

# 204

---

**BANNISTER ROAD, CANNING VALE**



---

Information memorandum

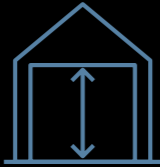
**Centuria**

# Welcome to 204 Bannister Road Canning Vale

Available from July 2023



Facility areas of  
3,500sqm &  
8,800sqm



Max. clearance  
13.7M



6-10m deep  
loading canopies



Drivearound  
access



123 car  
parking bays  
WH A – 89, WH B – 16



Multiple roller  
doors



Prominent road  
position

START FLYTHROUGH >>





## Canning Vale's newest industrial address

Located in the heart of Canning Vale, 204 Bannister Road will comprise two high-grade industrial and logistics facilities of 3,500sqm and 8,800sqm.

Key highlights across the new industrial complex include maximum clearance height of 13.7m, multiple roller doors, dock levellers, cantilevered awnings up to 10m in depth, corporate-standard office accommodation and up to 2,700sqm of secured hardstand. The estate is accessed by two B-Double rated crossovers which afford drive-around access to the warehouses and allows for versatile loading arrangements.

Construction has now commenced on site, with availability from July 2023.

# Warehouse A – 8,800 sqm

 [CLICK TO VIEW VIRTUAL TOUR](#)



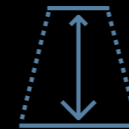
500 sqm office



2 recessed loading docks  
4 roller shutter doors



2,700SQM Secured hardstand



Depth of hardstand  
38m



Optional  
25m awning



Full ESFR sprinkler system



Maximum clearance height  
13.7m



10m deep loading canopy



Solar system



89 car parking bays



Drive-around b-double access



# Warehouse B – 3,500 sqm

 [CLICK TO VIEW VIRTUAL TOUR](#)



250 sqm office



10m deep loading canopy



Solar system



Full ESFR sprinkler system



Maximum clearance height 13.7m



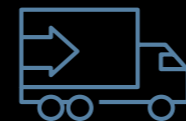
5 roller shutter doors



Secured container laydown



16 car parking bays



Drive-around b-double access



# Location

The Canning Vale industrial precinct is situated in close proximity to Fremantle Port, is adjacent to Roe Highway and in turn provides ease of access to Perth's key arterial road network.


This includes Kwinana Freeway, Tonkin and Leach Highways, all of which provide direct access to Perth Airport, Kewdale Freight Terminal and the surrounding suburbs of Perth.

Bannister Road serves as the primary access route through the Canning Vale precinct and the new complex will benefit from excellent exposure opportunities as well as quick truck access to Perth's major road network.


## Motorways

- 0.4km  
Roe Highway
- 5km  
Kwinana Freeway
- 10km  
Tonkin Highway


 2.13m  
Total population within a 60 minute drive

 A total annual online spend of  
**\$0.63B**

## Total annual spend of

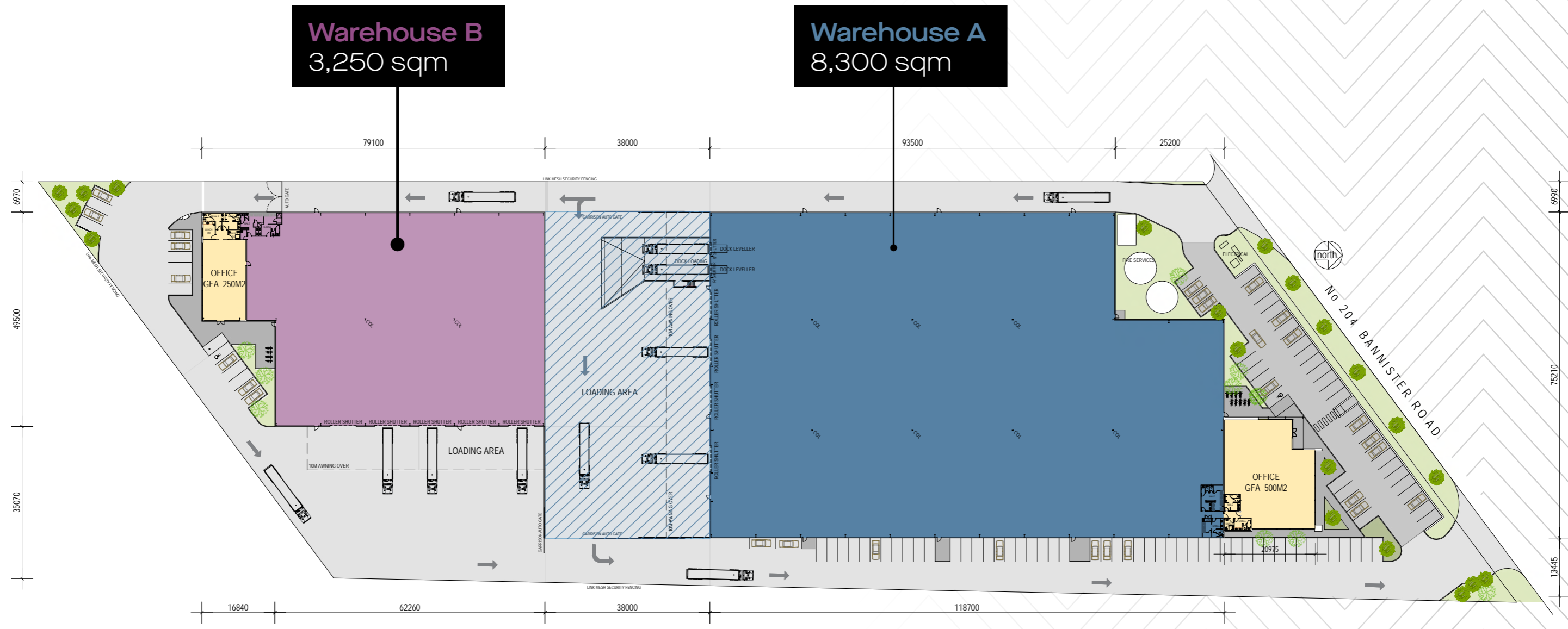
 **\$11.99B**  
on food and beverage

 **\$5.49B**  
on clothing, footwear and accessories

 **\$4.89B**  
on medical and personal care



# Site plan

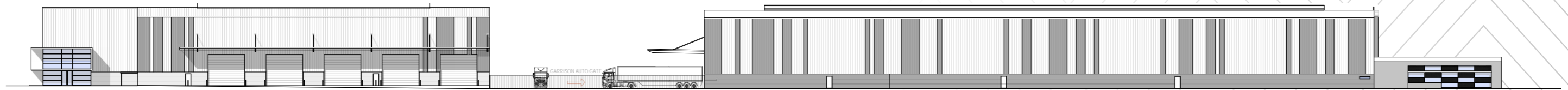


**Warehouse B**  
3,250 sqm

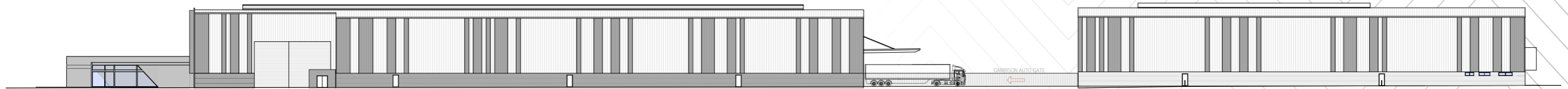
**Warehouse A**  
8,300 sqm

Exclusive to Warehouse A

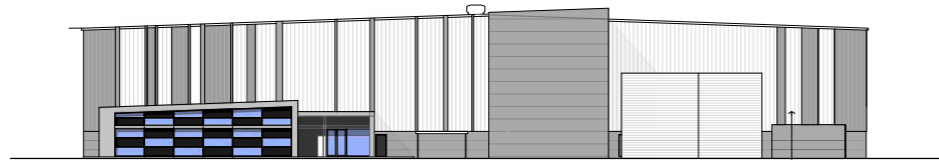
# Elevations



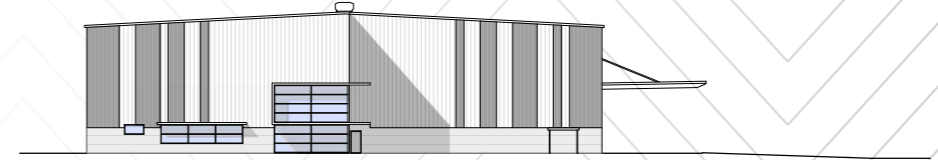
EAST ELEVATION  
SCALE 1:300



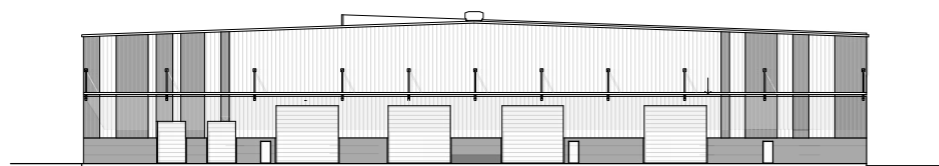
WEST ELEVATION  
SCALE 1:300



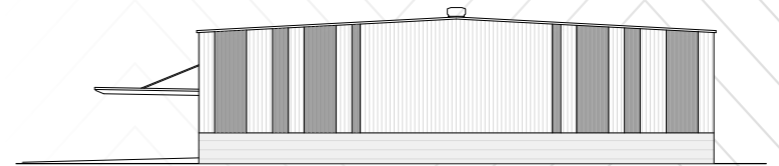
NORTH ELEVATION - TENANCY 1  
SCALE 1:300



SOUTH ELEVATION - TENANCY 2  
SCALE 1:300



SOUTH ELEVATION - TENANCY 1  
SCALE 1:300



NORTH ELEVATION - TENANCY 2  
SCALE 1:300



# A Centuria development

Centuria have a 35 year track-record of delivering a range of products and services to investors, advisors and security holders

Centuria Industrial REIT (ASX:CIP) is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 200 Index.

CIP's portfolio of high-quality industrial assets is situated in key metropolitan locations throughout Australia and is underpinned by a quality and diverse tenant base.

CIP is overseen by a hands-on, active manager and provides investors with income and an opportunity for capital growth from a pure play portfolio of high quality Australian industrial assets.



**Largest**

domestic pure play industrial reit



**\$4.1B**

portfolio value



**88**

high quality assets



**167**

tenant customers



**\$1.9B**

currently under development across the Centuria Group



**51 CARIBOU DRIVE, DIREK, SA**

Completed Dec. 2022 - 100% pre-committed



**95 SOUTH GIPPSLAND HIGHWAY, DANDENONG SOUTH, VIC**

Completed Nov. 2022 - Speculative development, 100% leased at completion



**Sam Hammond**  
Director  
Industrial  
+61 413 664 247  
sam.hammond@colliers.com

**Hayden Dick**  
Senior Executive  
Industrial  
+61 438 941 660  
hayden.dick@colliers.com



**Matthew Hopkins**  
Director  
Industrial and Logistics  
+61 410 724 972  
mhopkins@savills.com.au

**Alex Yeo**  
Executive  
Industrial & Logistics  
+61 490 675 832  
ayeo@savills.com.au

DISCLAIMER: Although every care has been taken in preparing this document, Savills does not verify its accuracy. Information, opinions and forecasts in this document depend on the accuracy of any information and assumptions on which they are based, and on prevailing market conditions, for which Savills does not accept responsibility. No representations or warranties of any nature whatsoever are given, intended or implied about this document, any information, opinions and forecasts contained within this document or the accuracy or enforceability of any documents referred to in this document. Savills will not be liable for any omissions or errors. Savills will not be liable, including for negligence, for any direct, indirect, special, incidental or consequential losses or damages arising out of or in any way connected with use of or reliance on anything in this document. This document does not form part of or constitute an offer or contract. Recipients of this document should rely on their own enquiries about its accuracy. All images are only for illustrative purposes.

# Centuria