



Flavorite has taste for Orbis in West Plus speculative industrial building announced

Pellicano Group announced today they had commenced construction on an \$8.5mil development program consisting of two large scale industrial developments at its Orbis Business Park in Ravenhall.

The projects include a major office/warehouse for leading fresh fruit and vegetable producers, Flavorite and a 4,400 sqm speculative office/warehouse.

Flavorite, one of Australia's premier growers and marketers of vine ripened produce, has pre-committed to the warehouse for 10 years.

The building has a total area of 3,897sqm and includes 29 car parks, 3 recessed docks and 2 regular docks. The deal was negotiated by Nicholas Ott of Ott Property Solutions and Pellicano will retain ownership of the building.

Flavorite's Managing Director Mr Mike Nichol said.....

"We decided to commit to a facility at Orbis largely as it is centrally located between the distribution centres of our major retail customers and service providers. Being close to the four-way interchange that connects Robinsons Road and the Western Freeway was also a significant factor ensuring efficient access to our own farms North and West of Melbourne, and a clear run to the new Wholesale Fruit & Vegetable markets at Epping." he said.

Pellicano has also commenced construction of a speculative office/warehouse adjacent to the Flavorite facility comprising a warehouse of 4,175m² and 200 sqm of office space on an 8,000 sqm site. The building will be available for lease from August 2013.

Pellicano Joint Managing Director Mr Nando Pellicano said the Flavorite move to Orbis is further confirmation that the west is providing alternatives to Melbourne's fresh food market in Melbourne's North which is currently under construction.

He said the West proved to be an attractive location for a large proportion of the fresh food industry because the supermarket distribution centres are based here.

"In addition Industrial rents in the West are also cheaper than the North so a number of food producers have been seeking alternative accommodation in the Western precinct to take advantage of the lower business costs," Mr Pellicano said.

He said the speculative building was proceeding due to a limited amount of new quality industrial floor space that would be available in 2013 for tenants seeking new accommodation.

Orbis Business Park is located on the corner of Riding Boundary Road and Business Park Drive, Ravenhall and has secured several major pre-commitments in recent years including the Costa Group's headquarters, Penguin Childcare and Salmat's 20,000 sqm facility that houses 600 employees.

The Pellicano Group currently owns and manages more than 170 properties across Victoria and Queensland, with over 270 commercial clients across a diverse portfolio of property sectors including commercial, industrial, retail and residential. With over 44 years experience in the development of business parks, Pellicano Group developments include major business parks such as Parkview Estate, Moorabbin, Orbis Business Park in Ravenhall, and the M1 & M2 Industry Parks, Dandenong South.

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