

PHASE 3

Same Quality. More Affordable.

Information Memorandum Warehouses Opportunity



Indicative artistic image only

25 Small Warehouses In Officer South. No Stamp Duty. SMSF Ready.

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PHASE 3

Evelyn Business Park

Get your foot in the door in Officer South with more affordable warehouses designed for small business owners and investors (SMSF Welcome)

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



Project Summary Details



ADDRESS 41 Axis Boulevard, Officer South

OVERVIEW 25 Premium industrial warehouses

CURRENT STATUS Construction commencing January 2027 and completion by July 2027

LOCATION Located within Officer South's rapidly developing industrial precinct, approximately 1.5km from the M1 Freeway, 2.7km from Cardinia Road Train Station and 5km from Village Lakeside Shopping Centre

CAR PARKING 1 -2 Dedicated carparks on title

BUILDING AREAS 90m² to 140m²

PRICING From \$369,000 to \$560,000

ZONING Urban Growth Zone (Industrial)

SALE PROCESS Available to purchase from 30th September 2026



Introduction

Evelyn Business Park Phase 3 has been designed around a clear market need: smaller industrial warehouses at a more accessible price point.

Feedback from purchasers, agents, investors and small business owners throughout the earlier phases of Evelyn Business Park has consistently highlighted demand for smaller, more affordable industrial property.

Phase 3 has been designed in response.

Located at 41 Axis Boulevard, directly alongside the existing Evelyn Business Park, Phase 3 will comprise 25 small warehouses ranging from 90m² to 198m², with prices starting from \$369,000 + GST.

The development is purposefully designed to appeal to both owner-occupiers and SMSF investors seeking a more accessible entry point into industrial property ownership.

Purchasers benefit from:

- Prices from \$369,000 + GST
- Warehouse sizes from 90m² - 140m²
- No stamp duty payable*
- Direct access to the M1 Freeway, approximately 1.5km away
- Positioning within Officer South's growing industrial precinct
- The established Evelyn Business Park location and track record

Smaller spaces. Lower entry point. Built around market demand.

Phase 3 brings industrial property ownership within reach of a broader buyer market, without requiring purchasers to pay for more space than they need.

For owner-occupiers, it provides an opportunity to own their business premises at a more manageable price point. For SMSF investors, it creates access to industrial property at an entry price traditionally difficult to find in Melbourne's south-east.

Expected completion

July 2027

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
- 1 - 2 Car parks on title
- 8.5m High Ceilings
- 90m² - 140m² warehouse sizes available
- Remote control security gates



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."

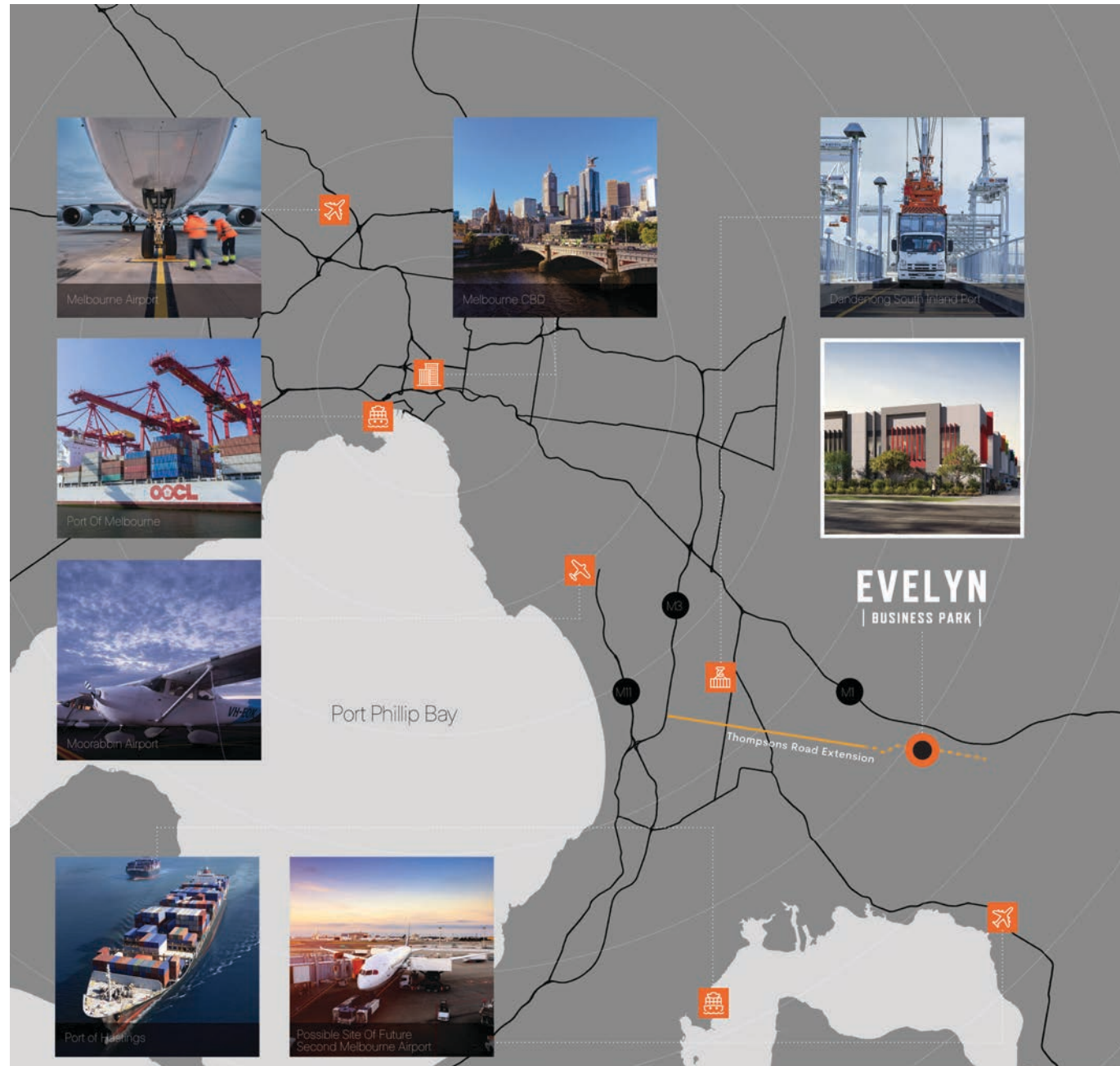
Dale Lord



A Growing 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 Bathe Community And Sports Hub

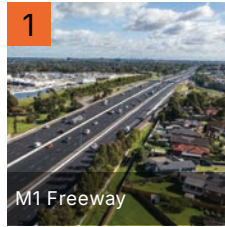
M1 Freeway

Cardinia Road

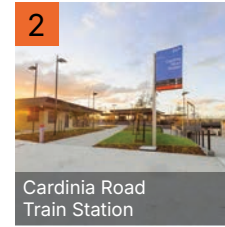
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Bounded by Cardinia Road, Evelyn Business Park is just 1.5km to the m1.

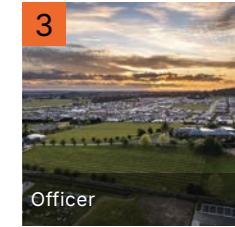
South East Corridor



1.5km



2.7km



5.5km



5km



27km



Warehouse Specifics

Key Design Features & Amenities



5.5m Electric Roller Doors



1-2 Car parks on Title



8.5m 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



90m² - 140m² sizes available



Customise My Warehouse



Basketball court
In collaboration with dream courts



Icebath



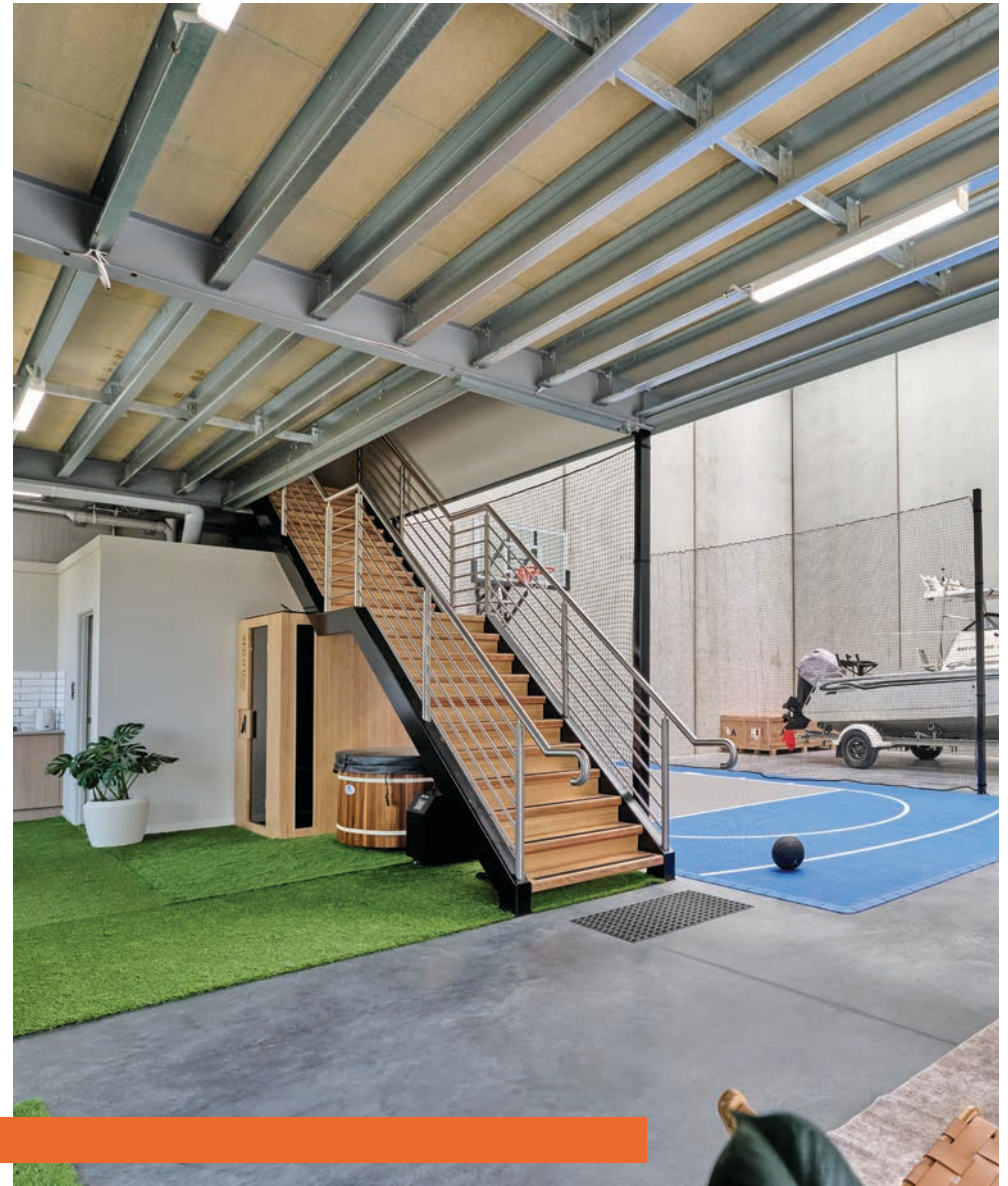
Sauna



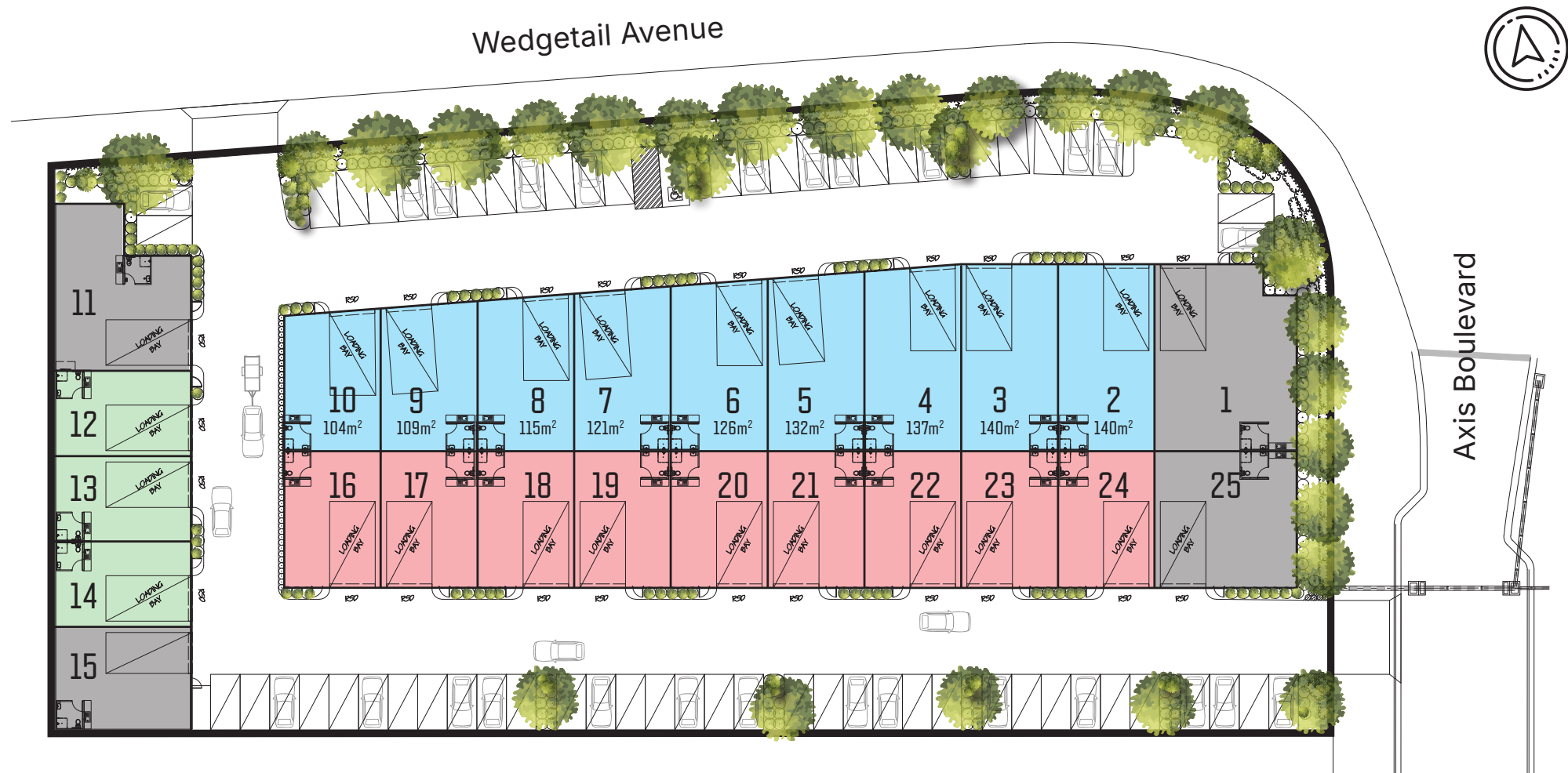
Furniture Packages



Security Package



Indicative Masterplan



NOW AVAILABLE

TYPE A
WAREHOUSE 2 - 10 | 104M² - 140M²

TYPE B
WAREHOUSE 16 - 24 | 102M²

TYPE C
WAREHOUSE 12 - 14 | 90M²

WAREHOUSES
CURRENTLY UNAVAILABLE

All measurements approximate

Building Areas

Warehouse 2 - 10

Total **104m² - 140m²**

Warehouse 16 - 24

Total **102m²**

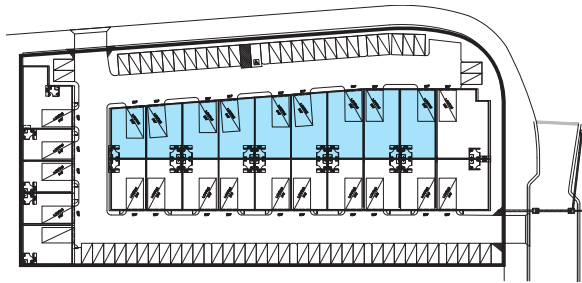
Warehouse 12 - 14

Total **90m²**



Typical Floor Plan

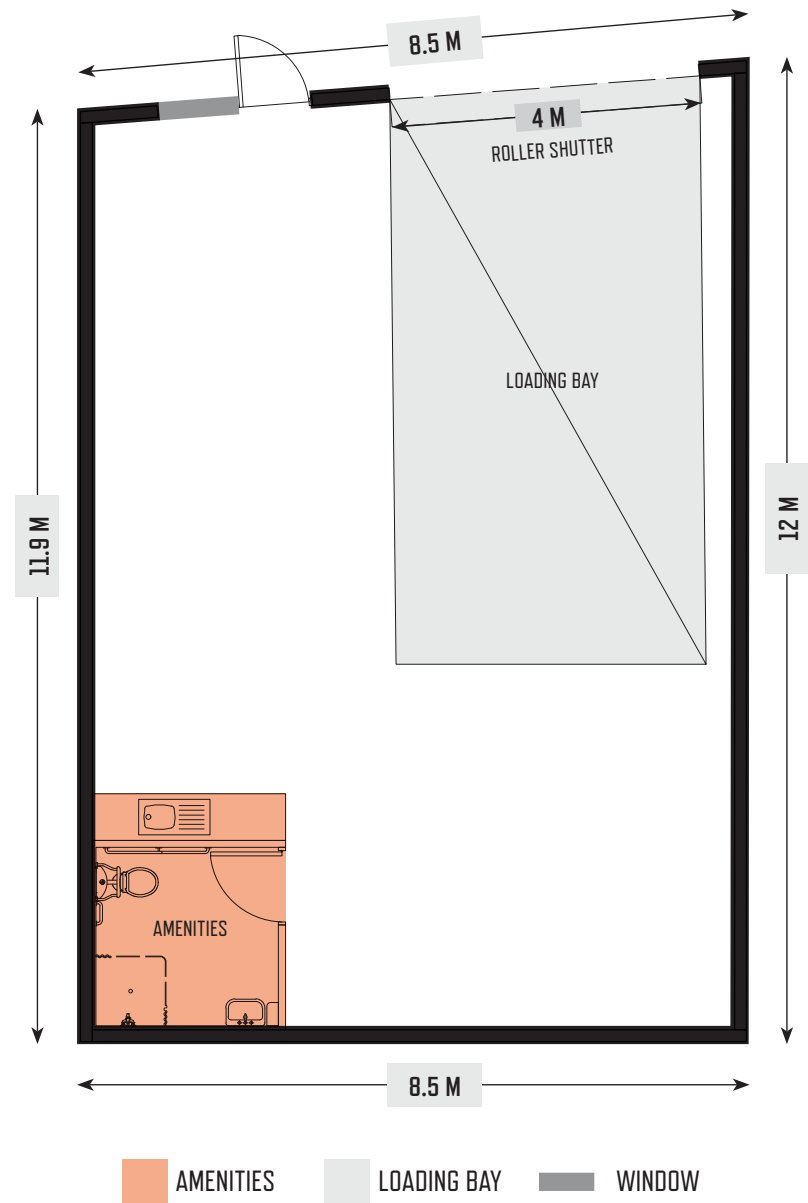
Type: A



Warehouse 2 - 10

Total **104m² - 140m²**

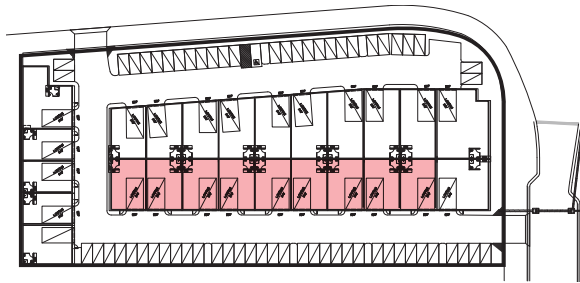
All measurements approximate
Warehouse 10 depicted





Typical Floor Plan

Type: B

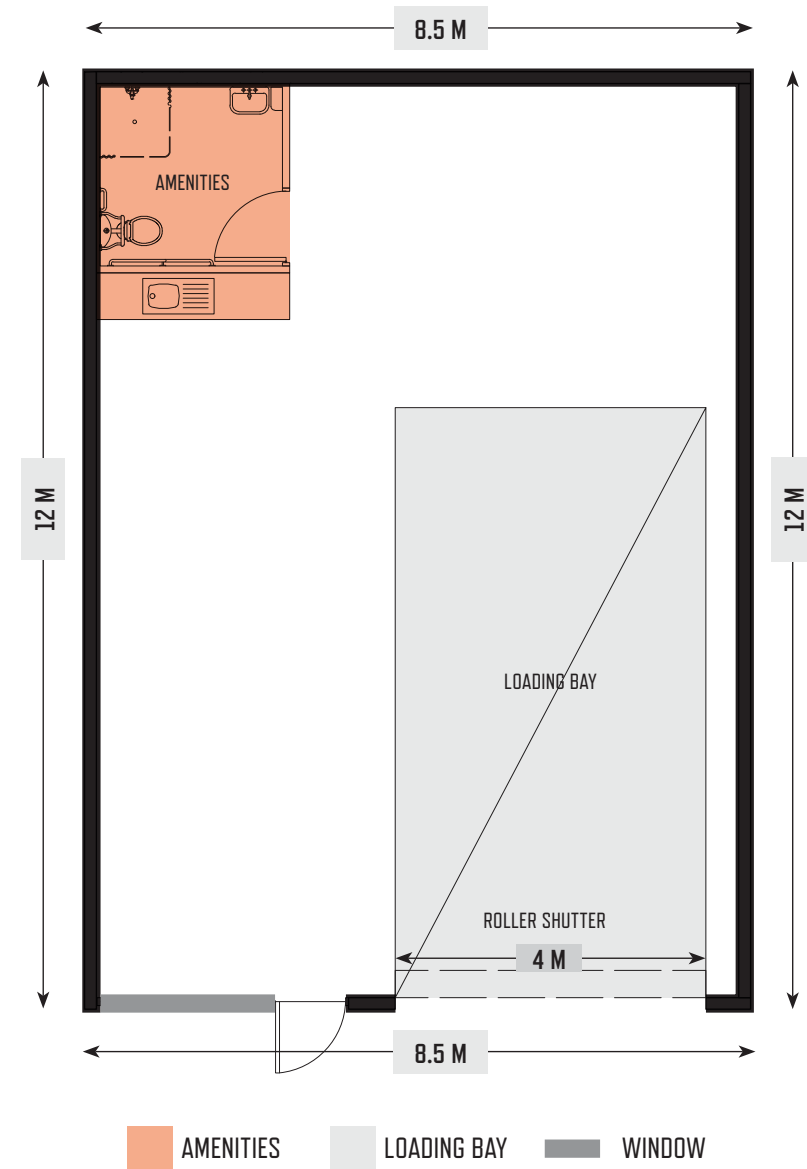


Warehouse 16 - 24

Total

102m²

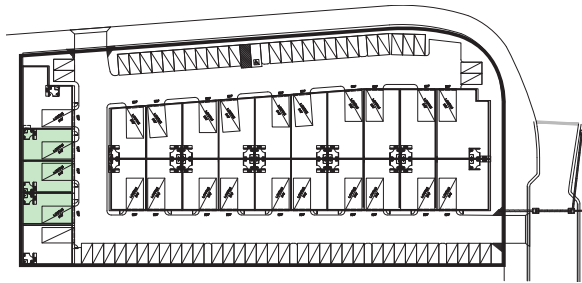
All measurements approximate
Warehouse 10 depicted





Typical Floor Plan

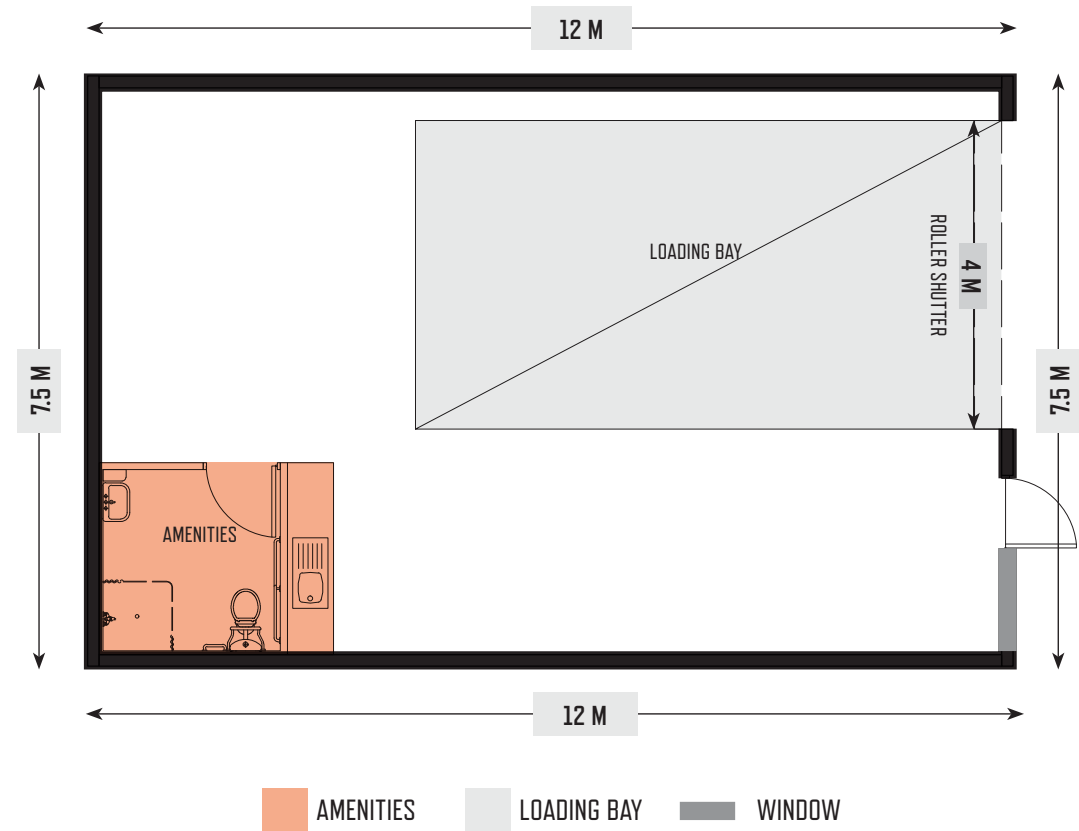
Type: C



Warehouse 12 - 14

Total

90m²



All measurements approximate
Warehouse 10 depicted

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

An Affordable Opportunity

2024

2026



From First Mover to Proven Success

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. Since then, construction across the precinct has accelerated rapidly, with surrounding buildings emerging in quick succession and transforming the area in a relatively short period.

Early purchasers secured their position before this momentum arrived, a decision now reflected in final valuations sitting approximately \$49,000 higher.

Today, Phases 1 and 2 are completed and sold out, providing a proven foundation for the launch of Phase 3. As the broader estate continues toward full build-out, Phase 3 represents the next opportunity to secure a position within an increasingly established Officer South industrial precinct.

With the earlier phases now complete, Phase 3 enters the market at a different point in Evelyn Business Park's journey, no longer as a first mover, but as part of a proven and maturing industrial location.

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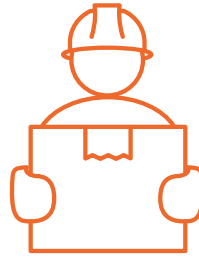
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- From \$369,000 + GST.
- No stamp duty*.
- Save between \$20,295 - \$30,800.

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

Launch date 30th of September 2026

No Stamp Duty

Warehouses from 90m² - 140m², with no stamp duty to pay - saving buyers over \$20,295

Self Managed Super Funds

Eligible for purchase through Self Managed Super funds



Sale Process

First 15 Warehouses released 30th September 2026

5% Price increase thereafter

- 10% deposit required
- Unconditional purchases

Speak to your finance broker, accountant and solicitor ahead of release so you're ready to proceed at launch.

Selling Agents

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



Jason Ebert

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