



Required to Lease

1,000 - 2,500 sqm | 6m clearance

Warehouse

Mornington & Surrounds, TAS

Ready to go now



On behalf of: [Nubco](#)
Submissions due: ASAP

Contact: Phil Reichelt
Phone: 0418 961 045
Email: philip.reichelt@tl-group.com.au

Tenant Leasing Group (TLG) is a commercial property advisory & lease negotiator for warehouses, industrial & logistics, office, large format, and multi-site retail.

Level 1, 343 George Street
Sydney, NSW 2000
Australia
tl-group.com.au



Market Brief / Site Specification

Tenancy Size	<ul style="list-style-type: none">• Building area: 1,000-2,500sqm• Site area: 3,000-4,000sqm• Sealed hard stand: 400sqm	Operating Hours	<ul style="list-style-type: none">• Mon-Fri: 7am - 5pm• Sat: 9am - 12 noon
Usage	<ul style="list-style-type: none">• Trade Distribution/Bulky Goods	Zoning	<ul style="list-style-type: none">• Light industrial / commercial
Target Suburbs	<ul style="list-style-type: none">• Mornington & Surrounds (incl. Cambridge)	Preferred Adjacencies	<ul style="list-style-type: none">• Reece Plumbing, Total Tools, Sydney Tools, RSEA, Workscene, Bunnings, or Mitre 10
Must have:	<ul style="list-style-type: none">• 5 tonne overhead crane or twin 2.6 tonne hoists	Building Type	<ul style="list-style-type: none">• Class 7b warehouse and Class 5-6 Showroom/office/amenity
Other site attributes	<ul style="list-style-type: none">• Main road in Indust. Estate• Visible• High level of passing traffic• Roller doors (1 minimum) front or rear• Fire systems – min. hose reel & extinguishers• Truck movement – up to 12 pallet rigid• Forklift - electric counterbalance and high reach (site dependent)• Lighting – all LED including highbays and floods• Epoxy showroom flooring• Air Conditioning – showroom & offices must have• Toilet & kitchenette• Disabled access• Preference: not in a flood plain	Car Parking	<ul style="list-style-type: none">• 9 total (6 customer; 3 staff)
		Signage	<ul style="list-style-type: none">• Paint building yellow and decals on windows
		Lessee	<ul style="list-style-type: none">• Nubco Proprietary Limited
		Lease Term	<ul style="list-style-type: none">• Five (5) years with option• No demo clause
		Timing	<ul style="list-style-type: none">• Ready to go now
		Links	<ul style="list-style-type: none">• Website• LinkedIn• Facebook• YouTube
		Consultant Fees	<ul style="list-style-type: none">• TLG is retained by Nubco Proprietary Limited

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About Nubco

Nubco has evolved from its modest, family-owned beginnings into a robust and dependable industrial provider of steel, hardware, power tools, fasteners, hand tools, welding equipment, trailers and trailer parts, tool storage solutions, machinery, safety, PPE and industrial products.

Established in Devonport, TAS in 1983, Nubco originated as a nut and bolt company. Since its formation the key focus of Nubco has been to stock and supply the states most comprehensive range of trade and industrial products, offering outstanding quality and reliability, and committed to unparalleled customer service in all aspects of our business.

Nubco is Tasmania's leading trade and industrial supply specialist, with seven stores and distribution centres around the state. Supported by distribution centre and head office teams, they currently have over 140 employees, and are growing.

Nubco became a subsidiary of Coventry Group on the 1st March, 2019. Coventry Group Ltd was incorporated in 1936 and has been listed on the Australian Stock Exchange since 1966. Coventry Group Ltd operates throughout Australia and New Zealand as a distributor. The Group's principal activity is the distribution of industrial products.



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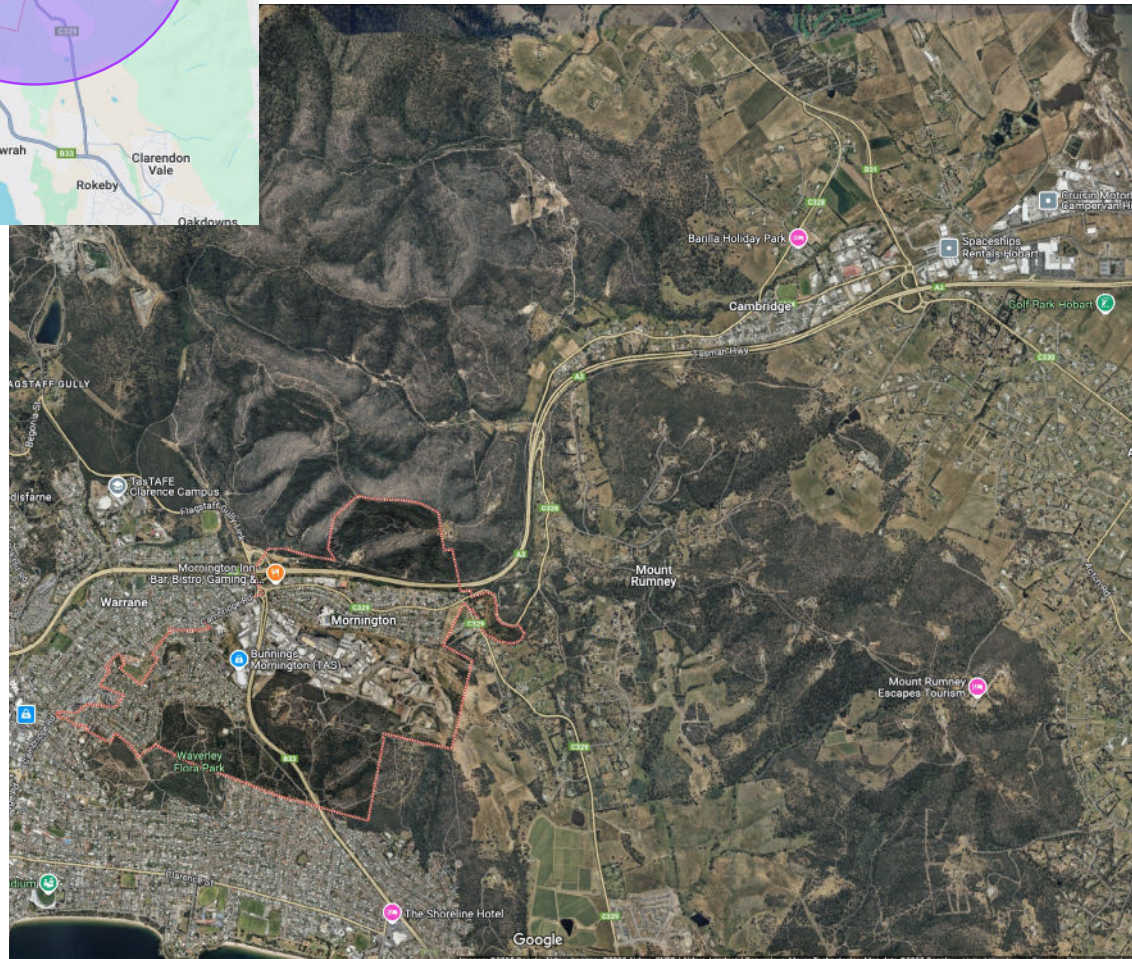
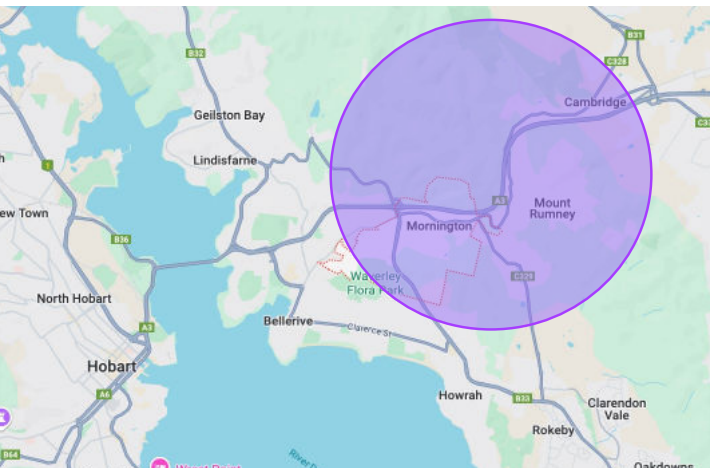
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Target Search Area

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