

# P R E S S   R E L E A S E

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Shopfitting specialist commits to major lease at the former Unilever facility in Knoxfield

Melbourne VIC, NSW (22 June, 2009)

Specialist shopfitting and display company AWG Australia is to relocate its Bayswater headquarters after striking a major lease over part of the former Unilever packaging plant at Knoxfield.

The 4.5 hectare Ferntree Gully Road site was purchased in late 2007 by BMF Construction, headed by Ian Wright.

The 6,162 square metre lease to AWG was negotiated by CB Richard Ellis' David Aiello and Andrew Stewart following a major redevelopment of the existing factory to provide premium quality, high clearance warehouse and office facilities.

"After a period of prolonged inactivity, during which vacancy levels in the 5,000 square metre-plus category peaked, a spate of transactions have occurred recently in Melbourne's east and south eastern region," Mr Aiello said.

"Reduced interest rates, and a perception that the global financial crisis has perhaps bottomed out, have seen industrial users now make previously deferred relocation decisions."

The 1490 Ferntree Gully Road site comprises the former Unilever facility and a large parcel of vacant land.

BMF has completed extensive demolition and refurbishment works to the existing 18,000 square metres of buildings, all of which have now been leased.

All that remains at the site is a vacant 8,000 square metre industrial block, which is available for sale or pre-lease opportunities.

AWG Australia specialises in providing products and services to the shopfitting and display industry. The company will relocate from existing premises in Wigan Road, Bayswater after signing a five-year lease over the Knoxfield facility.

The office/warehouse has a total net lettable area of 6,162 square metres, including a 760 square metre stand-alone office and amenity building. There are 66 car bays and considerable hardstand areas.

Mr Aiello said the site's central location and easy access to both the Eastlink and the Monash Freeway had been a major drawcard for AWG as had the large hardstand area and potential for future expansion.

The deal follows other significant leasing transactions for BMF in 2009 - which include a 5,100sqm warehouse in Kilsyth, 11,000sqm at Knoxfield, 5,000sqm in Mount Waverley, 2,100sqm at Derrimut, and a 15,000sqm pre-lease to 7 Steel in Melbourne's western suburbs.

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