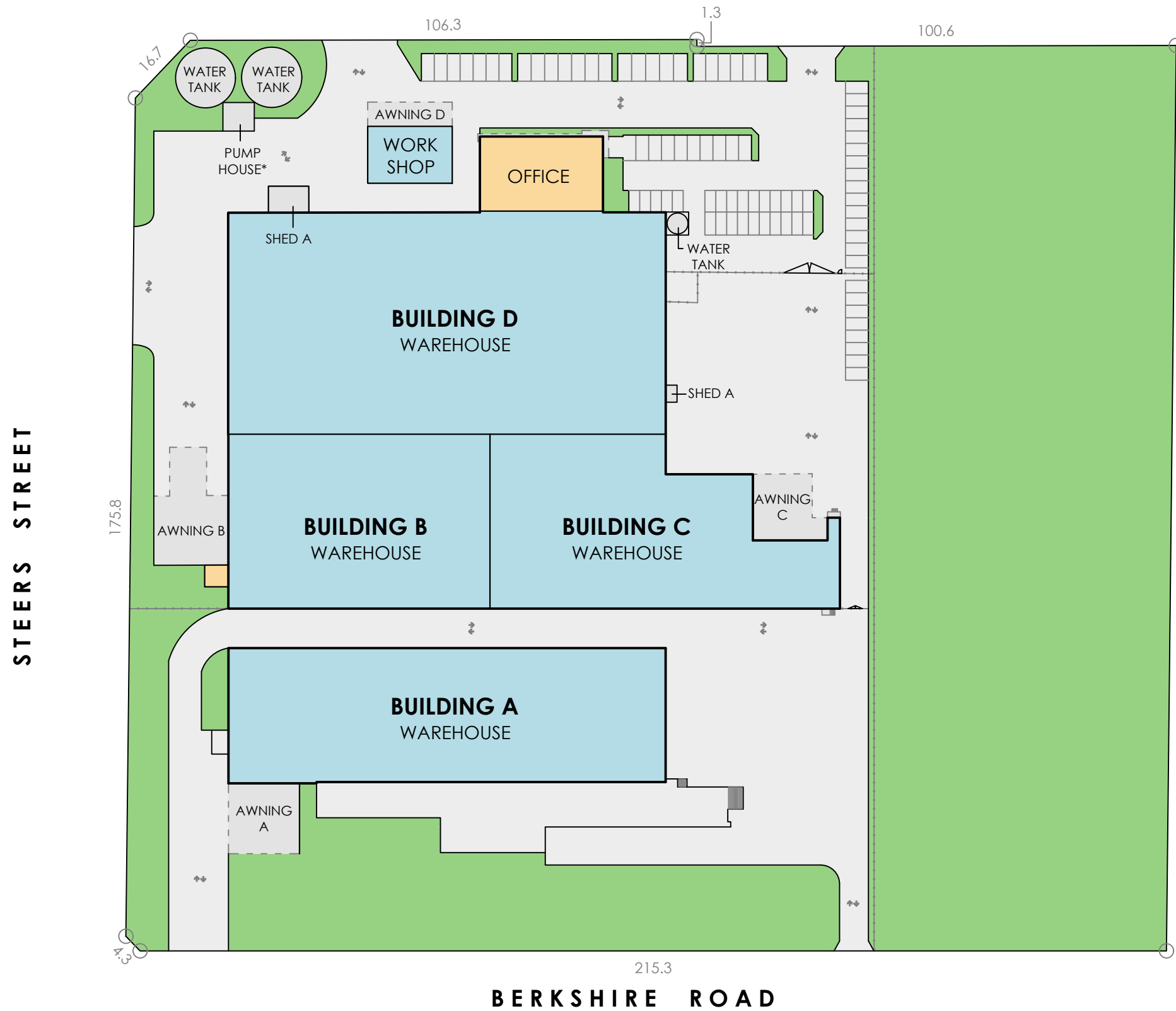
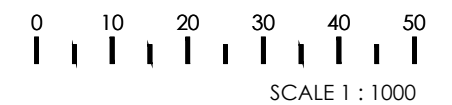


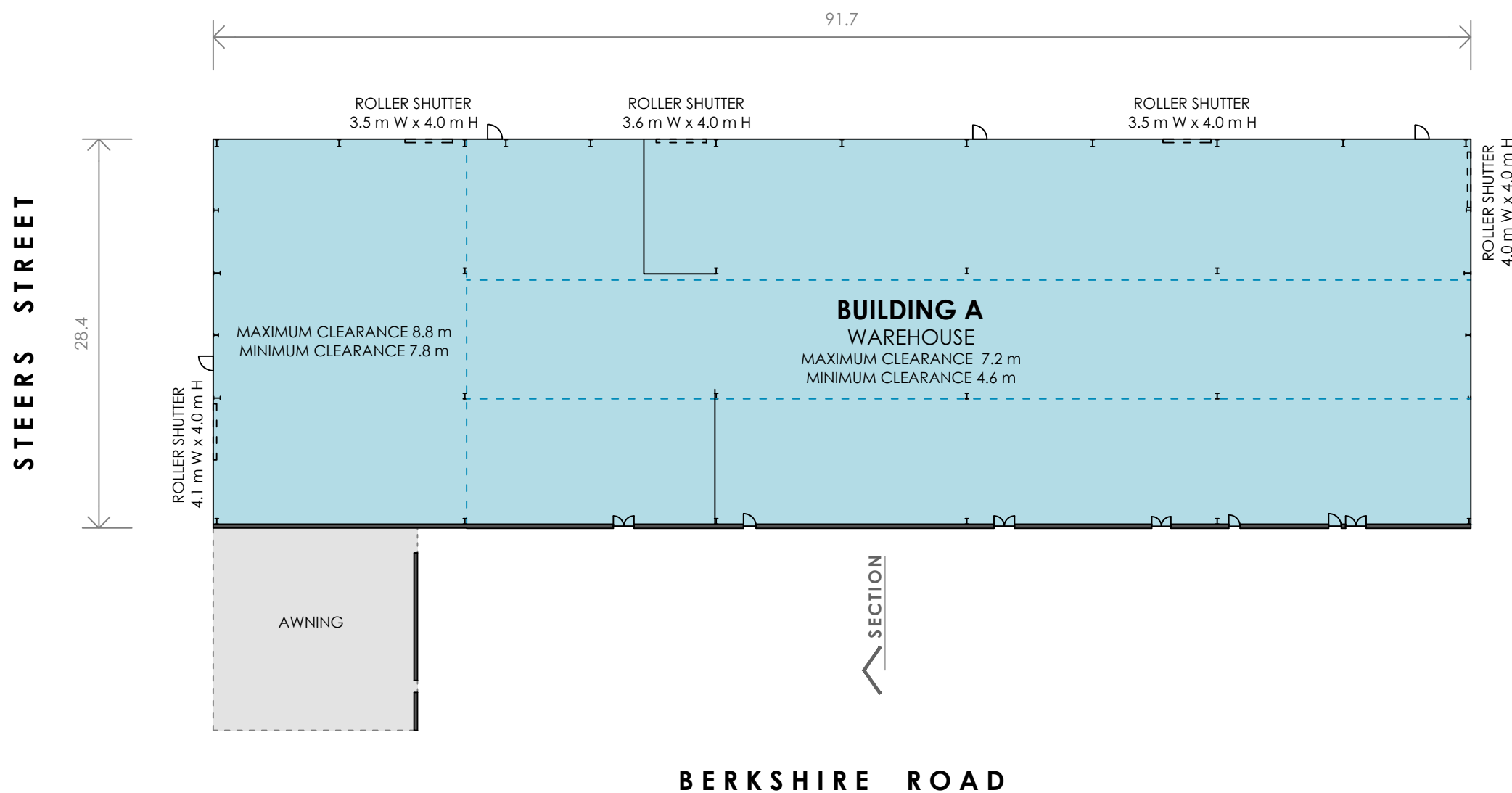
AYTON STREET



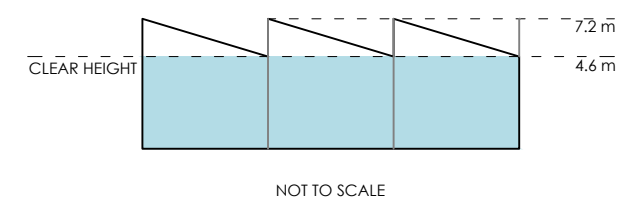
SCHEDULE	
82-86 BERKSHIRE ROAD	
TITLE DETAILS	LOT 1 - TP131471P
LAND AREA	41,470 m <sup>2</sup>
BUILDING AREA	
BUILDING A	2,603 m <sup>2</sup>
BUILDING B	2,030 m <sup>2</sup>
BUILDING C	2,137 m <sup>2</sup>
BUILDING D	4,882 m <sup>2</sup>
WORKSHOP	212 m <sup>2</sup>
PUMP HOUSE	39 m <sup>2</sup>
<b>TOTAL BLD AREA</b>	<b>11,903 m<sup>2</sup></b>
AWNING A	220 m <sup>2</sup>
AWNING B	307 m <sup>2</sup>
AWNING C	189 m <sup>2</sup>
AWNING D	90 m <sup>2</sup>
CAR PARKING	83 SPACES

**DISCLAIMER:** THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES. ALL LAND INFORMATION TAKEN FROM THE DEPOSITED PLAN. BOUNDARIES HAVE NOT BEEN DEFINED.





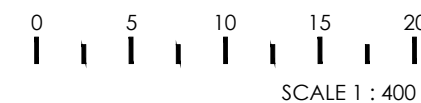
### TYPICAL CROSS SECTION

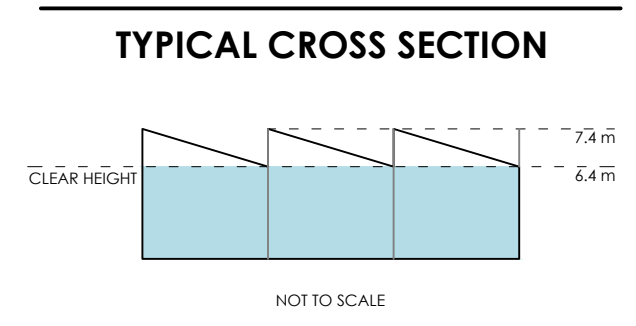
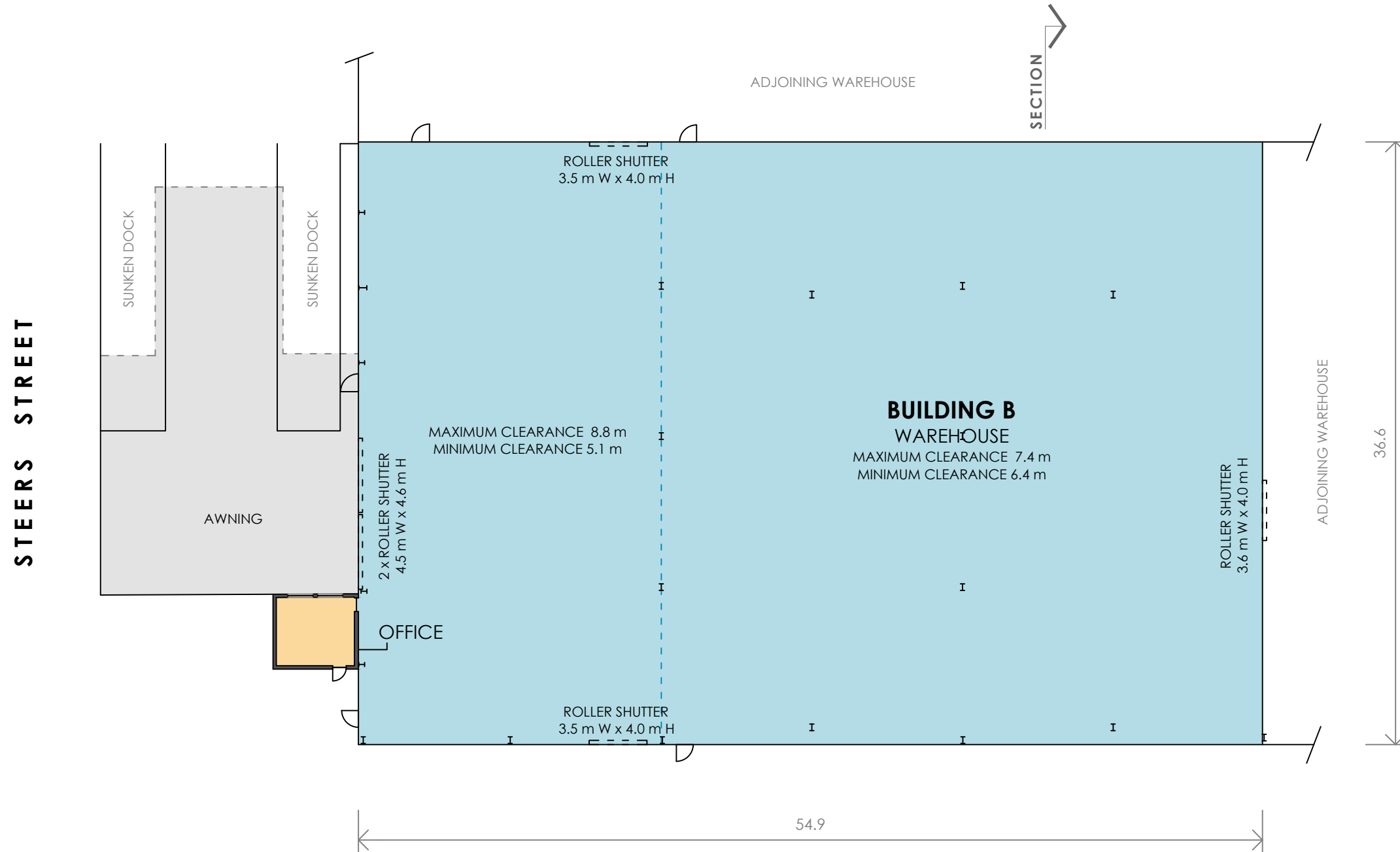


### SCHEDULE OF AREAS

BUILDING A	
WAREHOUSE	2,575 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,575 m<sup>2</sup></b>
AWNING	220 m <sup>2</sup>

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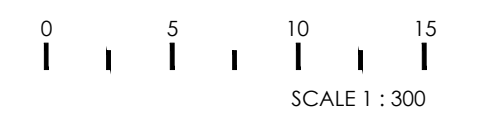


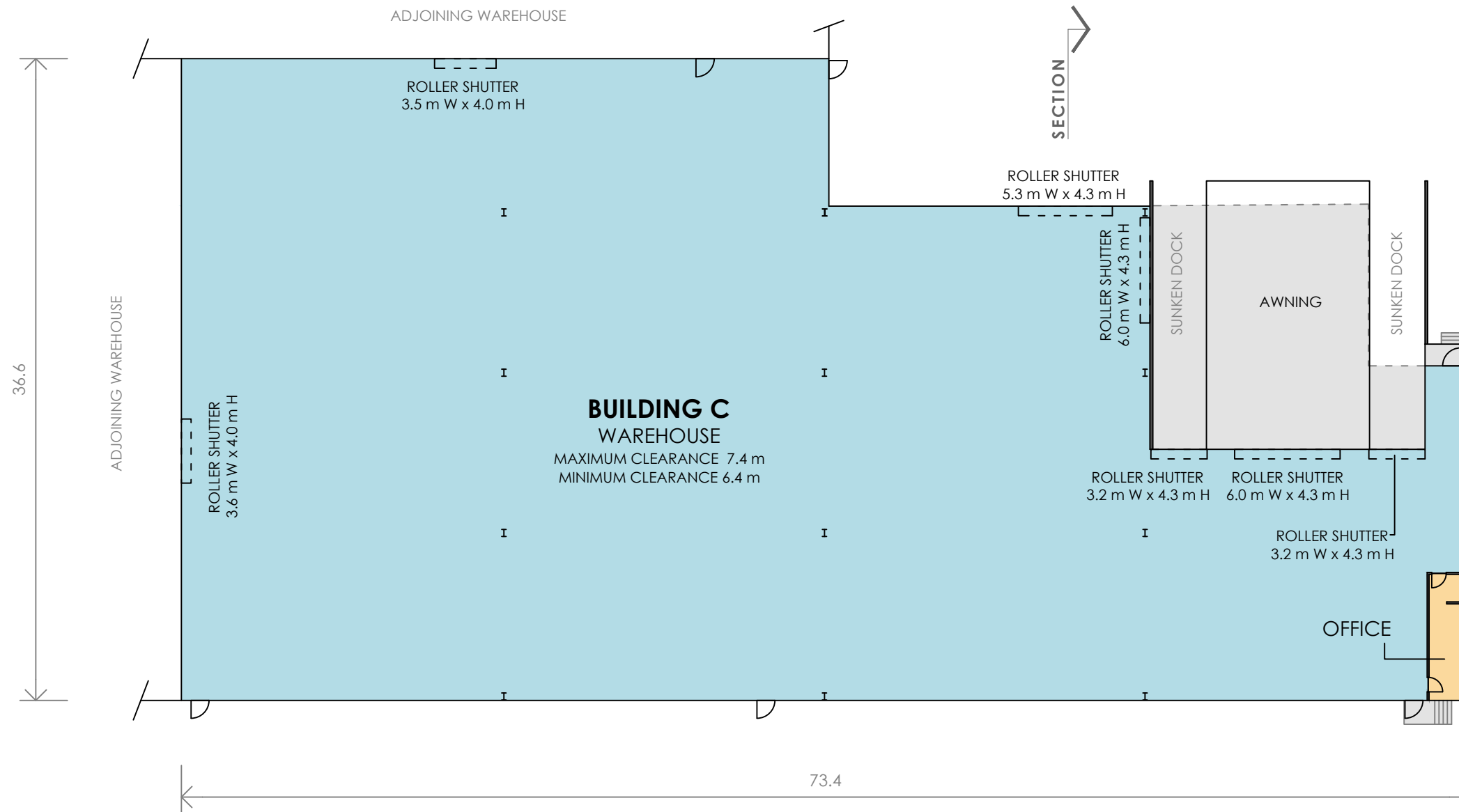


### SCHEDULE OF AREAS

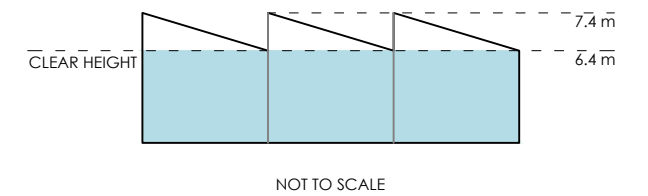
BUILDING B	
WAREHOUSE	2,007 m <sup>2</sup>
OFFICE	23 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,030 m<sup>2</sup></b>
AWNING	307 m <sup>2</sup>

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### TYPICAL CROSS SECTION



### SCHEDULE OF AREAS

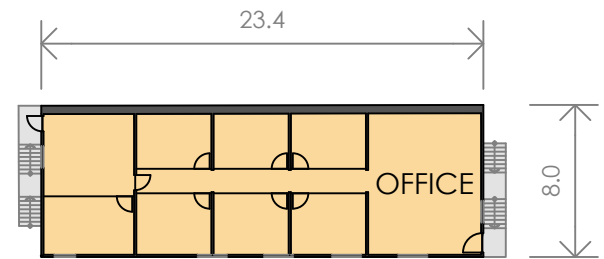
BUILDING C	
WAREHOUSE	2,120 m <sup>2</sup>
OFFICE	17 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,137 m<sup>2</sup></b>
AWNING	189 m <sup>2</sup>

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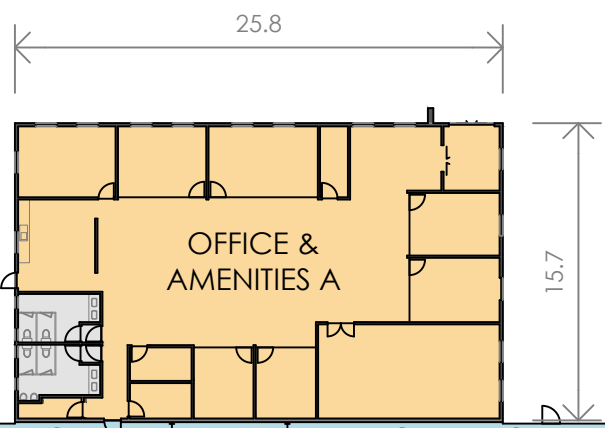




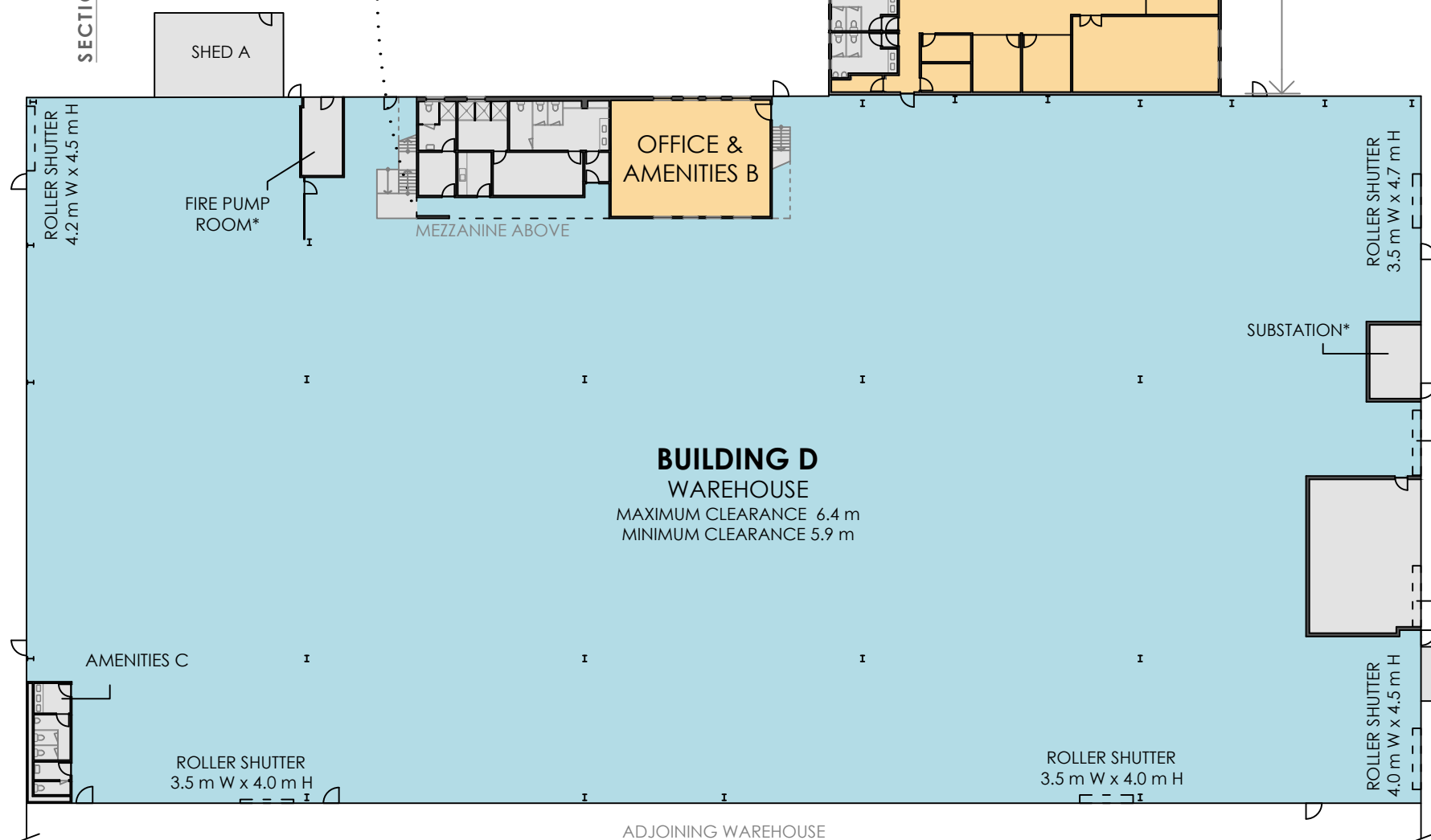
AYTON STREET



MEZZANINE



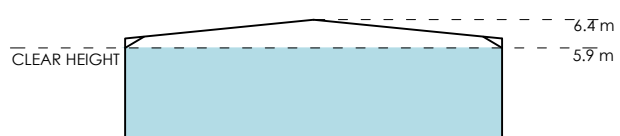
OFFICE & AMENITIES A



**BUILDING D**  
WAREHOUSE  
MAXIMUM CLEARANCE 6.4 m  
MINIMUM CLEARANCE 5.9 m

GROUND FLOOR

**TYPICAL CROSS SECTION**



NOT TO SCALE

**SCHEDULE OF AREAS**

BUILDING D	
GROUND FLOOR	
WAREHOUSE	4,052 m <sup>2</sup>
OFFICE & AMENITIES A	406 m <sup>2</sup>
OFFICE & AMENITIES B	166 m <sup>2</sup>
AMENITIES C	23 m <sup>2</sup>
SUBSTATION*	18 m <sup>2</sup>
FIRE PUMP ROOM*	15 m <sup>2</sup>
MEZZANINE	
OFFICE	202 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>4,882 m<sup>2</sup></b>
SHED A	47 m <sup>2</sup>
SHED B	9 m <sup>2</sup>

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**NOTES:**  
1. AREAS MARKED AS \* INDICATE INACCESSIBLE AT TIME OF SURVEY

CLIENT: **[CVA]** CREATING WORTH

**MARKETING DRAWING**  
BUILDING D, 82 - 86 BERKSHIRE ROAD,  
SUNSHINE NORTH, VIC

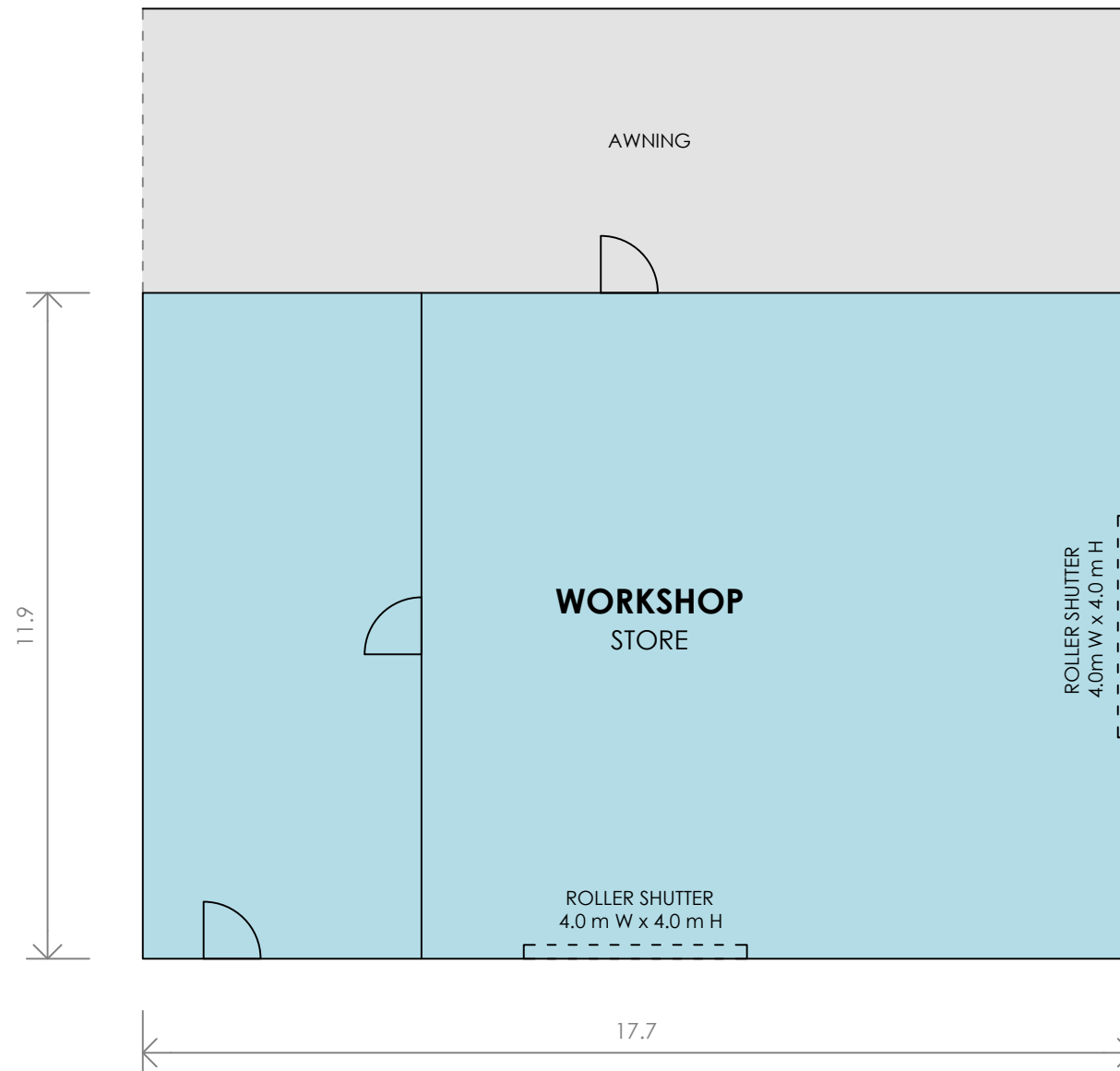
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SCHEDULE OF AREAS	
WORKSHOP	
STORE	212 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>212 m<sup>2</sup></b>
AWNING	90 m <sup>2</sup>

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