



**Thompson
Business
Park**

THOMPSON RD, GEELONG

THOMPSON BUSINESS PARK
**PRESENTS THE OPPORTUNITY TO SIT
ALONGSIDE THE MAJOR INDUSTRIES
WHO ARE CHOOSING TO HAVE THEIR
HOME BASE WITHIN THIS STRONG AND
DIVERSE ECONOMY.**

INTRO



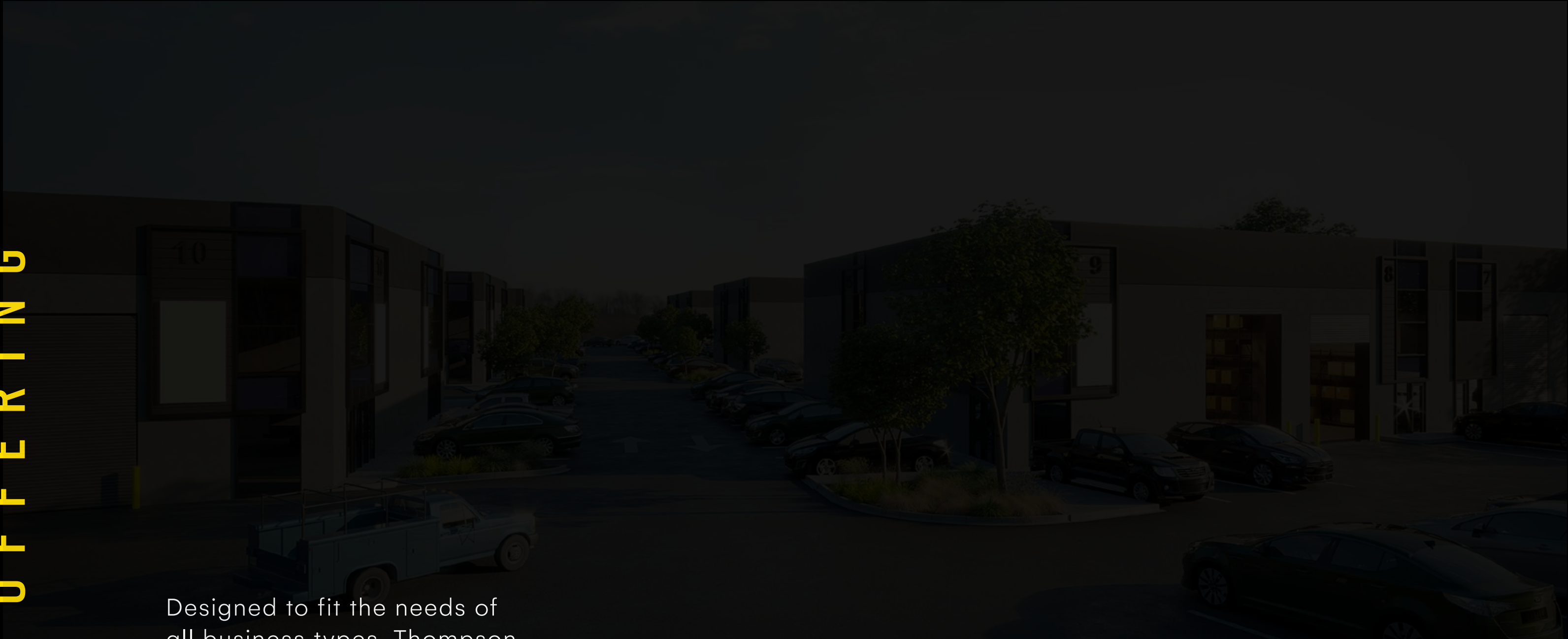
Greater Geelong is booming.
 An innovative city that has
 become home for 16,000+
 business enterprises.

Thompson Business Park presents the opportunity to sit alongside the major industries who are choosing to have their home base within this strong and diverse economy. With leading names in retail, health, manufacturing, education and technology all choosing to call Geelong Home, a skilled workforce is shifting from Melbourne to Geelong, recognising the opportunity that the city brings.

An unprecedented offering being brought to life by C3 Construction Group — leading developers of business and industrial parks within Victoria, Thompson Business Park will be the Business Park of choice within Geelong.

INTRODUCTION

OFFERING



Designed to fit the needs of all business types, Thompson Business Park offers 36 Warehouse/Office spaces.

Featuring quality warehouse / office's with modern concrete design, aluminium finishes and full length windows. Thompson Business Park has spaces that will suit every business from start ups to those more established, with exceptional amenity including car parking, mezzanine areas and separate pedestrian and vehicle access.

Flexible floor plates
99—284sqm*

Suitable space for
All Business Types

Easy Access

To Princes Hwy & Geelong Ring Rd

Located in the Greater Geelong

Business Hub

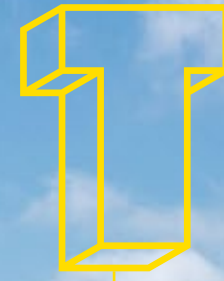
Secure Car Parking

On title

OFFERING



Artist Impression



MELBOURNE CBD (60KM*)

GEELONG CBD (4.5KM*)

PRINCES HIGHWAY

THOMPSON ROAD

PRINCES HWY	3 MINS
BELLARINE HWY	10 MINS
GEELONG CBD	10 MINS
MELBOURNE CBD	50 MINS



LOCATION



Geelong Railway Station



Cotton On Group Head Office



Easy access to Princes Highway and Geelong Ring Road

Thompson Business Park

A Fully Connected City.

Thompson Business Park sits at the gateway between Greater Geelong and Melbourne. With easy access to road, rail, sea and air Thompson Business Park is supremely positioned for businesses with their eye on future growth. Located amongst major national business head quarters as well as lifestyle, hospitality and retail amenity the location truly ticks all the boxes.



Avalon Airport
17km*



Princes Highway
800m*



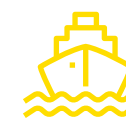
Geelong Ring Road
2km*



North Geelong Station
1.8km*



Geelong CBD
5km*



Geelong Port
1.5km*

Geelong

GEELONG

The Growth Story

The Victorian Government's Plan Melbourne has identified the City of Greater Geelong as an ideal location to accommodate future growth outside of capital cities.

With a rapidly expanding residential population each year around 2,000 approvals are issued for new residential homes. With this we are seeing State and Federal Government investing in a multitude infrastructure projects throughout the region.



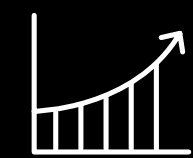



Avalon Airport
(12km*)

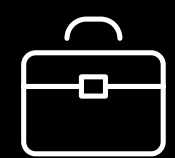

Melbourne CBD
(60km*)



Total Population 2021
269,000^



Population Growth to 2041
64.16%

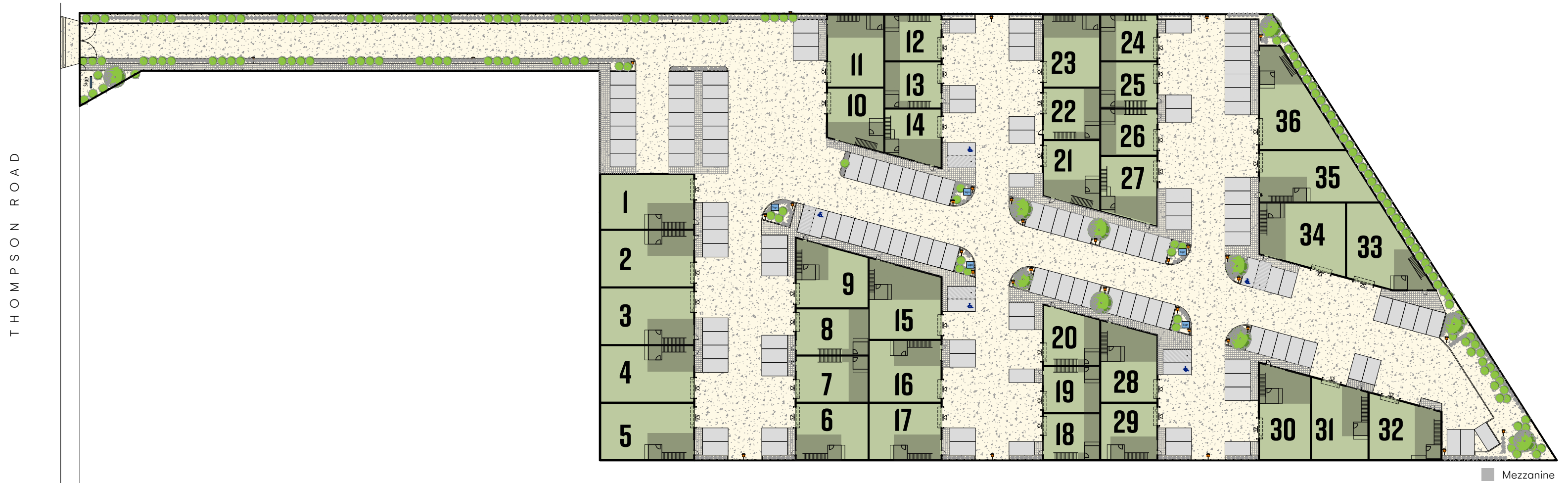


Part & Full Time Employment Rate
36% & 55%



Capital Investment Underway
\$4.3BN

FLOOR PLAN



Unit No.	Ground Floor Area	Office	Mezzanine	Total	Car Spaces
1	193.7	45	0	238.7	4
2	199.1	45	0	244.1	4
3	199.1	45	0	244.1	4
4	199.1	45	0	244.1	4
5	199.1	45	0	244.1	4
6	154	45	0	199	4
7	126	0	32.2	158.2	3
8	126	0	32.2	158.2	3
9	164.2	46.6	0	210.8	4
10	122	49.3	0	171.3	3
11	154	49.5	0	203.5	4
12	99	0	27.7	126.7	3
13	99	0	27.7	126.7	3
14	110.7	46.7	0	157.4	3
15	195.3	86.3	0	281.6	4
16	168	45	0	213	4
17	154	45	0	199	3
18	99	0	27.7	126.7	3
19	99	0	27.7	126.7	3

Unit No.	Ground Floor Area	Office	Mezzanine	Total	Car Spaces
20	114.4	0	28.7	143.1	3
21	134.3	49.3	0	183.6	4
22	110	0	30.7	140.7	3
23	154	49.5	0	203.5	3
24	99	0	27.7	126.7	3
25	99	0	27.7	126.7	3
26	99	0	27.7	126.7	3
27	134	46.7	0	180.7	4
28	158.7	72.3	0	231	4
29	121	40.5	0	161.5	3
30	174.2	67	0	241.2	4
31	160.4	46.5	0	206.9	4
32	157	50	0	207	4
33	189.5	46.8	0	236.3	4
34	203.4	53	0	256.4	4
35	200.5	45	0	245.5	4
36	209.8	48.1	0	257.9	4
Total	5378.5	1253.1	317.7	6949.3	



The Site

- 36 Architecturally designed warehouses, each with own first floor office
- Warehouses ranging from 99.0m² – 284.0m²
- Secure car parking with separate pedestrian and vehicle access
- Located 5km from Geelong CBD
- 1.8m aluminium picket fence surrounding business park perimeter with secure electric gates



The Structure

- High quality pre-cast concrete panels
- Premium finished concrete floors
- Coloured concrete footpaths
- Concrete driveways
- 3-Phase power
- Electronic operated warehouse roller doors
- Warehouse minimum spring height of 6.7m



Architectural Design Features

- Amenities including kitchenette with stone benchtops
- Victorian ash timber staircases with stainless steel handrailing
- 2.7m high suspended office ceilings with Energy Efficient L.E.D Lighting
- Unisex/Disabled toilet facilities with shower
- L.E.D High-Bay lighting to warehouse

CONFIDENT TEAM

With over 35 years of experience C3 Construction Group are a family owned and operated business. The Canzoneri family are at the forefront of innovation and product excellence, delivering practical results that continue to exceed customer expectations.

C3 Construction Group has evolved into a large scale building operation who bring extensive local knowledge and a strong commercial development acumen to each project they embark on.



CONSTRUCTION
GROUP

For more information please contact the sales agents below:

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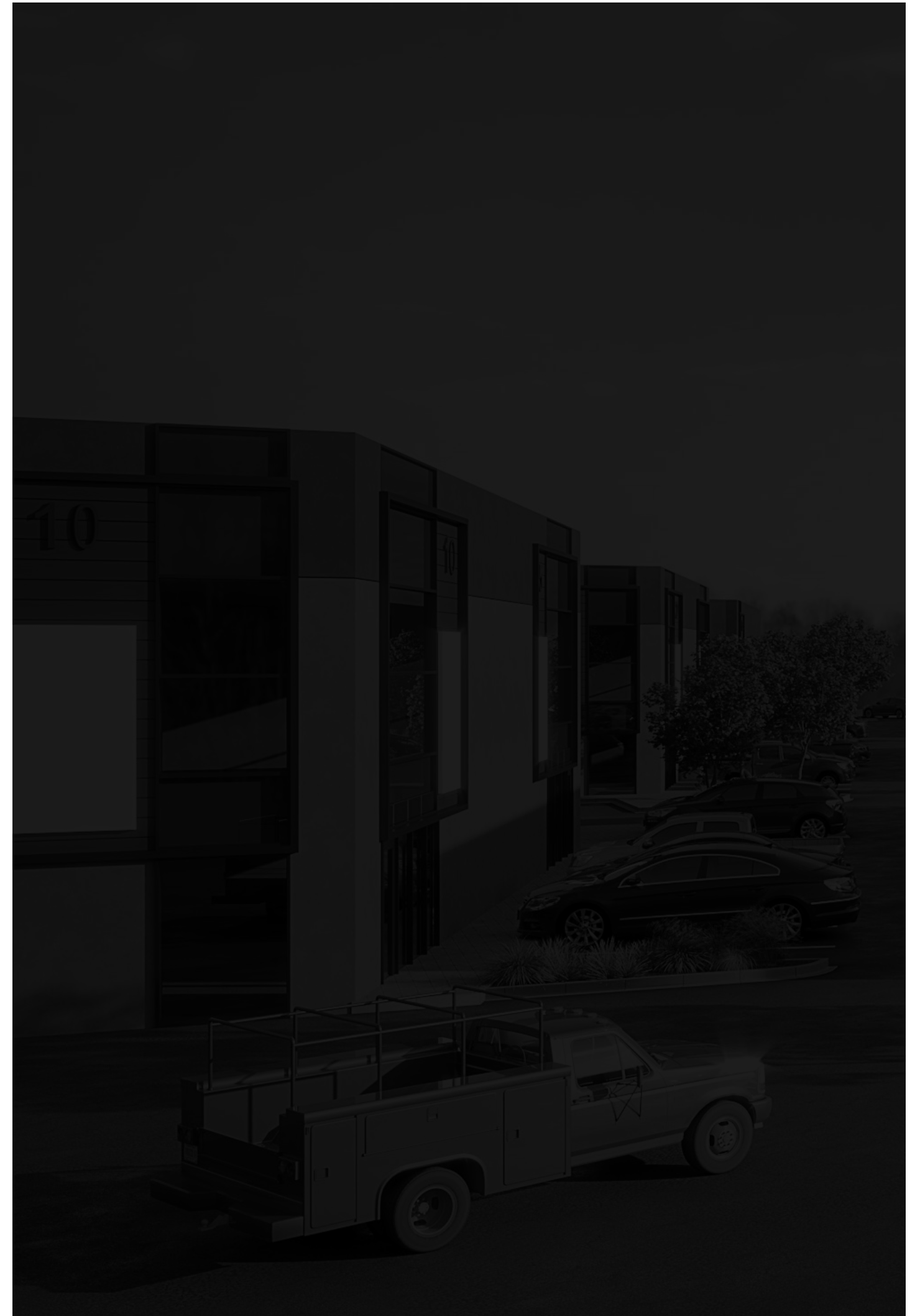
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*Approximately | *Australian Bureau of Statistics | * Forecast ID





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