

PHASE 2

Your Business. Your Growth!



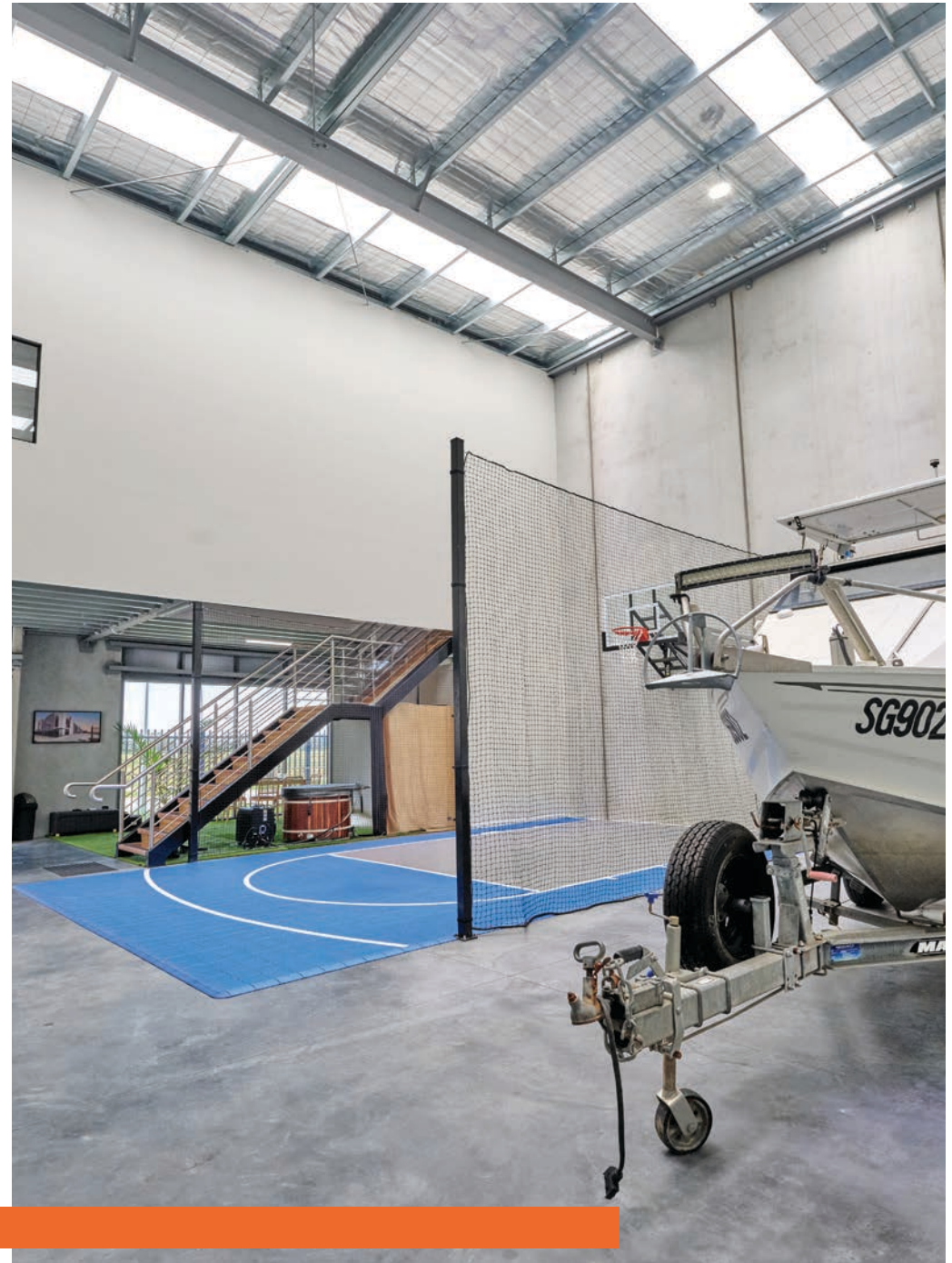
Information Memorandum

12 industrial warehouses in Officer South. No stamp duty. Built for long-term operators.

EVELYN
| BUSINESS PARK |

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PHASE 2

Evelyn Business Park

gives your business the chance to own in Officer South, in a rapidly growing industrial market.

We recently purchased a warehouse in Evelyn Business Park and are very excited to be part of this business community. Our goal was to be surrounded by like-minded businesses and to operate in a professional, well-established precinct, and this location in Officer ticks all the boxes.

EQ Property Group was excellent to deal with throughout the process. Baz and the selling agent were outstanding — very helpful, transparent, and professional from start to finish. The entire process was well-managed, which made the purchase experience very positive.

Skyline Construction Group





Introduction

Evelyn Business Park is the first completed strata warehouse development in Officer South, with Phase 1 operational and a few warehouses left.

Phase 2 presents 12 new warehouses in a precinct that is rapidly filling in. What was once open land is now becoming a defined industrial pocket in Victoria's fastest growing corridor.

This is a maturing estate with infrastructure, residential expansion, and surrounding development already underway. For businesses planning to operate in the area long term, buying early matters.

Purchasers benefit from:

- No stamp duty payable, saving between \$38,000 - \$66,000*
- Direct access to the M1 (1.5km)
- Positioning inside Officer South's expanding industrial precinct
- No competing strata stock within the estate

Phase 1 buyers secured before the area accelerated. Phase 2 offers the same opportunity, before the estate reaches full maturity.

With only 12 warehouses available, this is a practical chance to secure ownership in a tightly held industrial corridor, rather than continuing to rent in a rising market.

Expected completion

July 2026

Executive Summary



ADDRESS	37 Axis Blvd, Officer South
OVERVIEW	12 premium warehouses
LOCATION	Located in Officer South's rapidly developing business precinct. Just 1.5km to Monash Freeway access, 2.7km to Cardinia Road Train Station, and 5km to Village Lakeside Shopping Centre.
CAR PARKING	Minimum 5 dedicated car park spaces on title
CONSTRUCTION	Construction commenced and completed July 2026
ZONING	Urban Growth Zone (Industrial)
SALE PROCESS	For private sale

For further information please contact the sales agent below.



Jason Ebert

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Property Highlights

Location

- Minutes drive to shops and food outlets
- 2 Minutes to the M1 Freeway
- Future Thompsons Rd connectivity to Clyde

Estate & Facility

- Located within Kaduna park / South point estate
- Surrounded by major industrial businesses
- Minimum of 5 car parking spaces on title
- Remote control security gates
- 183 - 362 m2 warehouse sizes available
- Full office fitout and mezzanine only options available

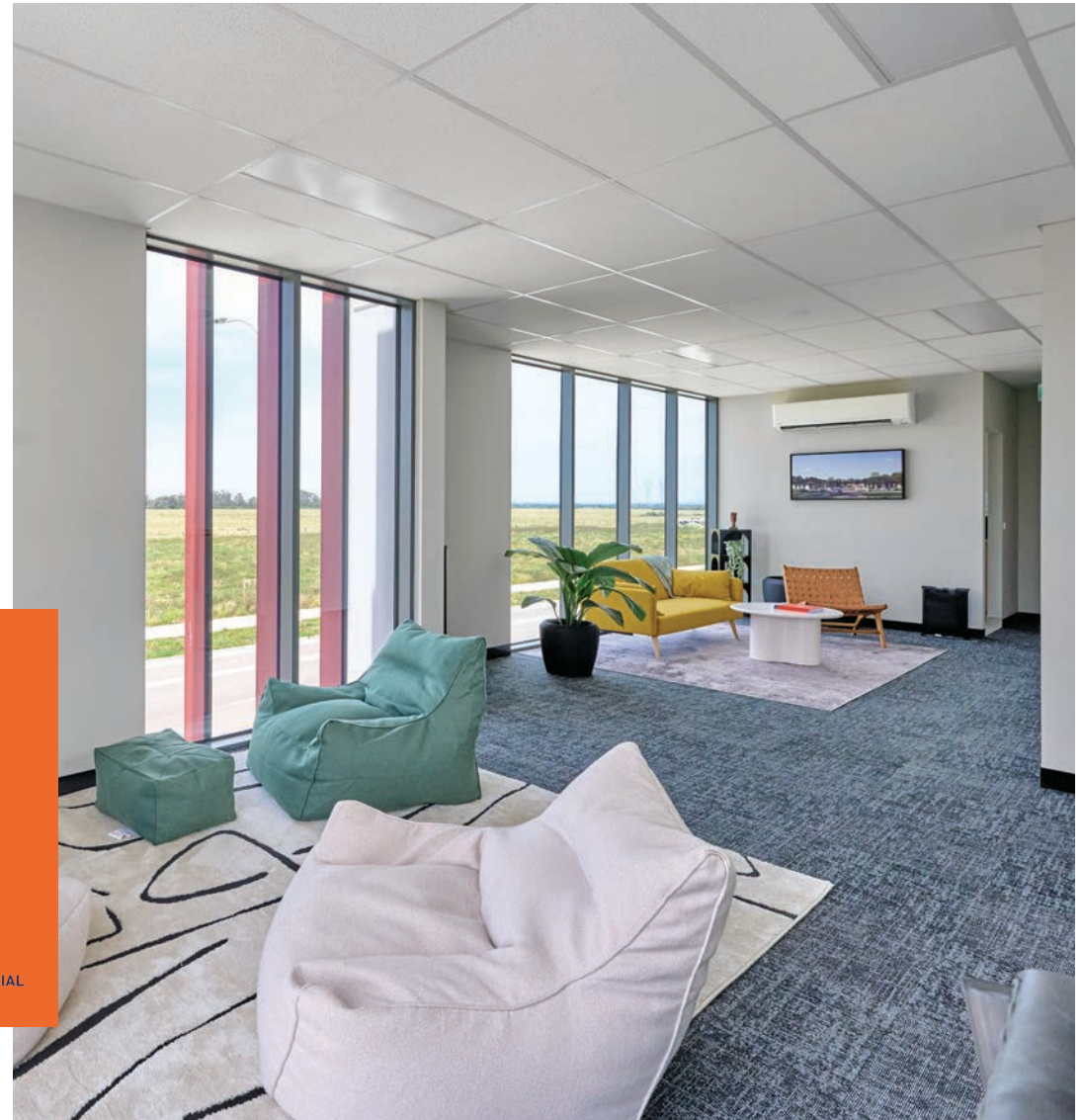


A high-quality
industrial build, practical,
secure and designed for
long-term business use.

"We're very happy with the quality of the build and the high standard of finishes. The facility presents very well and offers strong value for money."

The process was transparent, the handover pack was excellent, and EQ Property Group, along with the agents, managed the handover professionally and smoothly.

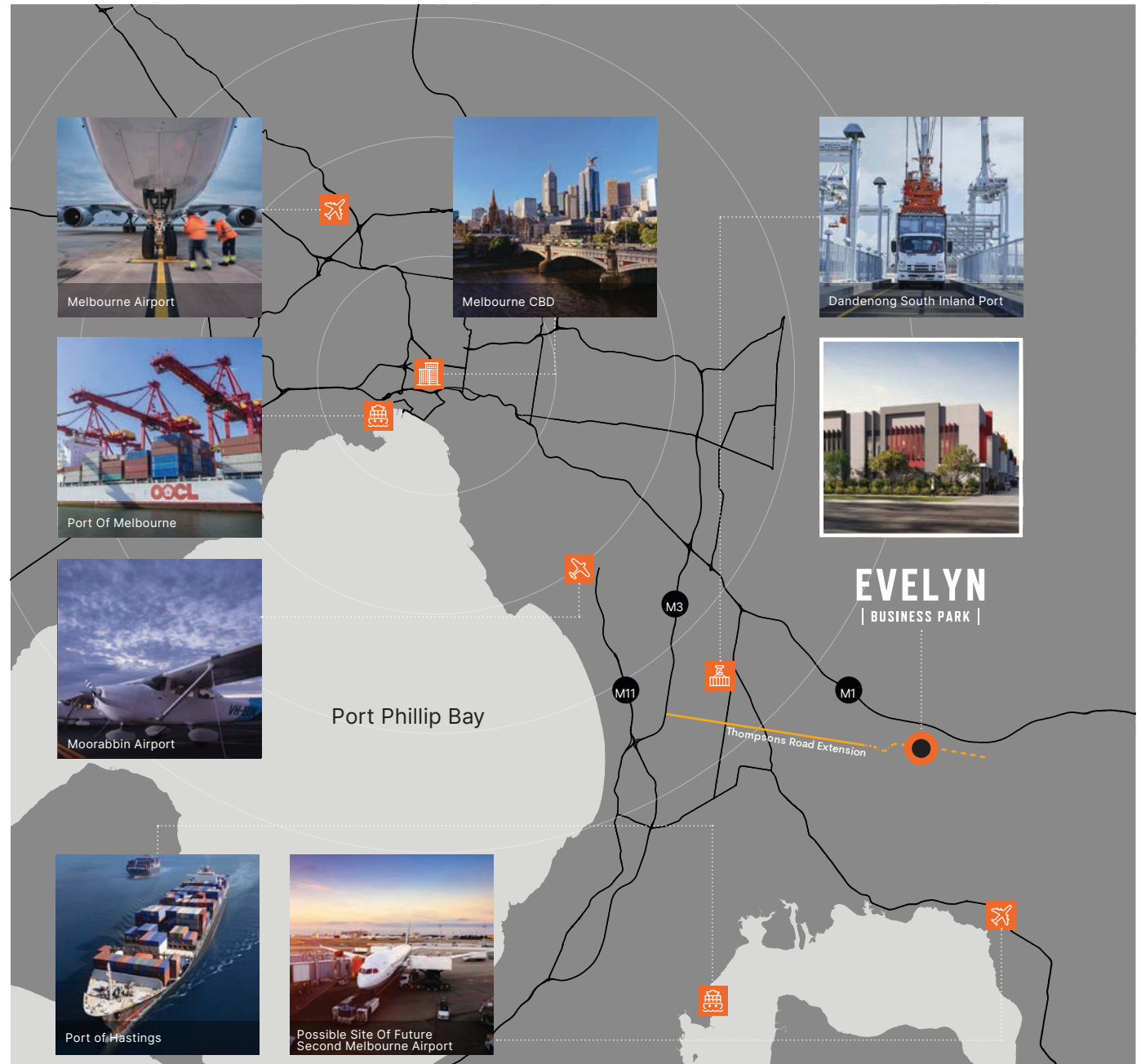
Dale Lord



A Fast-Developing and Now
Established Business Precinct

Location

	Possible South-East Airport	16km
	Dandenong South Inland Port	21km
	Port of Hastings	37km
	Moorabbin Airport	32km
	Port of Melbourne	52km
	Melbourne CBD	53km
	Melbourne Airport	68km





Arena Shopping Centre



Cardinia Road Station

Lakeside Square Shopping Centre



Lakeside Park

Cardinia Life Leisure Centre

John Henry Primary School

James BathCommunity And Sports Hub

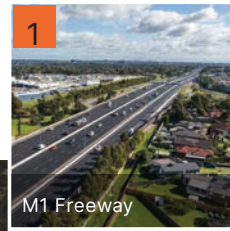
M1 Freeway

Cardinia Road

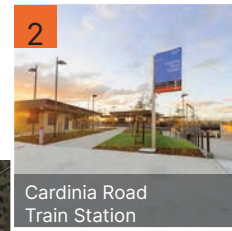
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Bounded by Cardinia Road, Evelyn Business Park is just 1.5km to the m1.

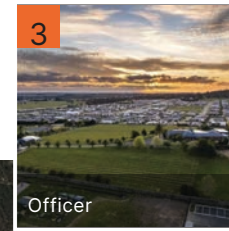
South East Corridor



1.5km



2.7km



5.5km



5km



27km



The future industrial
centre of the south east.

Warehouse Specifics

Key Design Features & Amenities



5.5m Electric
Roller Doors



5-8 Car Parks
on Title



9m High Ceilings



Architecturally
Designed Facade



Burnished
Finished Slab



Wide Driveway
Access



3-Phase Power



NBN Network Ready



Remote Control
Security Gates



Bathrooms including
Tiled Shower



Kitchenette



183m² - 362m²
sizes available



Customise My Warehouse



Basketball court
In collaboration with dream courts



Mezzanine
Talk to us about options before panels go up



Fully fitted out office
Talk to us about customisation before panels go up



Icebath



Sauna



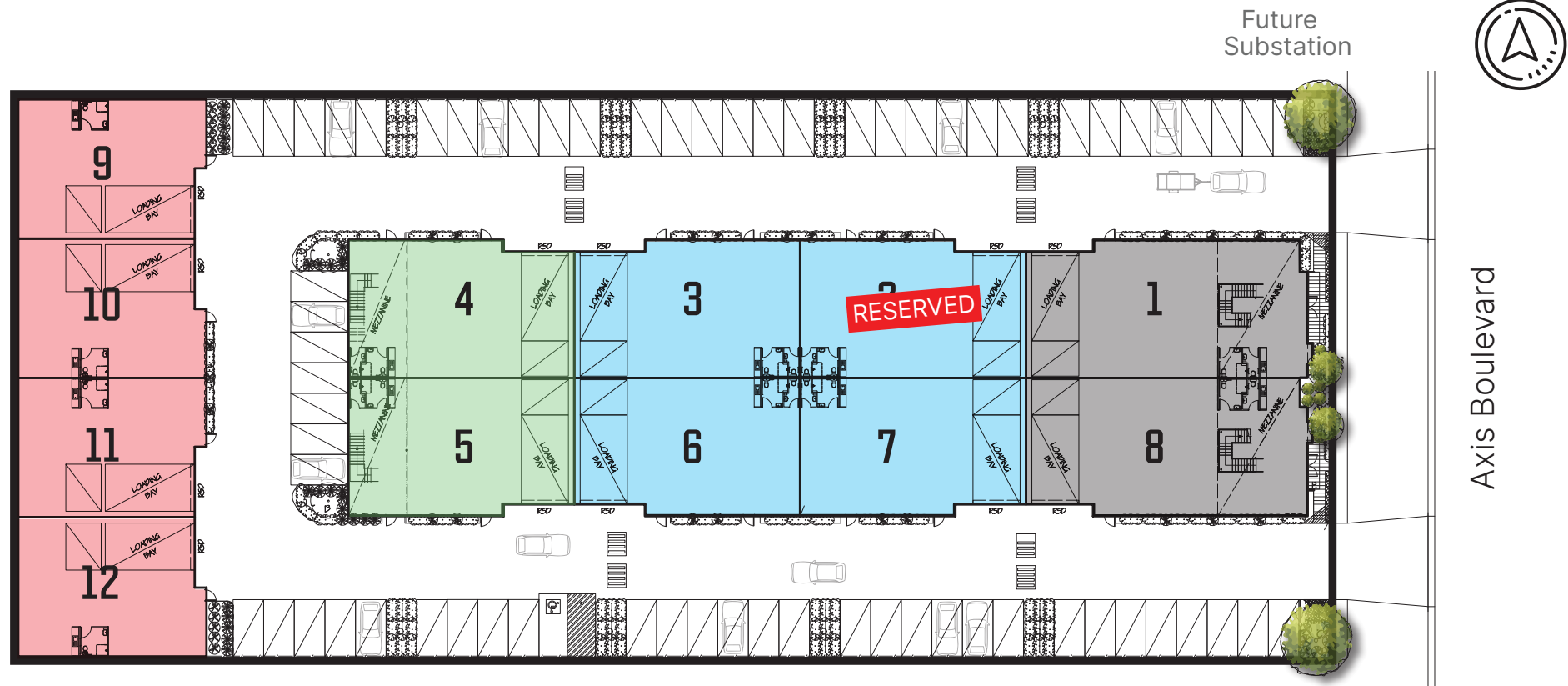
Furniture Packages



Security Package



Indicative Masterplan



NOW AVAILABLE

TYPE A WAREHOUSE 1 & 8 - 362M ²	TYPE B WAREHOUSE 2, 3, 6 & 7 - 220M ²
TYPE C WAREHOUSE 4 & 5 - 280M ²	TYPE D WAREHOUSE 9, 10, 11 & 12 - 183M ²

All measurements approximate
Ground floor plan depicted

Building Areas

Warehouse 1 & 8

Warehouse	274m ²
Office	88m ²

Total	362m ²
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Warehouse 2, 3, 6 & 7

Warehouse	220m ²
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Total	220m ²
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Warehouse 4-5

Warehouse	220m ²
Office	60m ²

Total	280m ²
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Warehouse 9-12

Warehouse	183m ²
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Total	183m ²
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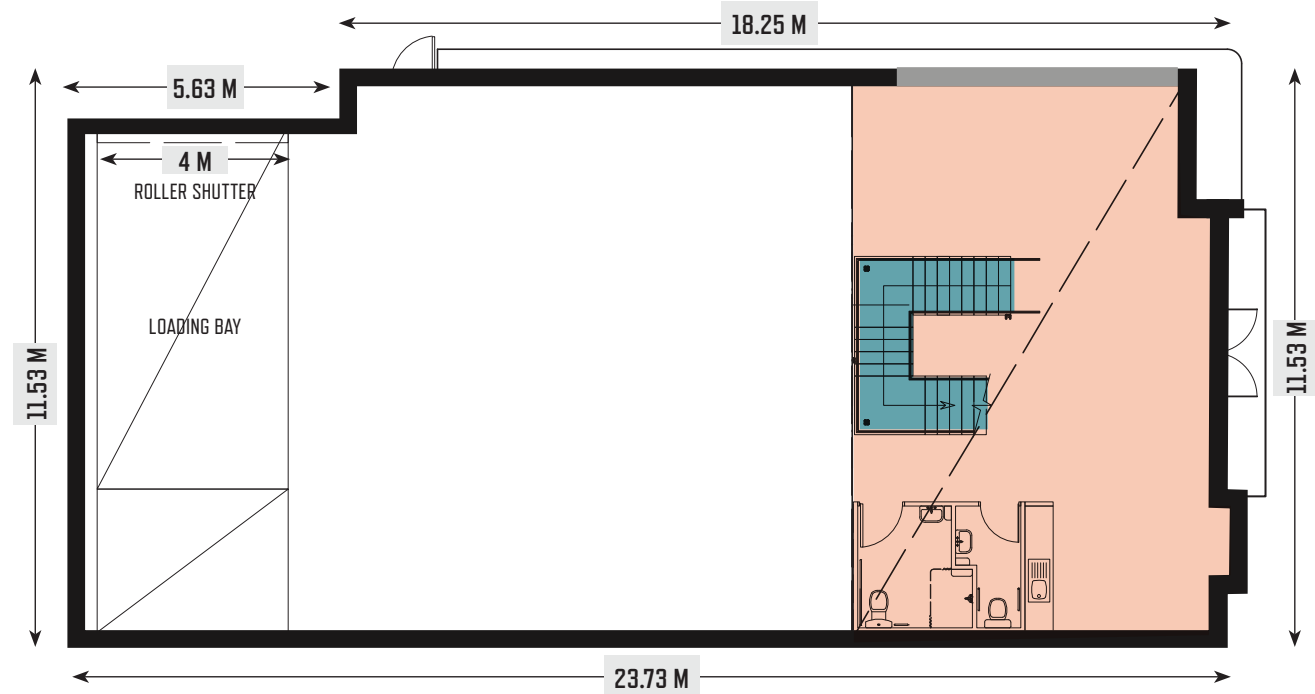
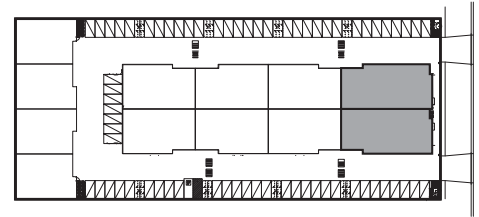


Warehouse Plans

Warehouse 1 & 8

Warehouse	274m ²
Office	88m ²
Total	362m²

-  WINDOW
-  OFFICE MEZZANINE
-  STAIRS

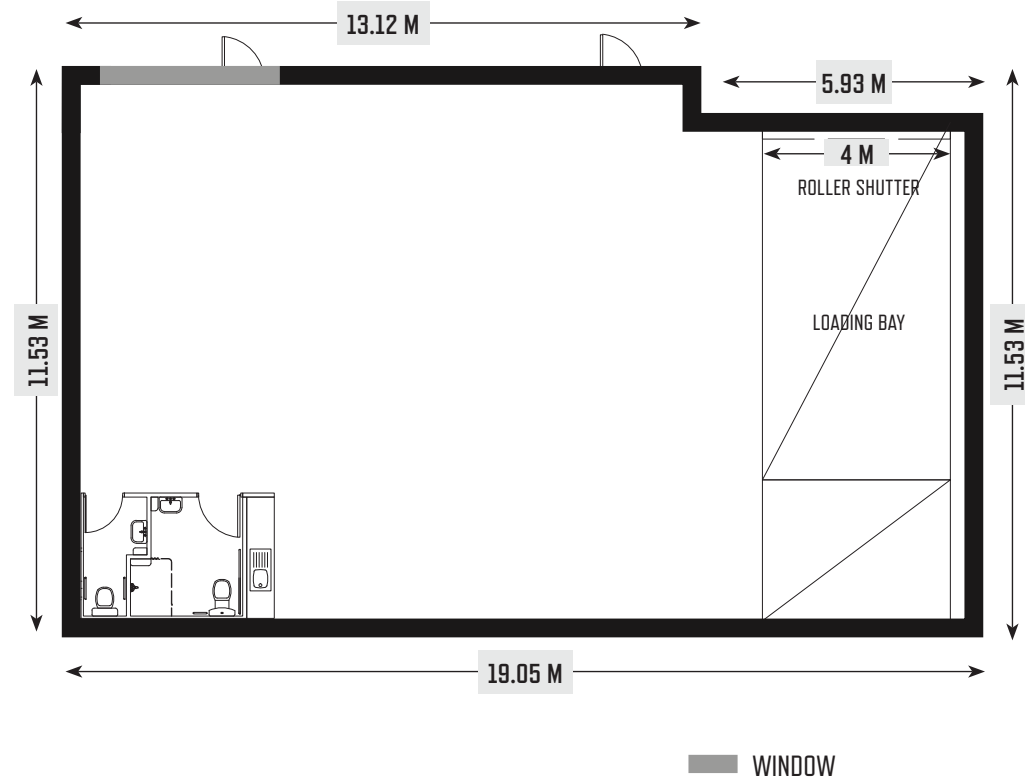
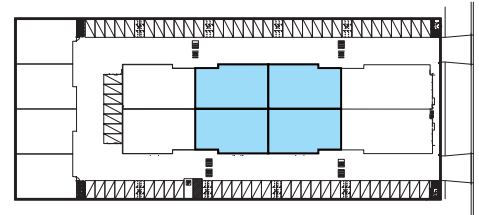


Warehouse Plans

Warehouse 2, 3, 6 & 7

Warehouse 220m²

Total 220m²



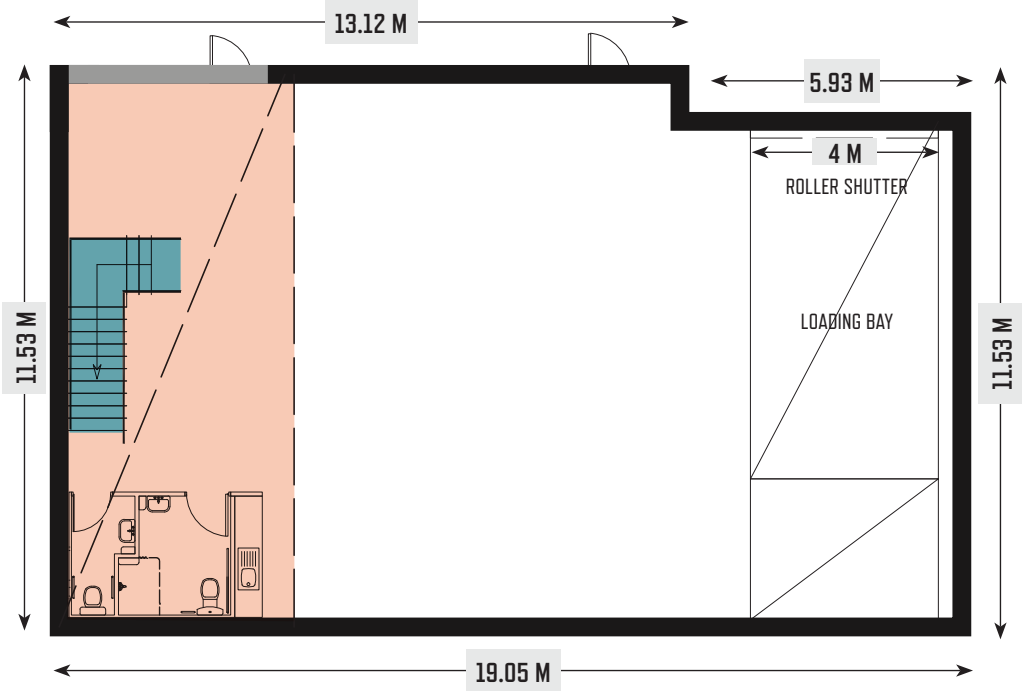
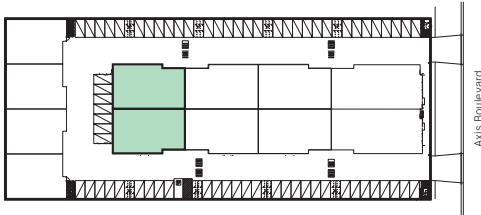
Warehouse Plans

Warehouse 4 & 5

Warehouse	183m ²
Office	50m ²

Total	233m ²
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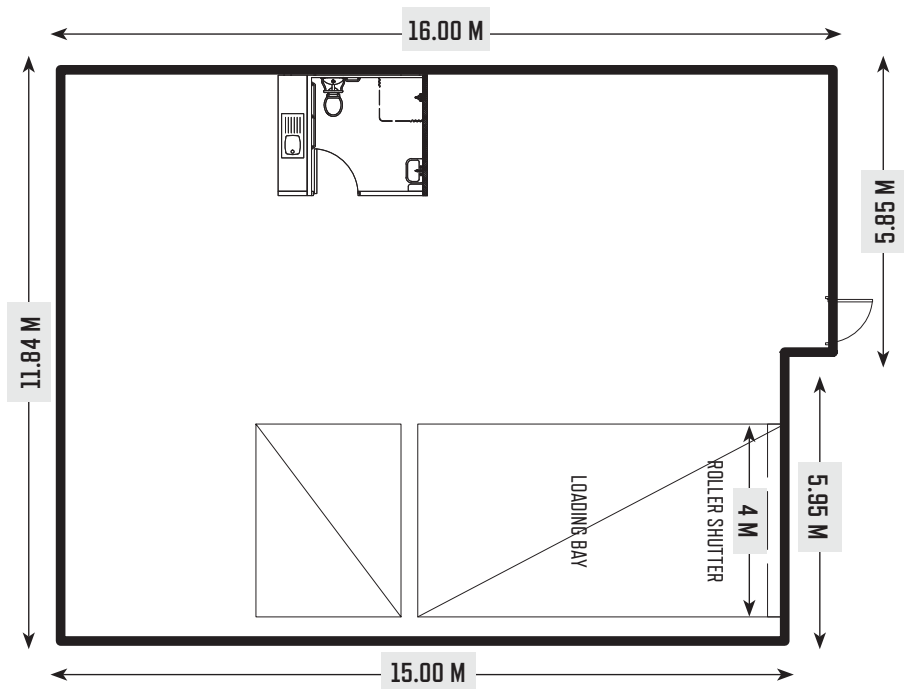
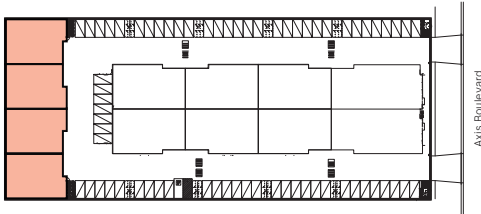
- WINDOW
- OFFICE MEZZANINE
- STAIRS



Warehouse Plans

Warehouse 9-12

Warehouse	183m ²
Office	50m ²
Total	233m²



Fixtures & Fittings

With an impressive architecturally designed facade, remote access security gates, high quality amenities and on-title car parking, Evelyn Business Park is set-up for small businesses to thrive.

Security

- Security fencing with front remote electric gates

Slab

- Reinforced concrete slab to ground level
- Burnished finish

External walls

- Smooth finish plain grey with 60% white cement

Roofing

- Skylights fiberglass in opal white
- Zincalume gutter flashings, box gutters and cappings

External paving & landscaping

- Concrete finish and landscaping according to the council landscape plan

Windows

- Powder coated
- Double glazing with tint

Roller doors

- Electric roller shutter door with 3 phase electric motor

Electric (3 phase power)

- GPO points throughout amenity areas
- LED downlights
- High bay lights
- Hot water unit

Amenities

- Shower (Floor to ceiling tiles)
- Toilet
- Kitchenette including cupboards sink, bench & tapware
- Laminate benchtops and doors
- Satin chrome handles
- NBN ready

Mezzanine/office (if applicable)

- Plastered walls
- Kitchenette
- Heating and cooling
- Windows looking into the warehouse
- Tiled carpets
- Premium staircase

A Growing Opportunity

2024

2026



From First Mover to Proven Growth

The Evolution of Evelyn Business Park

When construction commenced in March 2025, Evelyn Business Park stood alone **as the only active development** within the estate. In the months that followed, construction across the precinct has **accelerated rapidly**, with surrounding buildings emerging in quick succession and transforming the area in a short period of time.

Early purchasers secured their position before this momentum arrived, a decision now reflected in final valuations, which are sitting approximately **\$35,000 higher**.

As the pace of development continues and the estate moves swiftly toward full build-out, Phase 2 pricing is expected to follow the same upward trajectory. Buyers who move early benefit not only from first-mover pricing, but from the compounding effect of a rapidly maturing industrial precinct.

Evelyn Business Park offers the opportunity to secure a foothold in Officer South **before the estate reaches full maturity**.

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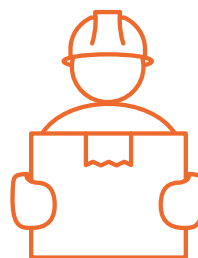
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- From \$695,400 + GST.
- No stamp duty*.
- Save between \$38,000 - \$66,000.

Stamp Duty Explained

On the basis this land was acquired post 1st July 2024, the developer has opted to pay the upfront stamp duty, which means the purchaser will not be liable for stamp duty, and instead liable for Commercial and Industrial Property Tax (CIPT) in 10 years time, under the new government reform.

All prospective purchasers should make their own enquiries with professional advisors.



Initial Release

Five warehouses are offered at current pricing, with increases scheduled as sales progress



No Stamp Duty

Warehouses from 183m2 - 262m2, with no stamp duty to pay - saving buyers over \$38,247.



Self Managed Super Funds

Eligible for purchase through Self Managed Super funds



Sale Process

Five warehouses are currently available at early-release pricing, prior to the next scheduled price adjustment

In order to qualify:

- 10% deposit required
- Finance approved or close to approval

Selling Agents

For more information, or to enquire about purchasing, contact our sales team.



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