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New industrial commitment signals signs of continued strength in Melbourne pre-lease market

Melbourne, VIC (17 June 2009)

Del-Re National Food Group has committed to pre-lease a new office/warehouse facility to be developed in Melbourne's west by BMF Construction.

CB Richard Ellis' Tom Hayes and Matt Sampson negotiated the lease over the Derrimut facility, which will incorporate 2,100 square metres of warehouse space and 280 square metres of offices.

The 513 Mt Derrimut Road complex will also include a state-of-the-art café, which is to be leased separately.

It is the latest undertaking for Ian Wright, the founder and owner of BMF - a private development company which has completed over 400,000 square metres of warehousing, office and manufacturing facilities in Melbourne's west since 2000.

Del-Re National Food Group is a food services business headed by former Western Bulldogs player Danny Del-Re.

Mr Hayes said the main road frontage offered by the Derrimut site had been a significant drawcard for the group, in helping to promote the Del-Re brand.

The deal has been signed amid signs of continued strength in the industrial pre-lease market in Melbourne's west.

"While developers are hesitant to speculatively build stock, the leasing market is particularly strong," Mr Hayes said.

"As a result, developers have become increasingly competitive on rents to build to tenants' requirements."

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