



# VENDOR INSTRUCTS— Let's Talk a Deal

**NOW LEASED**

Architecturally designed, single freestanding  
Corporate Headquarters/Warehouse

- E** 1700sqm total Gross Floor Area *Clearspan*
- E** 1450sqm Warehouse Area
- E** 250sqm Upstairs Office Area
- E** 24 Carparks in complex  
(including 6 undercover)
- E** 7.5m - 8.5m under beam with electric roller doors
- E** Good onsite parking access
- E** Male/female toilets with shower  
& tearoom facilities
- E** Fully secured development
- E** 2500sqm land area
- E** Zoned Precinct 2 – low impact business  
and industry
- E** High quality office fitout  
with air-conditioning
- E** **Ready to occupy NOW!**



another quality  
development by...

**Motorway Business Park – Stage 3**  
**46 Motorway Circuit**  
**Ormeau**

For all Sales Enquiries  
contact **Angelo Efstathis 0418 884 480**  
or email **angelo@edev.com.au**  
website **www.edev.com.au**

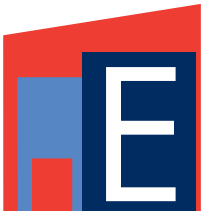


# LEASED



One of the best buildings in Yatala Enterprise Area.  
Direct Access to M1.

## NOW LEASED



Ground Floor 1450sqm  
Mezzanine Floor Area 250sqm

**Total Building Area 1700sqm**

\* Quoted Rentals + Outgoings + GST

Price List as at  
1st April 2009

**RENTAL (NETT)**  
**\$221,000**  
(negotiable)



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**Edev**  
**PROPERTY GROUP**  
PROPERTY | DEVELOPMENT | INVESTMENT

# CONSTRUCTION UPDATE



**1st April 2009**



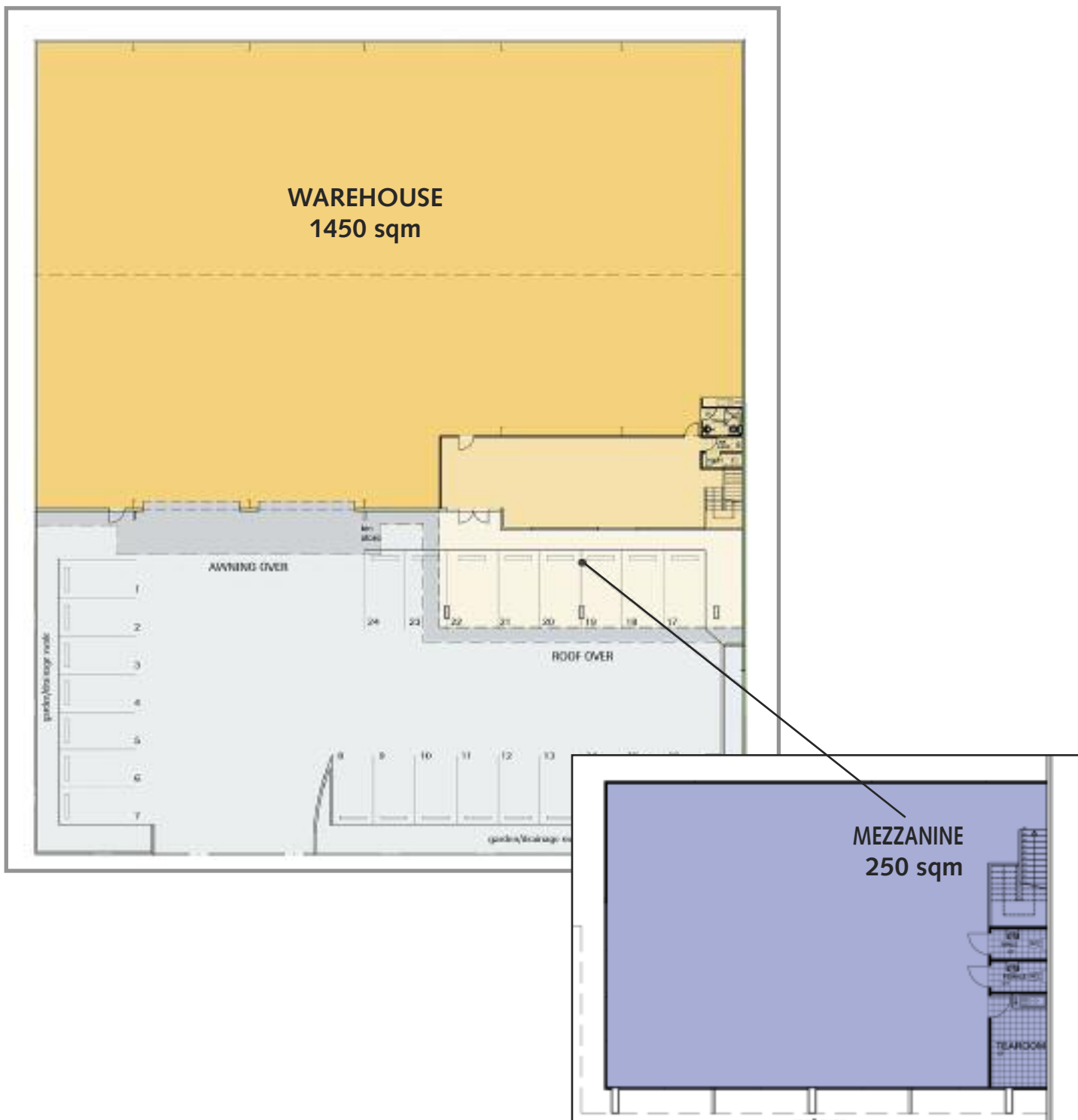
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# 46 Motorway Circuit Ormeau Site Plan



another quality  
development by...

**Motorway Business Park – Stage 3**  
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