

**A MODERN
BUSINESS
DEVELOPMENT**

berrimahbusinesspark.com.au

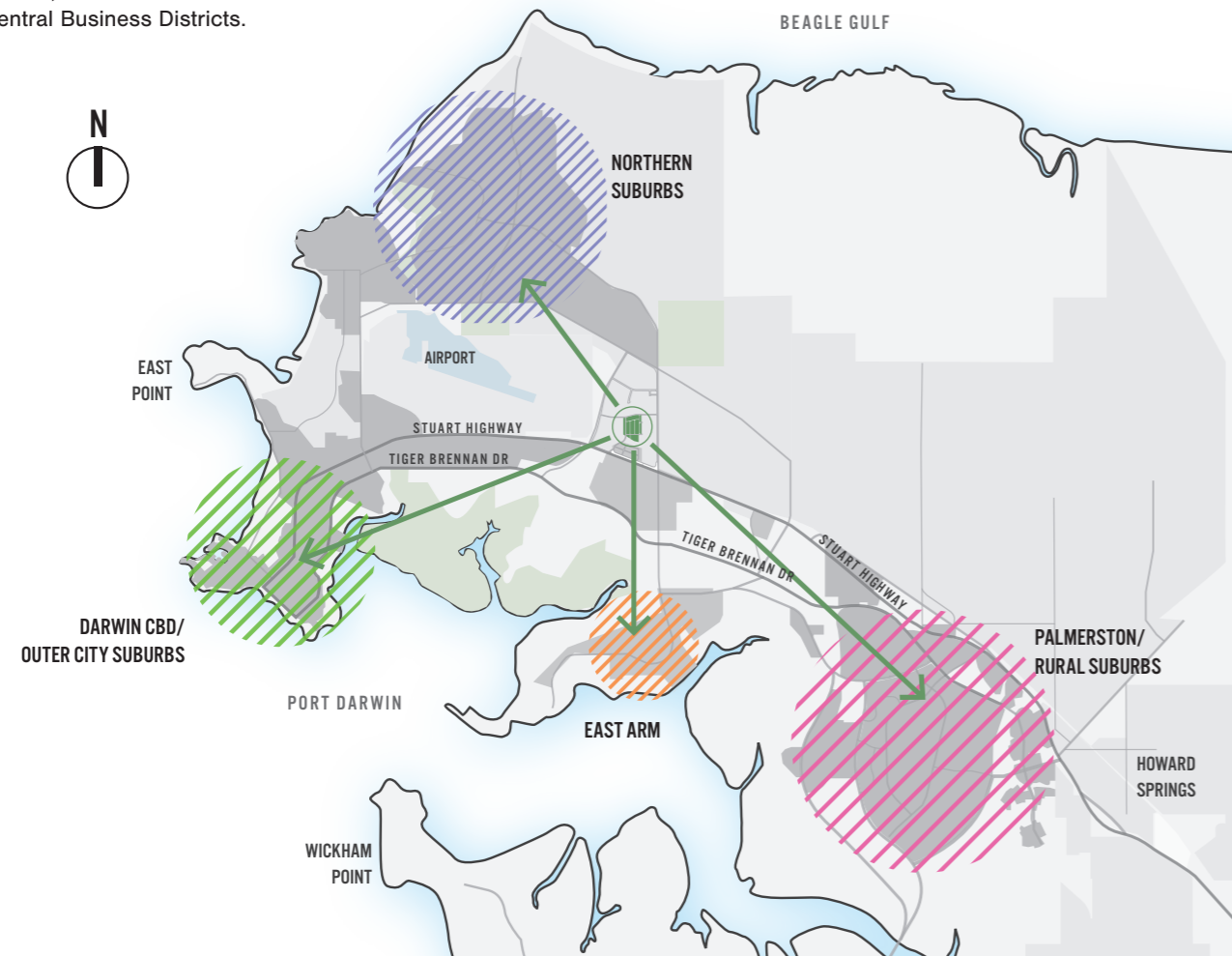
DixonGroup 



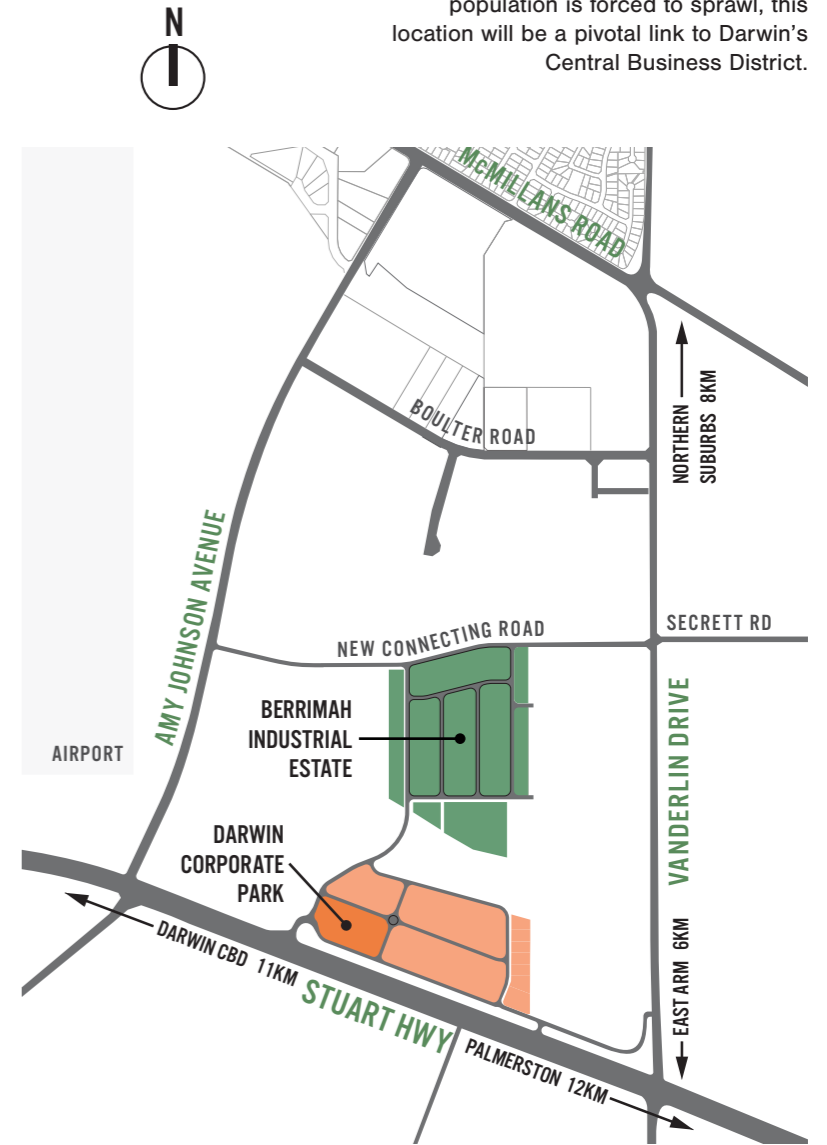
LAND RELEASE



Ideally located in the heart of the greater Darwin area, midway between Darwin, Palmerston and Casuarina Central Business Districts.



As Darwin continues to grow and the population is forced to sprawl, this location will be a pivotal link to Darwin's Central Business District.



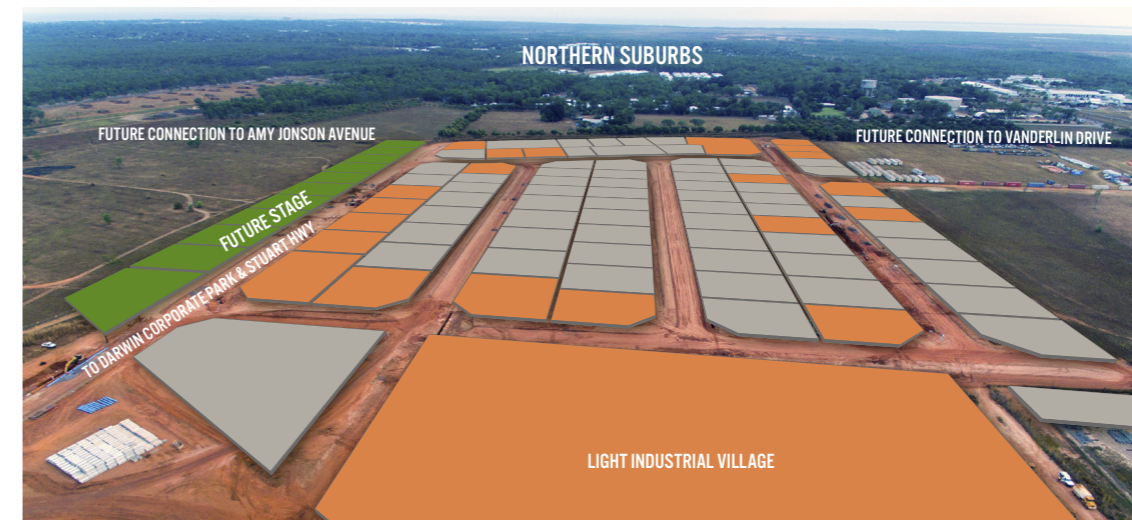
- 6 km** to East Arm
 8min.
 18min.
- 8 km** to Casuarina
 8min.
 23min.
- 9 km** to Airport
 9min.
 25min.
- 11 km** to Darwin CBD
 12min.
 35min.
- 12 km** to Palmerston
 12min.
 35min.

Located next to The Berrimah Business Park, the site is accessible via Stuart Highway, Amy Johnson Avenue & Vanderlin Drive.

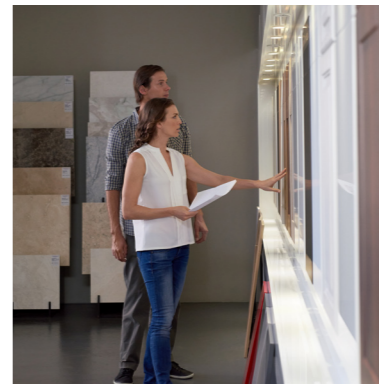
A MODERN BUSINESS DEVELOPMENT MIRRORING DARWIN'S AMBITIONS

An exciting new land release The Berrimah Industrial Estate, the evolution of Darwin's newest Commercial and Industrial Precinct.

Berrimah Industrial Estate consists of 87 Light Industry lots, starting from 1263sqm and ideally suited for trade stores, owner occupiers or investors looking to add to their commercial portfolio.



- SOLD/ LEASED
- FUTURE STAGE



A SINGULAR DEVELOPMENT LOTS OF OPPORTUNITIES

Commit your business to Darwin's newest and most central land, commercial and industrial precinct.

With potential uses, from light industry to office and warehouses, from showroom and sales to leisure and recreation, the business opportunities are endless.

PLANNING GUIDES
Minimal Building Covenants & subject to Town Planning Approval

HOME OCCUPATION
Caretaker's Amenities & Home Occupation Permitted on designated lots.

NBN
High speed connectivity with NBN fibre available in the estate.

OPPORTUNITIES:

- ✓ light industry
- ✓ caretaker's residence
- ✓ showroom sales
- ✓ warehouse/ office
- ✓ medical clinic
- ✓ motor bodyworks
- ✓ motor repair station
- ✓ vehicle sales & hire
- ✓ recycling depot
- ✓ transport terminal
- ✓ plant nursery
- ✓ community centre
- ✓ leisure & recreation
- ✓ hotel
- ✓ restaurant
- ✓ licensed club
- ✓ education establishment

EXCEPTIONAL OPPORTUNITY WITH EXCITING PROSPECTS WITHIN AN EXCLUSIVE LOCATION!

LIGHT INDUSTRIAL PARCELS SUITABLE FOR AN ARRAY OF BUSINESSES STARTING FROM 1263m²



Lot N ^o .	Lot Area (m ²)
1	5629m ²
2	SOLD
3	SOLD
4	SOLD
5	SOLD
6	SOLD
7	1729m ²
8	2087m ²
9	SOLD
10	1365m ²
11	1365m ²
12	1775m ²
13	1775m ²
14	1775m ²
15	1775m ²
16	SOLD
17	SOLD
18	1880m ²
19	1880m ²
20	1880m ²
21	1880m ²
22	1446m ²
23	1446m ²
24	1446m ²
25	1422m ²
26	1957m ²
27	1446m ²
28	1446m ²
29	1446m ²
30	1446m ²
31	1687m ²

Lot N ^o .	Lot Area (m ²)
32	1687m ²
33	1687m ²
34	1639m ²
35	SOLD
36	SOLD
37	1564m ²
38	1610m ²
39	1610m ²
40	1610m ²
41	1380m ²
42	1380m ²
43	1380m ²
44	1380m ²
45	1380m ²
46	1372m ²
47	1224 m ²
48	1380m ²
49	SOLD
50	1380m ²
51	1380m ²
52	1380m ²
53	SOLD
54	1610m ²
55	1610m ²
56	1564m ²
57	SOLD
58	SOLD
59	1396m ²
60	1456m ²
61	1494m ²
62	1489m ²

Lot N ^o .	Lot Area (m ²)
63	1378m ²
64	SOLD
65	1264m ²
66	SOLD
67	1322m ²
68	1373m ²
69	SOLD
70	SOLD
71	SOLD
74	1957m ²
75	2636m ²
77	1600m ²
78	SOLD
79	SOLD
80	1941m ²
81	SOLD
82	3632m ²
83	1565m ²
84	1289m ²
85	1289m ²
86	1783m ²
87	SOLD



DISCLAIMER:
Please note that illustrations and drawings in this brochure are intended to be a visual aid only. We give no warranty and makes no representation as to the accuracy of any description, illustration, drawing or statement contained in this brochure. All information provided is subject to change without notice.



WE OFFER A FULL SUITE OF SERVICES

DEVELOPMENT

Full turnkey solutions, from acquiring the land to finding a tenant and maintaining the building post-construction.

PROPERTY MANAGEMENT

Post development maintenance and servicing.

DESIGN & CONSTRUCTION

Full service design, engineering and construction by our in-house team.

REAL ESTATE AGENCY SERVICES

Market review, find tenants, advertising and sales.

CONSULTANCY & ADVISORY SERVICES

Financial modelling, Concept review, Market Analysis and Feasibility Review.



DixonGroup 

INVEST. DEVELOP. LEASE.

DixonGroup is a full service property development company that specialise in complete design and construction projects and offer convenient purpose-built for lease projects.

Our fully integrated property, construction and leasing divisions provide the expertise and resources expected from a top tier development firm but with the agility and responsiveness of a boutique business.

We're focused on creating projects you can be proud of. Make your mark and create the space you have always imagined.

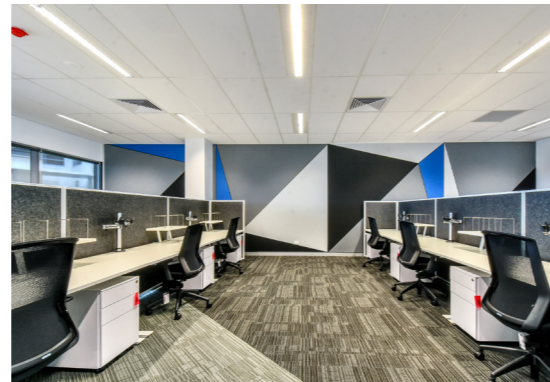
Jaytex 

QUALITY. TIMELY. COMPETITIVE.

Jaytex Constructions, a subsidiary of DixonGroup, specialise in medium to large scale commercial construction projects ranging from \$2-\$80M. Jaytex offer complete design and build solutions including large span industrial facilities, commercial show rooms, office spaces, retail and office fit outs and new land subdivisions.

Jaytex Constructions commits to delivering every structure to the highest standard. Jaytex Constructions ensure buildability without compromising quality and design.

We listen, We explain, We deliver quality. We are safe, We respect the environment and we are proud locals. Make your mark and create the space you have always imagined.



OUR PROCESS

INVEST. DEVELOP. LEASE.

DixonGroup - We do it all and work with everyone from private landowners to investors to real estate agents.

ATTRACTIVE OFFICE WAREHOUSE AND LAND PACKAGES AVAILABLE

CONTACT US FOR A FREE CONCEPT DESIGN & QUOTE

OUR PROCESS STEP BY STEP

1 | CONSULTATION
Meet your development specialist. We explain the entire process in detail and provide you with information on time lines, land acquisition, finance and estimated budgets, design, planning approvals and the construction process.

2 | BRIEF
We want to completely understand your vision and bring it to life. Details included in the brief include: land dimensions, general layout, staff offices, height requirements, carparking etc

3 | PRELIMINARY PLAN
We will provide you with a preliminary plan with indicative pricing to ensure we are meeting your objectives and tracking inside your budget.

4 | DESIGN
A collaboration between you, the Development Specialist and Designer to review and adjust the design so that it is flawless. Our designer will provide an interactive 3D computer generated image of your new premises that lets you explore every aspect of the build.

5 | COSTINGS
With the design finalised our Estimator will prepare the fixed price quote for you. It includes a full schedule of lease rates, terms and conditions, allowances, schedule of finishes and provisional cost sum. For full transparency the quote is 100% itemised.

6 | CONTRACTS AND PLANNING APPROVAL
An agreement for lease contract will be prepared and we will manage all necessary paperwork and lodge your development application with the Development Authority.

7 | PROVISIONAL ITEMS SELECTION
This is the time to make your place your own! Your Development Specialist will guide you through the selection process and ensure it is simple and stress free.

8 | CONSTRUCTION
From civil works to practical completion – we take you through every step.

9 | HANDOVER
You're completely satisfied with the build, sign the lease and get the keys.

10 | POST-CONSTRUCTION SUPPORT
We stay with you 52 weeks post construction to ensure everything is running smoothly and our craftsmanship lives up to its promise.

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WITHIN AN EXCLUSIVE
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CONTACT:

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