

Industrial park gains big fabric trader

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Fabric wholesaler AAA Trading has committed to a \$15 million 10-year pre-lease deal at Australand's \$250 million South Park Industrial Estate in Melbourne's outer suburbs.

Australand will build AAA Trading a new 22,000 square metre warehouse and distribution facility at the 76 hectare park in Dandenong in the city's south-east.

The building will also feature 2000 sq m of office space for AAA Trading, which is moving from a number of different buildings in the south-eastern suburbs.

Australand has done more than \$40 million worth of deals at the South Park Estate alone during the past 12 months.

The building is expected to be put into one of Australand's property trusts.

South Park Industrial Park is about 500 metres from the proposed Green Road interchange of

the Mitcham-Frankston Freeway, which is under construction.

It is also close to the Monash Freeway, giving clients, transporters and workers easy access through Melbourne's extensive road infrastructure.

Australand's Victorian industrial manager Anthony Maugeri said South Park Industrial Estate

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continues to receive strong investor interest.

Industrial growth in the south-east corridor, particularly Dandenong, has been extremely strong, driven predominantly by its strategic location to the Mitcham-Frankston Freeway, Mr Maugeri said.

AAA Trading will join other companies who have moved

recently to South Park, including Priceline, INC Corporation, Allied Pickfords, BAM Wine Logistics and San Remo Foods.

It is expected that AAA Trading will move into their new facility in late October 2005.

AAA Trading chief executive Menachem Vorchheimer said the decision to go with Australand was “driven by tight deadlines”.

“Our business has experienced significant growth over the past three years so the commencement and completion of the building project needs to run to a tight deadline,” Mr Vorchheimer said.

“Predictability and certainty are big factors and Australand provides this,” he said.

“The motivation behind the move was to centralise our operations under one roof to provide greater efficiency in the customer delivery process and enable the effective implementation of new technologies and systems,” he said.