



# NEXUS NORTH

INDUSTRIAL ESTATE

- + Pre-Lease Development
- + Land Purchase
- + Turn-Key Development

 **ILP** Integrated  
Logistics  
Partners

# Nexus North Industrial Estate

*Nexus North Industrial Estate provides flexibility in design to allow various allotment sizes and purpose-built construction to suit the operational needs for a variety of occupiers.*

Nexus North Industrial Estate is located on Cross Keys Road, Salisbury South and promotes a gateway location to the northern industrial precinct.

The location offers convenient access to major transport routes such as Main North Road, Salisbury Highway and the North-South connector. Chidda railway station is located within close proximity and as part of the Nexus North development, a pedestrian link is proposed to provide direct access from the train station and local reserve to the Estate.



Lots from 8,000sqm to over 1ha



Flexible site areas and design



Zoned Industry



B-Double access



Fully serviced allotments



High voltage power connection



NBN



**+ Pre-Lease Development**

**+ Land Purchase**

**+ Turn-Key Development**



# Location



***Nexus North is a prime location for Defence, Logistics & Warehouse Processing, Food Manufacturing and High-Tech Industries.***

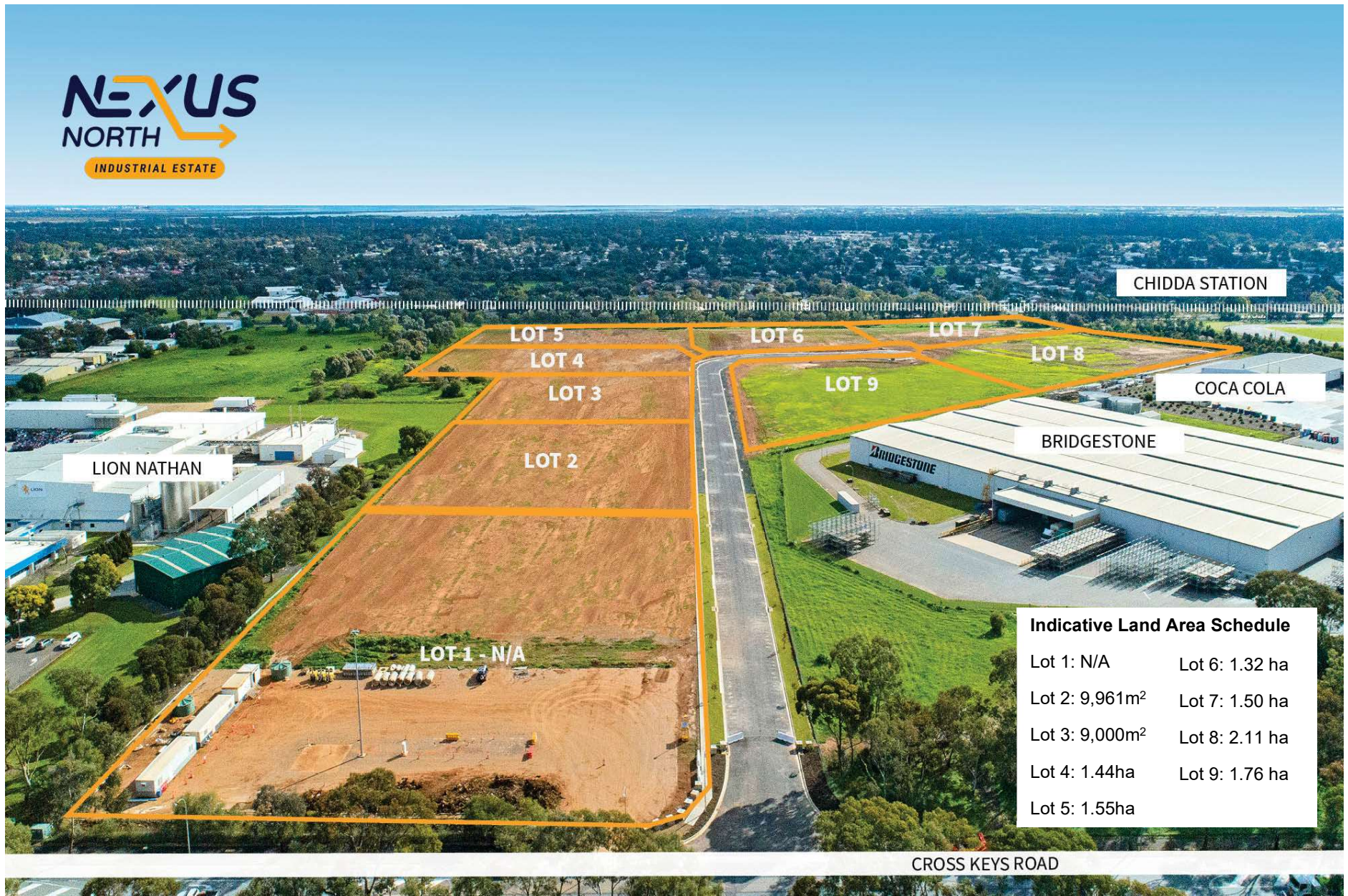
## **Strategically Positioned**

- Within 2kms from Salisbury Highway and Main North Road.
- Less than 6km to the North South Corridor

## **Surrounded by Prominent Brands**

- Bridgestone
- Coca-Cola
- Lion Nathan
- Border Express
- Bickford's







# Building Design



Good quality, modern construction



10m minimal internal height clearance



Hardstand areas available



Flexible design options



Roller shutter doors with awnings



Dedicated Car Parking



# The Developer

*The ILP team possesses a broad range of development and asset management skills, priding itself on building long lasting relationships with its tenants.*

Integrated Logistics Partners (ILP) is an established Commercial Property Trust which launched as a joint venture partnership between Straits Real Estate (SRE) and Commercial & General (C&G). The Trust owns multiple properties across Australia with a current portfolio value in excess of c. AUD260 million. ILP is led by a team of experienced property professionals, being responsible for acquisitions, development management and asset management for the Trust's existing and pipeline assets.



## ASSETS UNDER MANAGEMENT

- Siemens Headquarters mixed-use office and warehouse, Bayswater, VIC
- Herman Technology Park mixed-use office and warehouse, Mulgrave, VIC
- Coca-Cola Amatil Distribution Centre, Salisbury, SA
- OI Glass Distribution Centre, Kilkenny, SA
- Incitec Pivot Fertiliser Distribution Centre, Port Adelaide, SA
- Nexus North Industrial Estate, Salisbury, SA
- Raytheon Australia Integration Centre, defence industry facility, Mawson Lakes, SA
- Wengfu, Port Adelaide, SA



## PARTNERSHIP

Joint Venture between Commercial & General and Straits Real Estate



## DEVELOPMENT CAPABILITY

Extensive experience in developing purpose-built high quality office and warehousing



## ASSET MANAGEMENT

Long-term asset management capability resulting in strong relationships with our partners

## CONTACT

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