

sale or lease:  
warehouses  
trade stores



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# Trade Central

## Many Purposes One Opportunity

Trade Central is a self-contained precinct of only 19 architecturally designed office warehouses and trade stores focused on providing high quality solutions for small businesses.

Positioned at the entry to the estate on Gateway Boulevard, this prime location will service the large and growing population/industry base.

Sales and leasing opportunities within this affordable development, means that you can be part of the Trade Central action, no matter whether you're an owner-occupier, tenant or investor.

### OFFICE WAREHOUSES

Proximity to Cooper Street, Epping Plaza, Wholesale Markets and freeways make this an ideal warehouse location. Stylish presentation makes Trade Central a professional environment for your business.

### OPPORTUNITY

Select the ideal size and building for your business. Areas from 125m<sup>2</sup> to 240m<sup>2</sup>.

### TRADE STORES

As part of a fully integrated Trade Central complex, you have the ability to locate within a dynamic business environment situated in the growth corridor of the North.

### OPPORTUNITY

Only 8 units from 60m<sup>2</sup> to 79m<sup>2</sup> intended to provide smart solutions for smaller sized businesses.



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# About Alliance

Alliance Business Park in Epping sets a new benchmark for quality, landscape/urban design and versatility.



FUTURE INTERCHANGE

HUME FREEWAY

**Alliance**  
Business Park

LANDSCAPED RESERVE

NEWMARKET

SCANLON DRIVE

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### ESTABLISHED AND PROPOSED AMENITY

The immediate area comprises a mix of commercial, industrial and residential uses with excellent access to established amenity which includes regional shopping centre Epping Plaza. This activity centre offers a variety of quality food and recreation choices as well as a variety of banks, public transport and associated day to day amenity.

Alliance Business Park will cater for additional onsite retail opportunities.



### RECREATION AND PARKLAND

The estate caters for over 6 hectares of landscaped public open space within the Edgar's Creek Reserve. Edgar's Creek runs through the North East corner of the site and will contain a shared path network linking open space in the Aurora Estate to the North and Northpoint Estate to the South.

In addition, the estate will also feature a landscaped wetland area of over 3 hectares. Other facilities in the open space areas could include a picnic area and seating.



### PUBLIC TRANSPORT

The site is approximately 4 kilometres from the Epping train station, which can be accessed via dedicated walking paths and bicycle lanes. The estate can also be accessed by metropolitan bus services from the bus stop at the intersection of Scanlon Drive and Cooper Street, just a short walk from the site.



### DELIVERABILITY

Partner with MAB Corporation. MAB has extensive experience in owning, managing and developing high quality office, industrial and retail properties in Australia and select international markets.



METROPOLITAN RING RD

EPPING PLAZA 3km, 5mins drive  
EPPING STATION 4km, 7mins drive

MELBOURNE WHOLESALE  
FRUIT & VEGETABLE MARKET

PROPOSED EDGARS  
ROAD EXTENSION

GATEWAY BLVD

JERSEY DRIVE


Trade  
Central  
Alliance


Alliance  
Business Park

AURORA RESIDENTIAL ESTATE

O'HERNS RD

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MELBOURNE PORTS 30km  
& CBD 20mins drive 

MELBOURNE AIRPORT 20km  
17mins drive 

WESTERN RING RD

COOPER ST INTERCHANGE

SCANLON DVE

HUME FWY

FUTURE INTERCHANGE





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# Café

Located at the entry to the business park and overlooking a landscaped reserve, a proposed café is set to be a great place to meet clients and hold casual meetings throughout the day.

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- Approximately 150m<sup>2</sup> tenancy with outdoor seating
  - Prime location with frontage to Gateway Boulevard
  - Easy access from Cooper Street and the future connection of O'Herns Road
  - Established businesses located within walking distance
  - Integrated into the design of proposed Trade Central @ Alliance multi-unit development
  - Off street parking



# Street Elevations

Gateway Boulevard Elevation (West)



Jersey Drive Elevation (North)



View from Entry One (North)



# Project specification

## STRUCTURE

- Walls:** Pre-cast concrete panel with textured paint finish
- Ground Floor:** Reinforced concrete slab on ground
- Mezzanine Office:** Steel/timber frame
- Roof:** Steel Frame with steel roof cladding, skylights and sislation
- Windows:** Aluminium framed windows with grey tinted glass
- Height:** 7m internal clearance/6m internal clearance for units 1-5 only

## WAREHOUSE FINISHES

- Floor:** Steel trowel finish and sealed
- Walls:** Pre-cast concrete walls exposed steel frame

## AMENITIES

- Floor:** Ceramic tiles
- Walls:** Painted plasterboard
- Ceiling:** Painted plasterboard
- Doors:** Painted timber doors
- Fixtures/Fittings:** Ceramic basins, chrome taps, porcelain wc bowls
- Kitchenette:** All units
- Shower:** All units

## FIRST FLOOR OFFICES (UNITS 6-8 & 12-19 only)

- General:** Steel frame structure with timber stair and particle board flooring
- Walls:** Painted plasterboard
- Ceiling:** Suspended acoustic tiles
- Floor:** Commercial grade carpet tile
- Lighting:** Integrated office grade lighting
- Air Conditioning:** Split system wall mounted AC unit

## SERVICES

- Power:** Separately metered 3 phase power to each unit, subject to power authority capacity
- Lighting:** General high bay lighting and emergency lighting to meet BCA
- IT/Comms:** Communications conduit to each unit

## GENERAL

- Doors:** Automatic Roller Shutter Door
- Signage:** Identification signage for each unit. Space for business signage by tenant.
- Landscaping:** General landscaping to common area
- Security:** Automatic gate on vehicle entry
- Safety:** Fire extinguishers to each unit

# MAB Corporation

MAB is a privately owned property development company that has been successfully operating since 1995.

## A HISTORY OF EXCELLENCE

With 14 business parks completed or under development across Melbourne, MAB has an enviable reputation for delivering outstanding and award winning industrial estates.

Creating diverse, flexible, innovative and efficient work spaces for the way people do business today and for the future, MAB's commercial and industrial developments will eventually be home to more than 30,000 workers.

Projects include:

- Merrifield, Mickleham
- University Hill, Bundoora
- Meridian Business Park, Thomastown
- Expressway, Port Melbourne
- Orbis Business Park, Ravenhall
- Industry Business Hub, South Melbourne
- Thompsons Road, Cranbourne
- National Business Park, Campbellfield
- Translink Business Park, Keilor Park
- Northcorp Business Park, Broadmeadows
- Global Business Park, Tullamarine



**Alliance**  
Business Park

**MAB**

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