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## 20-22 Berwick Road Campbellfield (Melbourne) 3061 VIC Australia

Prime Investment Opportunity in Campbellfield's Thriving Industrial Hub

Located in the heart of Campbellfield's industrial precinct, this dual-property package offers unparalleled access to major arterials, including the Metropolitan Ring Road, Tullamarine Freeway, and Calder Freeway. With strong rental income and growth potential, it's a rare chance to secure a premium asset in a high-demand location.

- **Functional Design:** High-clear-span warehouses with container-height roller doors for maximum efficiency.
- **Strategic Location:** Seamless access to Melbourne's major transport networks, ensuring logistical advantages.
- **Stable Tenancy:** Secure lease with options for continuity, providing reliable income.
- **Growth Potential:** Positioned in Melbourne's booming northern industrial corridor.

A perfect choice for investors seeking a high-yield property with stability and future growth in Melbourne's thriving industrial market.



### Key Information

Investment Type	Industrial
Purchase Price	2800000
Net Yield	5.76
Property Market Status	On Market

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### Key Highlights

- Purchase Price: \$2,800,000
- Initial asking Price: \$2,999,999
- Yield: 5.76%
- Current Rent: \$161,200 p.a.
- Net Rent per sqm: \$122
- Purchase Rate per sqm (on NLA): \$2,121
- Asset Composition: Two warehouses on separate titles leased to a single tenant
- Property Market Status: On Market
- Tenant's Occupancy Start Date: December 2023
- Last Sold Price and Date: 20 Berwick Road: 2006 / \$450,000 22 Berwick Road: 2012 / \$550,000

### Background Information

How old is the asset?	
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	1
How long have they been in business overall?	7
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

### Location Information

Situated just 20 km north of Melbourne's CBD, Campbellfield stands as a cornerstone of Melbourne's industrial landscape. With exceptional connectivity to major arterial roads, including the Metropolitan Ring Road, Tullamarine Freeway, and Calder Freeway, the suburb offers seamless logistics across Melbourne and beyond, making it an unmatched location for industrial and commercial enterprises.

#### Industrial Significance

Campbellfield is home to a diverse range of industries, from manufacturing to advanced technology,



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offering scalability and flexibility for both established businesses and emerging enterprises.

#### Key Advantages

**Transport Links:** Immediate access to major arterials and proximity to Melbourne Airport ensure effortless movement of goods and materials.

**Skilled Workforce:** Centrally positioned within Melbourne's northern growth corridor, Campbellfield provides access to a deep pool of skilled talent.

**Cost-Effective Housing:** Affordable nearby residential options support workforce retention and operational efficiency.

#### Future Growth Potential

As investment and development continue to transform Melbourne's northern corridor, Campbellfield's strategic location and thriving industrial ecosystem make it an ideal choice for businesses seeking connectivity, growth, and long-term success.

For investors, Campbellfield represents an unparalleled opportunity to capitalize on a booming industrial hub with strong future prospects.



#### Tenant Information

##### Envirostream Australia

Established in 2017, Envirostream Australia is a leader in battery recycling, operating from an EPA-licensed facility in Melbourne. They recover up to 95% of materials from end-of-life batteries, including key metals like copper and aluminum.

In 2023, Envirostream recycled over 1.3 million kilograms of batteries, equivalent to 55.5 million AA



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batteries. They've partnered with LG Energy Solution for a three-year exclusive deal to recycle lithium-ion batteries from electric vehicles and energy systems.

Recently, secured an \$850,000 grant to develop a Western Australian facility, further enhancing their role in Australia's sustainable resource recovery. Envirostream is a high-impact tenant with a proven commitment to environmental innovation and growth.



### Financial Overview

Tenant	<u>Envirostream Australia</u>
Type of Rent	Net Lease (Non Retail)
Rent	<b>\$161,200 (+gst)</b>
Lease Term	Three (3) years
Commenced	1 <sup>st</sup> of December 2023 (2 years left)
Rent Review	4% annually
Market Review	At Option (December 2026)
Options	+1+1+1+1
Bond/Guarantees	<u>2 month rent (+gst)</u>
Outgoings Payable	By tenant

### Rental Comparison

20 & 22 Berwick Road, Campbellfield | 1320sqm | \$122/sqm

90 Yale Drive, Epping | 432sqm | \$130/sqm

92 Yale Drive, Epping | 432sqm | \$130/sqm

37A Randor Street, Campbellfield | 635sqm | 122/sqm

51 Link Drive, Campbellfield | 786sqm | \$130/sqm

18 Adrian Road, Campbellfield | 703sqm | \$120/sqm

27 Merola Way, Campbellfield | 435sqm | \$147/sqm

### Offer to Purchase

Offer to Purchase	2800000
Initial Deposit	140000
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days



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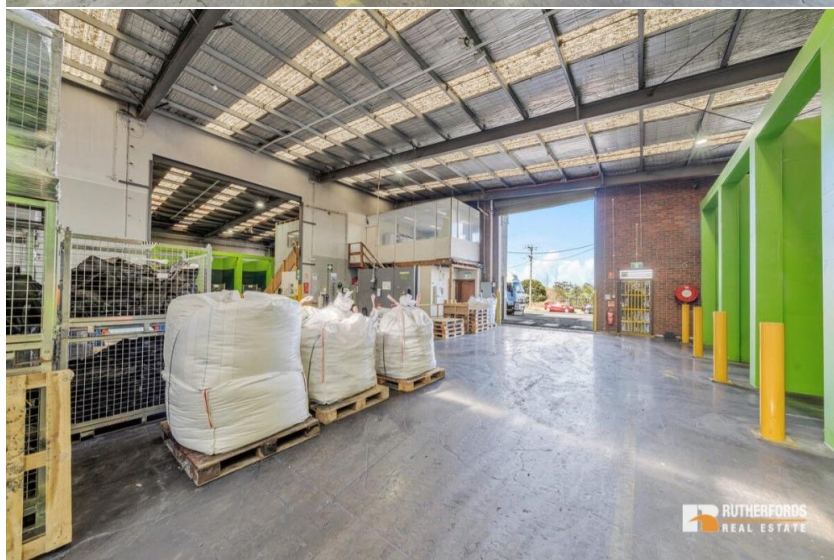
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### 20-22 Berwick Road, Campbellfield

Disclaimer: This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their investigations. Produced by [www.rethinkphotography.com.au](http://www.rethinkphotography.com.au)



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