

Dexus Industrial Estate, 27 Distribution Drive, Truganina



Description

27 Distribution Drive is a premium quality, freestanding office and warehouse facility in Truganina, Melbourne's fastest growing industrial precinct.

Truganina is located in the south-west of Melbourne an area of rapid development with extensive land-banks, the area has excellent over-land access and is connected to the Werribee railway line at Laverton station and Aircraft station. Truganina is serviced by a network of primary and secondary state arterial roads.

Built on a single level, the building features striking architecture with hard and soft landscaping for a welcoming arrival at the reception area.

The warehouse component features high internal clearance and provides five recessed loading docks and multiple on grade access points. the building has a large awning allowing all weather protection.

Located 18 kilometres west of the Melbourne CBD in the city's newest industrial precinct, Truganina, the centre provides convenient access to the Princess/Westgate Freeway, Western Ring Road and the Deer Park Bypass.

- Melbourne's fastest growing industrial precinct
- Access to Melbourne CBD and ports
- High internal clearance and 10 loading docks

Property Details

Building type	Industrial Estate
Title	Freehold
Site area (hectares)	2.5
Lettable area ('000sqm)	13.8
Lettable area adjusted for ownership ('000sqm)	5.2
Number of buildings	1
Year built	2012
Major tenant	Toll
Owner	DXS
Ownership (%)	37.5
Co-owner	AIP, Dexus Australian Logistics Partner

Property Statistics

Metro area	Melbourne, West
Zoning	Industrial 2
Site coverage (%)	54
Number of units	1
Average unit size	13.8
Office content (%)	6
Acquisition date	July 2002
Book value at ownership (\$m)	6.6
Independent valuation date	June 2019
Independent valuation at ownership (\$m)	6.6
Market cap rate (%)	6.25
Initial yield (%)	6.69
Leased by area (%)	100
Weighted lease term by income (years)	2.8