



Expression of Interest

Melbourne East Accommodation



On behalf of:

Mack Valves

9 November 2021

Submission to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

By 5pm, Wednesday

17 November 2021



Expression of Interest Mack Valves

Melbourne East / Southeast Industrial

Introduction

LPC has been engaged by Mack Valves to act on their behalf in relation to sourcing a new manufacturing facility in Melbourne's East or South-East to accommodate future business growth.

We have set out in this request for expressions of interest, details of Mack Valves' requirement, together with background information on Mack Valves.

We ask that you please respond in the required format and by the due date for your expression of interest to be considered. All queries should be directed to Dylan O'Donnell at dodonnell@lpc.com.au or +61 411 222 826.

About Mack Valves

For over eighty years, Mack Valves has been a proud Australian business driven to develop innovative solutions to support local essential and critical Industries. Today, we are a leading provider of valves to critical and essential industry sectors globally.

Mack's valves are relied upon by various industry sectors including the Water Management, Cryogenic, Industrial/Steam, Mining and Water Management industries. Flowing through the nervous systems of these companies is not just gas, steam, or water, but ideas; ideas that fuel, move and change our world. Mack Valves facilitate the flow of ideas. A responsibility we don't take lightly.

We have world-class manufacturing facilities in Melbourne, Australia and Pune, India where our dedicated engineering teams produce valves to the highest level of Quality Standards and Product Certifications worldwide.

Mack is a proud member of the HEROSE Group and a dedicated HEROSE valve supplier. HEROSE is one of Europe's leading manufacturers of cryogenics solutions. Mack benefits from HEROSE know-how and support. If you're looking for innovation, quality, and expertise, we certainly have every angle covered.

We have always worked closely with local industries and understand their unique challenges and needs to develop valves specific to their need and their environment. Our products are trusted above others to deliver quality and dependability. We are committed to ensuring our story continues for at least another 80 years, by focussing on bespoke products to ensure that Australia's industry is well placed for success in the future. Our world-class team produce innovative and practical solutions not just for today – but for the future to guarantee the protection of our precious natural resources, assets, and people.

As the leading Australian valve manufacturer, Mack Valves is focused on providing customised engineering solutions to our customers globally.



Expression of Interest Mack Valves Melbourne East / Southeast Industrial

Requirement

Current Address 30 Burgess Road, Bayswater VIC 3153

Type of Accommodation New purpose-built or good quality pre-existing warehouse and office accommodation that meets the specifications set out below

Lettable Area Overall warehouse requirement of 4,000 – 5,000 sq m, including office accommodation of approximately 250 sq m and additional small warehouse office, plus additional hardstand.

Preferred Location The preferred location is within a 10 km radius of Mack Valves' current address, however all sites that otherwise meet these specifications and are near the M3 – Eastlink will be considered.

Lease Commencement Lease commencement date of 1 December 2022.

Lease Term An initial lease term of seven to twelve years will be considered under the right lease terms and conditions, with options for further terms.

Intended Use Manufacturing, warehousing, and distribution of valves

Access for Fit-out Where a fitout is required, access will be required no later than four months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.

Parking Secure parking for 60 vehicles

Additional Requirements More detailed building specifications will be provided in the next phase for shortlisted sites meeting the above baseline requirements, however it will be critical the successful site has access to:

- 410 amps, three-phase power supply
- Water tank under test area within the warehouse

Agent Appointments LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgment Details

Each party must complete a checklist to nominate a site that meets Mack Valves' requirements. Expressions of interest to be submitted to our office by 5:00pm Wednesday, 17 November 2021.

Submissions are to be lodged with: Dylan O'Donnell | dodonnell@lpc.com.au | +61 411 222 826