



Expressions of Interest

Melbourne's South East

On behalf of:

Remedy Drinks

EOIs to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

by 5pm Wed 30 September 2026

About Remedy Drinks

LPC has been appointed to act as tenant advisor for Remedy Drinks (Remedy) in relation to a new distribution facility requirement in Melbourne's south-east.

Remedy was founded in 2012 by Sarah and Emmet Condon, who brewed the first batches on their kitchen bench. It is now the largest kombucha producer in Australia and New Zealand and the third largest in the world, with distribution across the United States, United Kingdom, Canada and Asia. The business has outgrown three production facilities over that period. Its current home is a purpose-built fermentary of approximately 18,268 sqm at Dandenong South, completed in 2022 to a targeted 5 Star Green Star rating, with 1.1 MW of solar generation and rainwater harvesting.

Sustained growth in finished goods volumes now requires a dedicated distribution facility, operating separately from production.

We are seeking proposals for approximately 15,000 sqm of combined chilled, ambient and temperature-controlled warehousing, within 5km of Dandenong South as a primary search area and 10km as a secondary. Remedy is seeking an initial term of five years with options, and possession sufficient to achieve operational status in the third quarter of 2027. Existing buildings and pre-commitment opportunities will be considered on equal terms.

Proposals are invited on the basis of a lease to Remedy or to a nominated logistics provider.

Requirement

Item	Comments
Current Address	33 Endeavour Court, Dandenong South Vic 3175
Type of Accommodation	Warehousing and distribution centre with chilled, ambient, and temperature-controlled storage
Lettable Area	15,000 sqm warehouse plus ancillary office.
Location	Dandenong South and surrounds
Target Lease Commencement Date	Q3, 2027 (with early access)
Accommodation Brief	Prime grade: Existing warehouse, or development currently under construction Temperature zones: Combined chilled and ambient. Chilled component indicatively 3,000 to 4,000 sqm at 2 to 4°C, balance of zones being ambient and temperature controlled. Clear height and floor loading: Suitable for high-bay selective racking. Preferred minimum 10m clearance and floor loading to suit. Loading: B-double access, with a mix of recessed docks and on-grade roller doors. Hardstand and awning: Dedicated truck court with covered loading. Power: Capacity sufficient to run refrigeration plant Office and amenities: Ancillary only. Availability: H1 2027 Environmental: Environmental credentials are critical. Current fermentary was purpose-built to 5 Star Green Star rating with 1.1 MW of solar generation and rainwater harvesting.
Lease Term	Initial term of 5 years with options for further terms

Item	Comments
Early Access	Upon execution of a lease, three to six months of early access to be granted by the landlord for fitout and, on completion of fitout, for occupation and trade by the tenant.
Consultant's Fees	Reimbursement of the tenant's consultant fees required.
Agent Appointments	LPC has been engaged by Remedy to act on its behalf and will not be involved in the resolution of any dispute that may arise between agents, agency firms, or consultants in respect of introductions.

Lodgement Details

Details of sites meeting the above criteria to be submitted to Dylan O'Donnell | dodonnell@lpc.com.au by 5:00pm Wednesday 30 September 2026.

Ph: +61 411 222 826 for any inquiries.