

Bisinella

INDUSTRIAL ESTATE



Prime quality land in Geelong's largest industrial growth precinct



The Bisinella Industrial Estate

The Bisinella Industrial Estate offers prime quality industrial land in a prominent and convenient location.

Situated in a high profile and strategically attractive position on the corner of Bacchus Marsh Road and Heales Road in Corio, north of Geelong, the 40 hectare estate is ready for development now.

Easily accessed by road, rail, sea and air, the estate is part of the Geelong Ring Road Employment Precinct (the GREP), Geelong's largest designated growth area for industrial development and one of only a few places in Victoria with industrial 2 zoned land available.

Our recently-approved subdivision plan has a mix of 16 lots from 1ha to 5ha.

Our major tenant, RPC Technologies, is already established within the estate.

The Bisinella Industrial Estate is extensively landscaped in keeping with its highly visible location.

Other features of the estate include:

- Opticomm fibre connection
- Custom street lighting
- Custom street signs
- Nature strips and street trees maintained by the body corporate
- Lot owners required to maintain their landscaping and gardens.

Bisinella: your first stop for industrial development

Bisinella Developments has a proud history of facilitating investment and generating jobs in the Geelong region.

We've been developing industrial land and constructing factories and warehouses in northern Geelong for more than 40 years.

There are 14 Bisinella-built industrial facilities in the region with a total area of around 113,000 square metres.

Most of these facilities were custom built to our client's specifications under long term leases.

Bisinella provides a one stop shop for companies planning to re-locate or expand in Geelong.

We offer:

- A ready supply of prime industrial land
- Lots ranging from one to five hectares for sale
- Custom built factories and warehouses to your detailed specifications
- The option for Bisinella to construct, own, lease and manage your new facility
- Assistance with obtaining permits
- Extensive experience and know how
- A proven record of project management and delivery.

If you're looking to establish, re-locate or expand your business in the Geelong region, it's always worth talking to Bisinella about your requirements.

Geelong's largest industrial growth area

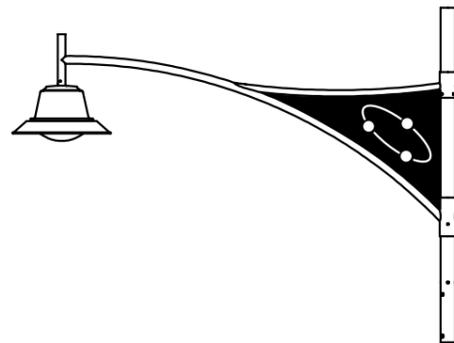
The *Geelong Ring Road Employment Precinct (GREP)* is strategically located to the city's north.

The GREP offers exceptional opportunities for any company seeking greenfield industrial zoned land to establish, re-locate or expand its business. As set out in the City of Greater Geelong's GREP prospectus, key attributes of the precinct include:

- Proximity to Victoria's capital city, Melbourne
- Access to all forms of transport: road, rail, sea and air

- Competitively priced land designed to meet business needs with zoning for all industrial purposes and established development guidelines
- A range of infrastructure and services to facilitate development
- Highly skilled workforce
- Quality lifestyle.

For more information about the Bisinella Industrial Estate or the Geelong Ring Road Employment Precinct, go to www.bisinella.com.au/industrial-estates



Bisinella Industrial Estate custom lighting



RPC Technologies loading new equipment



Bisinella commences stage 2 of 33,000m2 warehouse in North Shore



Watch Video

Estate presentation and maintenance

The Bisinella Industrial Estate is covered by a number of restrictions to ensure that the nature strips and landscaping are maintained to a minimum standard and the industrial lots are used appropriately.

Landscaping

Landscaping must be completed in accordance with any permit or other approval obtained or required to be obtained from the Responsible Authority.

Land Use

The lot must not be used for an abattoir, materials recycling, refuse disposal or transfer station either separately or in conjunction with any other use.

Site Management

Before any construction commences, the lot must have in place a suitable receptacle for containing, storing and disposing of waste material, rubbish, site excavations and/or debris resulting from such works.

No rubbish may be deposited on the lot other than in a suitable receptacle for containing and disposing of rubbish.

The property owner must not allow excessive growth of grass or weeds on the lot.

Vehicular Access

Any driveway and/or crossover must be constructed of concrete, asphalt or brick paving. It must not be constructed from crushed rock (this shall not prevent crushed rock from being used to surface vehicle parking areas and/or outside storage areas).

Any crossover must be constructed to the standard and requirements imposed by the Responsible Authority.

Body Corporate

A Body Corporate will be responsible for regularly maintaining the trees and nature strips along Bacchus Marsh Road, Heales Road, McManus Road and Technology Close.



RPC Technologies under construction



Location map



Artistic impression
Not to scale

Bisinella
the key to your community

bisinella.com.au

Sales enquiries email sales@bisinella.com.au or call
Shane Ruffin 0413 804 523 Mon to Fri 9am to 5pm – weekends 2pm to 5pm

DISCLAIMER: L. Bisinella Developments Pty Ltd gives notice that all information contained in this advertisement has been provided in good faith from sources we believe to be reliable. L. Bisinella Developments Pty Ltd does not represent, warrant or guarantee the accuracy of that information. Interested persons should not regard the content of this advertisement as representations of facts but should make their own enquiries to satisfy themselves by inspection or otherwise as to the correctness of the information. To the fullest extent permitted by law, L. Bisinella Developments Pty Ltd expressly excludes all and any liability whatsoever for any loss and/or damage that any person may suffer by relying upon or otherwise using the information contained in this advertisement.