CYCLE AIR
CONDITIONING TO
OFFICE MEZZANINES



3-PHASE POWER
OF 32 AMPS



ALLOCATED CAR PARKING
PER PROPERTY



DEDICATED EXTERNAL
SIGNAGE AREA



Specifications.

	WAREHOUSE MEZZANINE	WAREHOUSE OFFICE	SHOWROOM OFFICE
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	■	■	■
Internal stairs with timber treads and perforated mesh balustrade to mezzanine office			■
Stainless steel wire balustrade	■	■	■
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 25L	■	■	■
Hot Water service: Electric storage unit 50L		■	■
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	■		
Shower & rail: Selected chrome finish		■	■
Toilet roll: Selected chrome finish	■	■	■
Robe hook: Selected chrome finish	■	■	■
Tiled floor and skirting tile	■	■	■
Tiled floor, shower zone & balance skirting tile		■	■

Specifications.

	WAREHOUSE MEZZANINE	WAREHOUSE OFFICE	SHOWROOM OFFICE
Power & Lighting – Warehouse			
Selected LED fittings to ESD requirements	■	■	■
LED high bay fittings	■	■	■
External selected LED fittings to ESD requirements	■	■	■
3 phase power to switchboard for reticulation by owner	■	■	■
240 volt power provided for reticulation by owner	■	■	■
Mezzanine			
LED lighting to ESD requirements	■		
Yellow tongue sheet flooring	■		
Metal balustrade	■		
Mezzanine Office			
Suspended grid ceiling		■	■
Cassette air conditioning system		■	■
Selected carpet tiles		■	■
Open floor access from stairs		■	■
4 double GPO's provided		■	■
Condenser on roof		■	■
Telecommunications			
NBN provided to premises, connection by occupier	■	■	■

LITTLE PROJECTS



SEAFORD INDUSTRIES, SEAFORD

Creating places that inspire how we live, work, learn and move. Little Projects is a leading private developer committed to creating extraordinary places that inspire better ways of living, working, learning and moving.

With a proven track record across Australia and New Zealand, the company has delivered and sold more than \$3.5 billion in property and earned over 20 prestigious industry awards. Through considered design, lasting partnerships and a passion for quality, Little Projects continues to shape places that leave a lasting legacy.



MGA



ARTIST'S IMPRESSION

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.



READY TO SECURE YOUR SPACE? HERE'S HOW TO BUY.

01

Complete the Coburg Industries reservation form available or upon request from the Vendor's Estate Agent.

02

Pay a 100% refundable \$5,000 deposit to the Estate Agent's Trust Account.

03

On receipt of a \$5,000 deposit, we will provide sale documents to you or your Solicitor including contract of sale and vendors statement.

04

The vendor grants the purchaser a seven-day exclusive reservation period from the expression of interest date.

05

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.

30 DAIRY DRIVE, COBURG NORTH

LITTLE PROJECTS

READY TO CHAT? CONTACT US TODAY



SALES@COBURGINDUSTRIES.COM.AU

COBURGINDUSTRIES.COM.AU

Disclaimer: All figures provided are indicative only and based on publicly available market data as at Q2 2024. Yield percentages are based on average Melbourne industrial market performance (source: Knight Frank, UPA) and may vary by property, lease terms, and tenant profile. Transaction volumes reflect total industrial sales reported in 2024. Vacancy rates represent a range across Melbourne's industrial precincts and are subject to change. Rental growth and lease escalation figures are general market benchmarks and not guaranteed. Investors are advised to seek independent financial and legal advice before making any investment decisions. Coburg Industries and its representatives make no representation or warranty as to future performance.