

# Cappello & Co

Property



# Gallery



## Bridge Road Industrial Park

This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

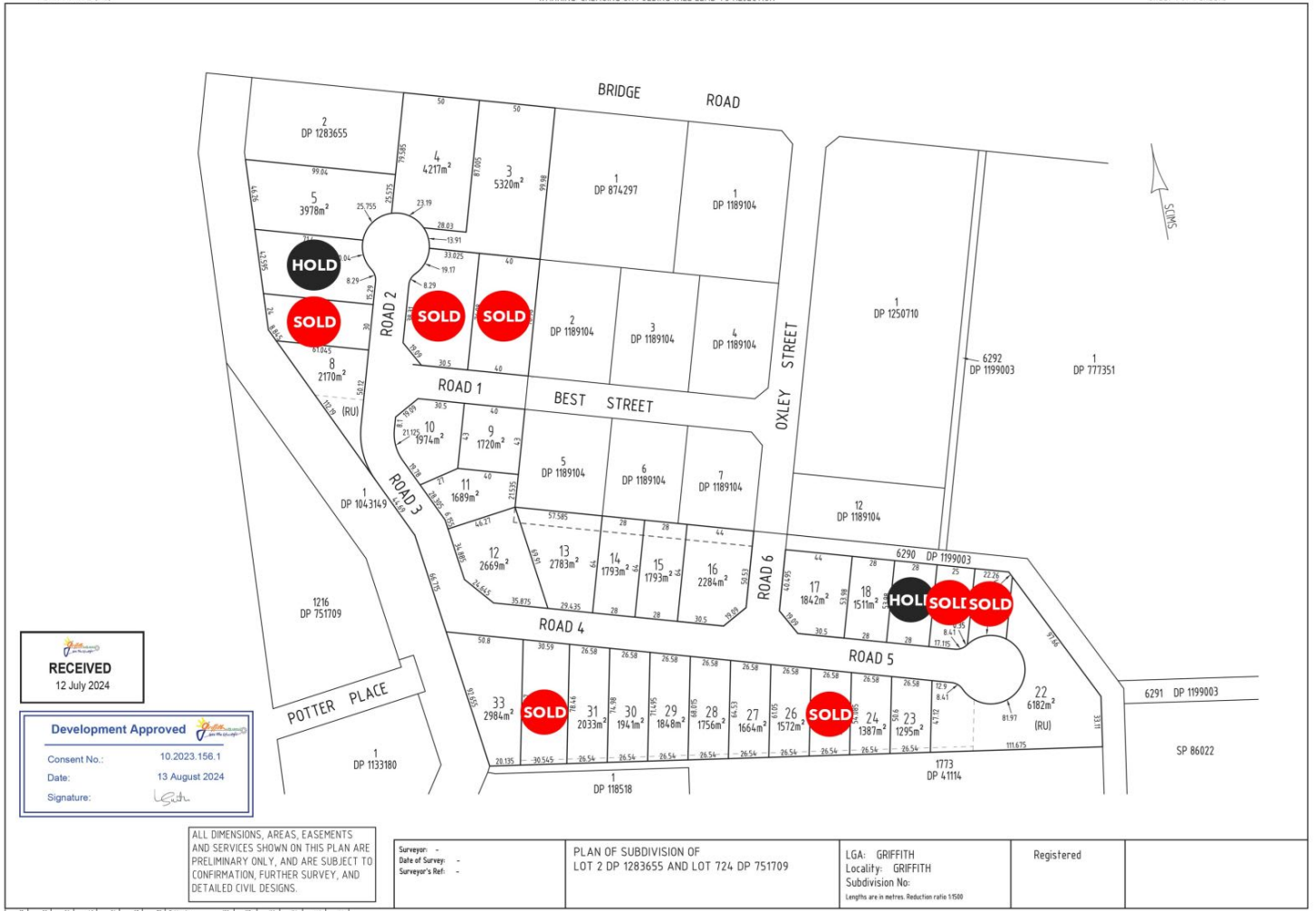


Draft plan / Allotments are NOT to scale  
Outline Indicative Only | Approx

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets



**RECEIVED**  
12 July 2024

**Development Approved**  
Consent No.: 10.2023.158.1  
Date: 13 August 2024  
Signature: [Signature]

ALL DIMENSIONS, AREAS, EASEMENTS AND SERVICES SHOWN ON THIS PLAN ARE PRELIMINARY ONLY, AND ARE SUBJECT TO CONFIRMATION, FURTHER SURVEY, AND DETAILED CIVIL DESIGNS.

Surveyor: -  
Date of Survey: -  
Surveyor's Ref: -

PLAN OF SUBDIVISION OF  
LOT 2 DP 1283655 AND LOT 724 DP 751709

LGA: GRIFFITH  
Locality: GRIFFITH  
Subdivision No:  
Lengths are in metres. Reduction ratio 1:500


Registered



# Key Features

## Bridge Road Industrial Park

 32 Lots ranging from 1100m<sup>2</sup> - 5000m<sup>2</sup>

 Prime industrial location close to town and many amenities

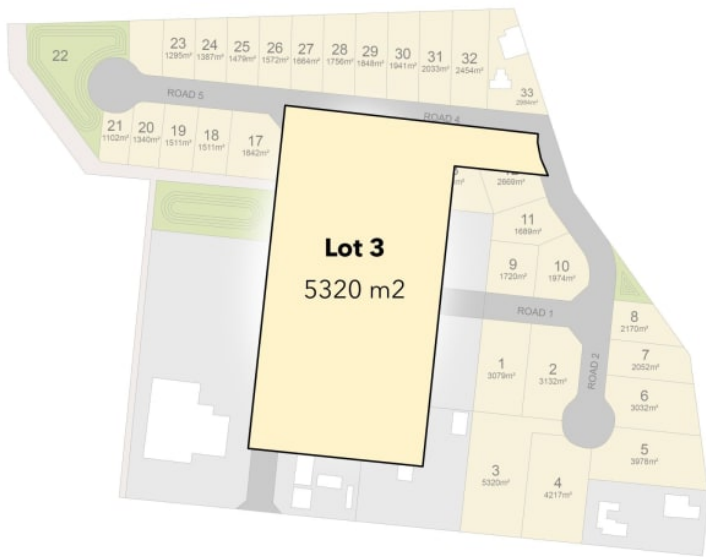
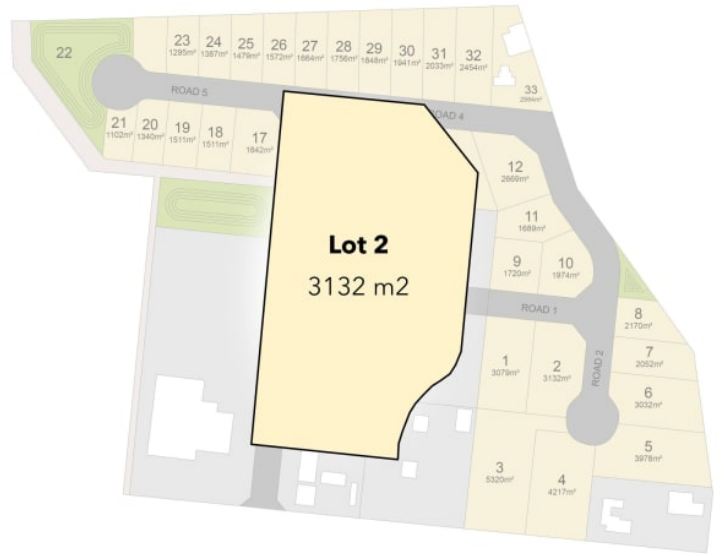
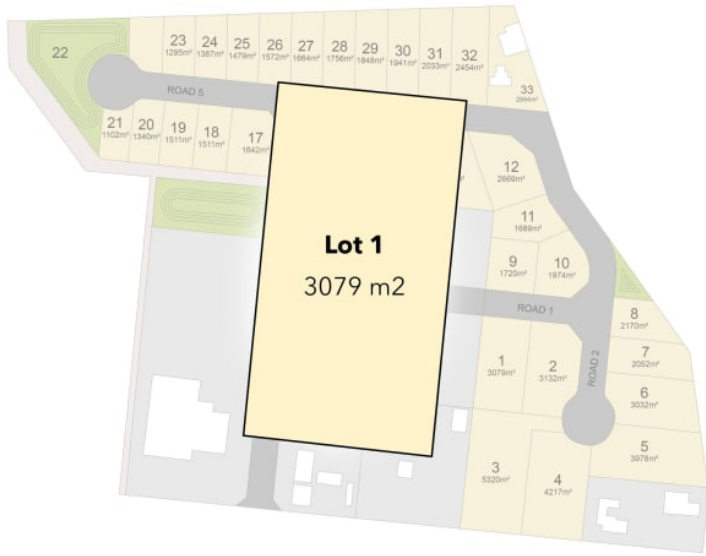
# **Prime commercial subdivision surrounded by well established businesses!**

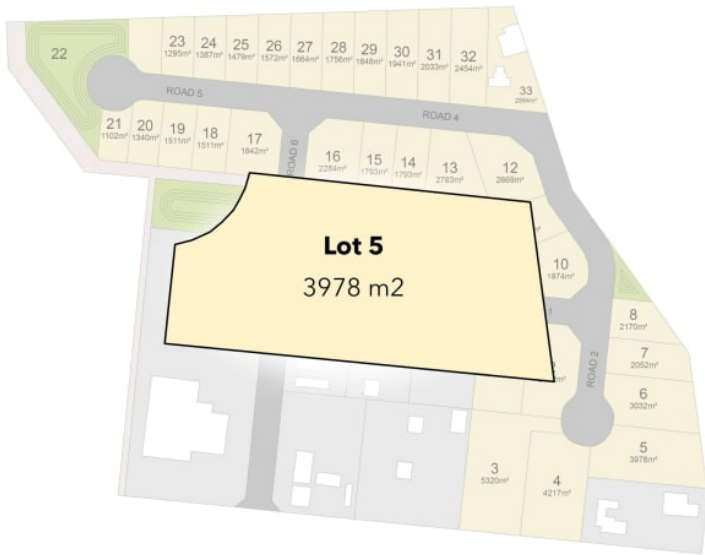
Presenting an exceptional opportunity for developers and investors: 32 prime allotments, perfectly positioned on one of the area's most sought-after locations, connecting Yoogali to the CBD. Ranging in size from 1,100m<sup>2</sup> to 5,000m<sup>2</sup>, each allotment offers expansive space to realize commercial and mixed-use projects. These allotments are ideally situated just minutes from the heart of town, surrounded by established amenities, businesses, and a thriving community.

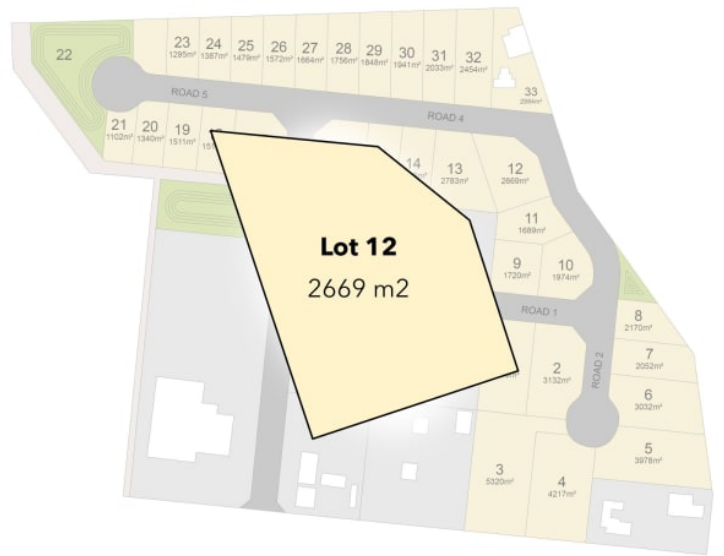
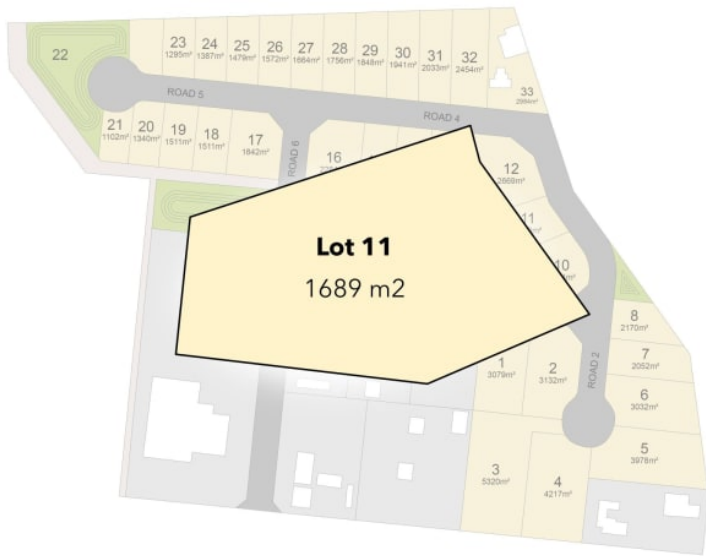
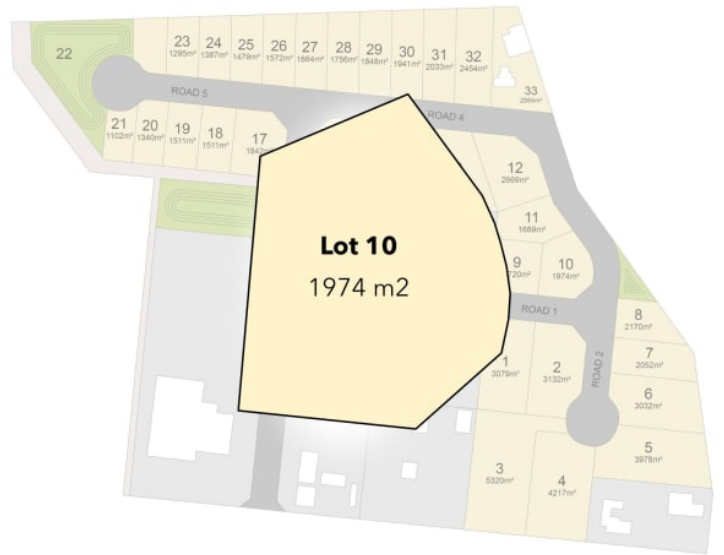
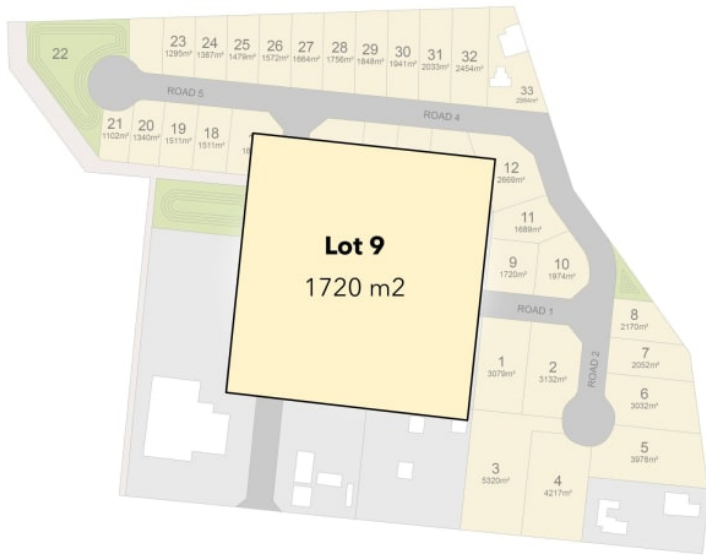
With seamless access to major roads and a location near essential services, this development is primed for growth and success. Don't miss this chance to secure premium development land in a high-demand area.

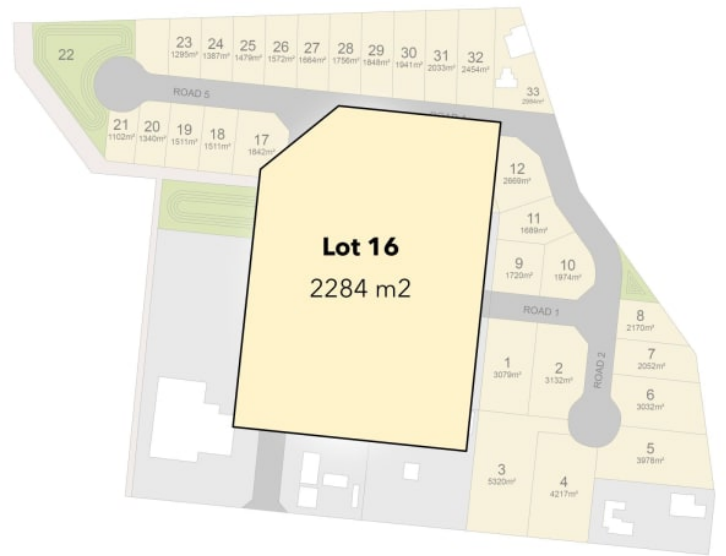
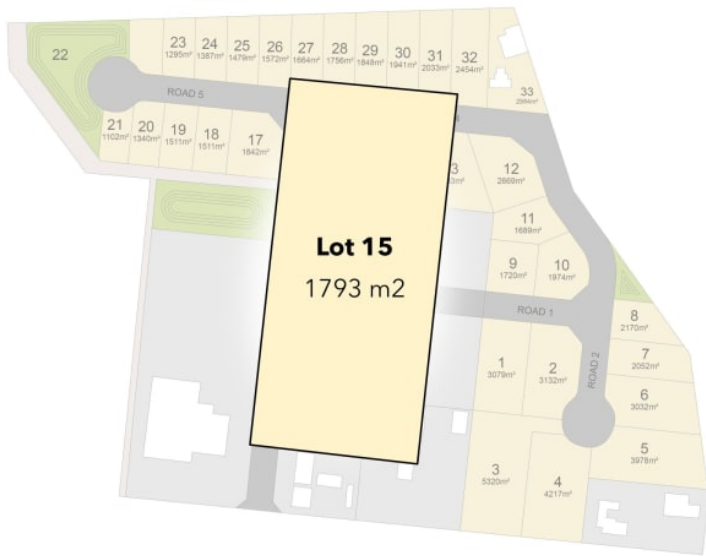
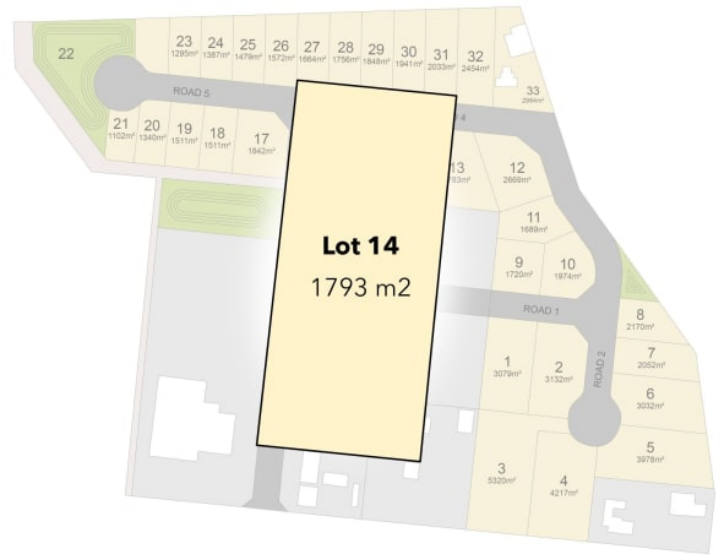
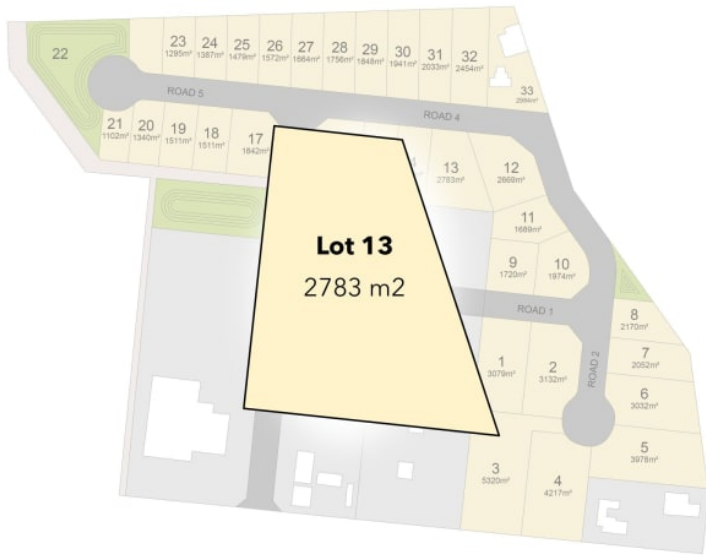
Relevant documents

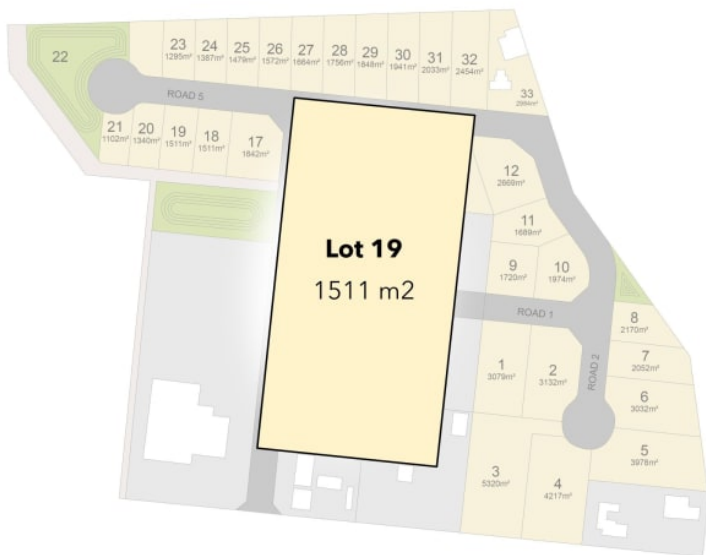
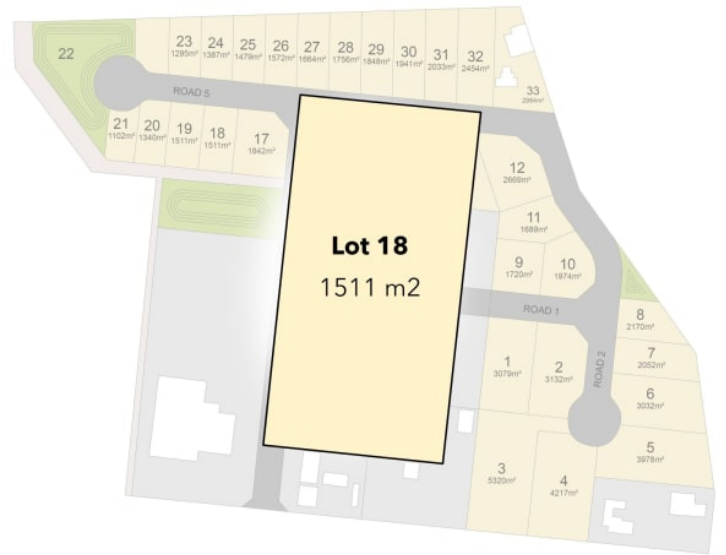
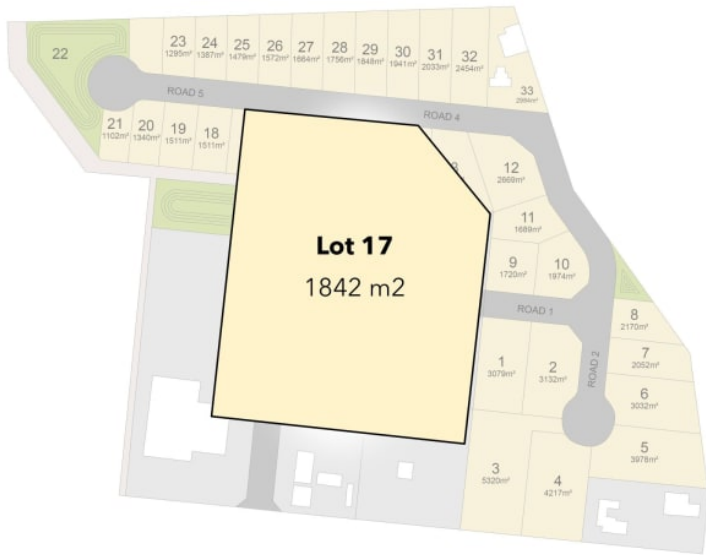


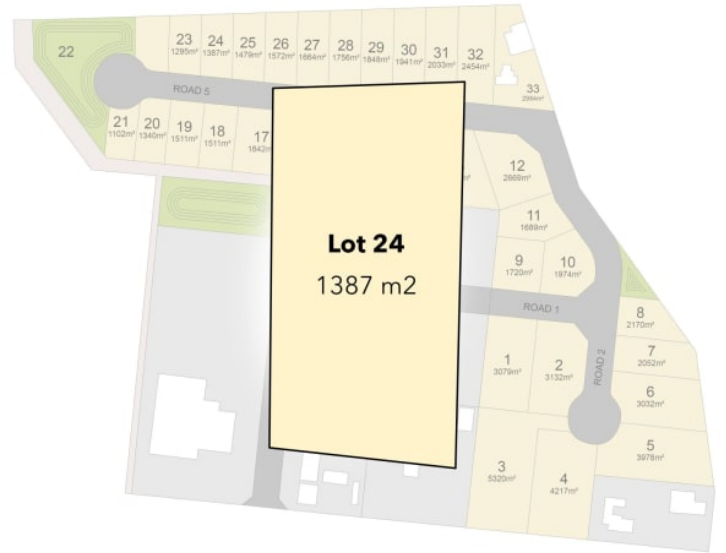
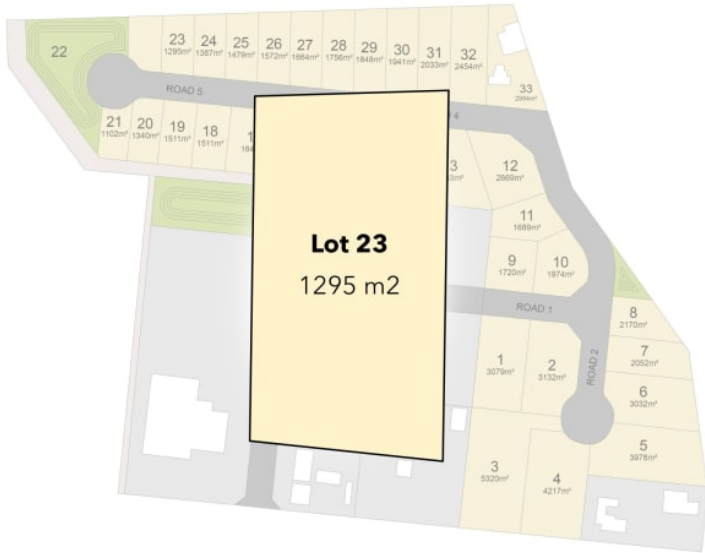
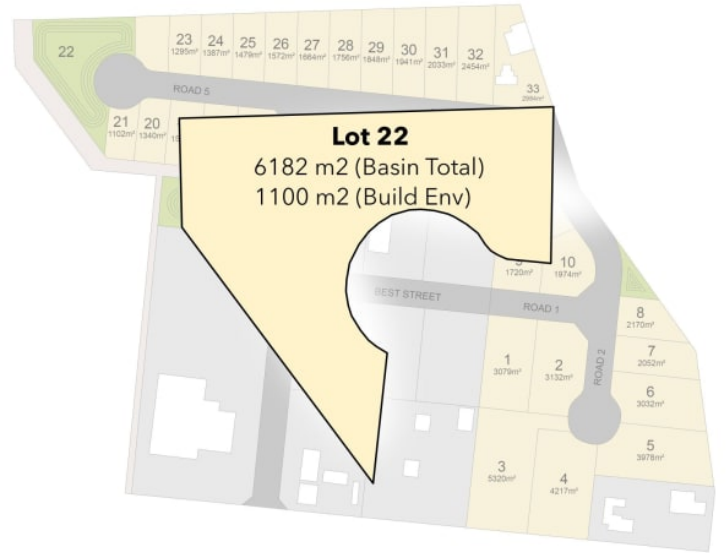
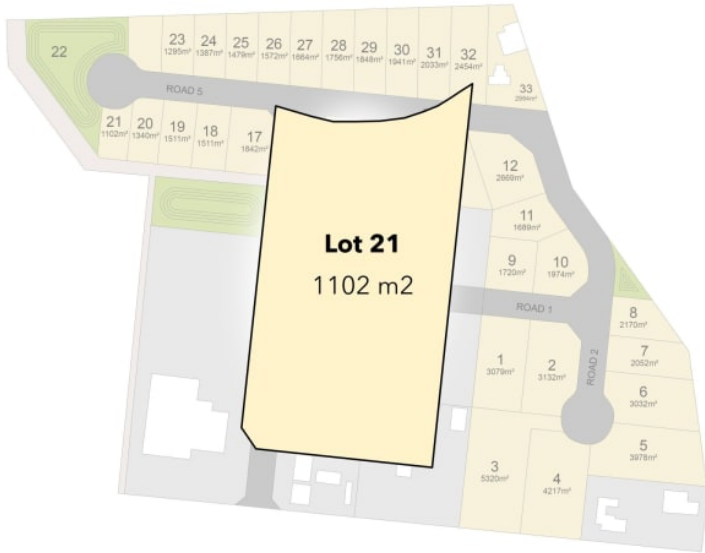


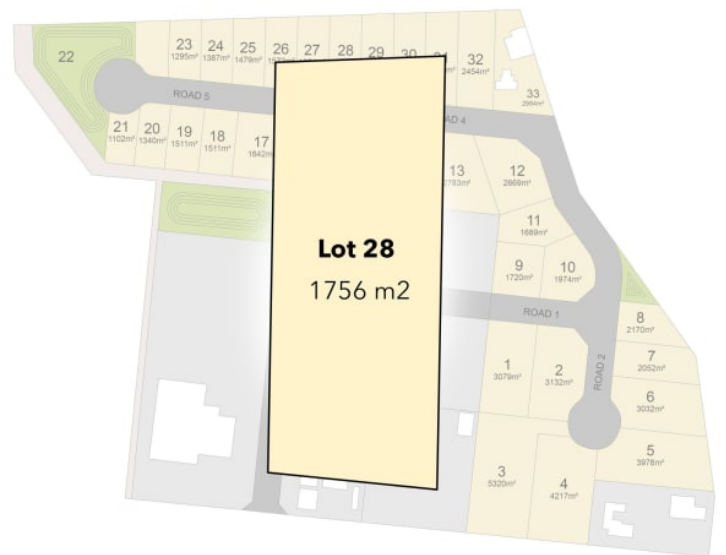
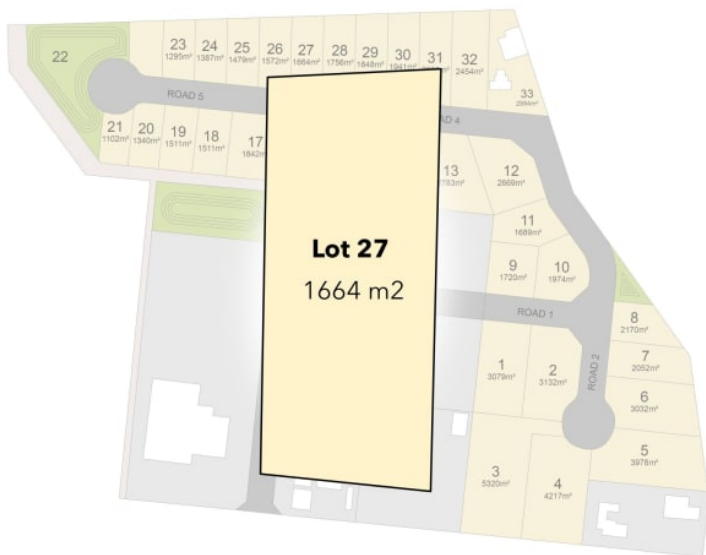
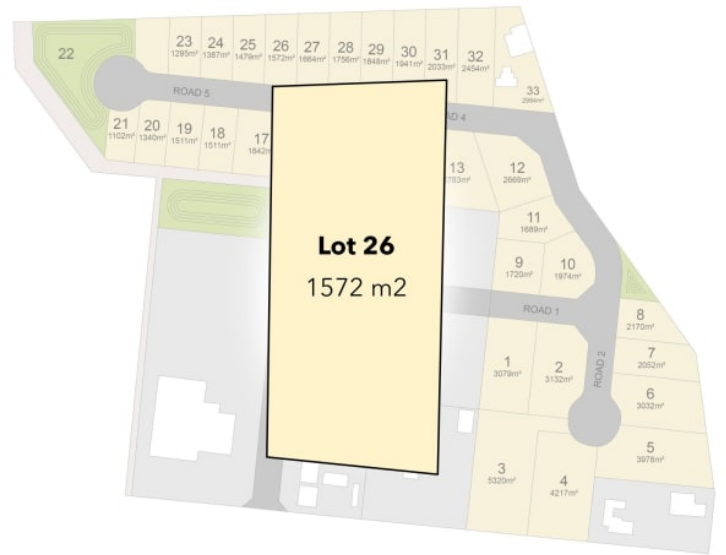
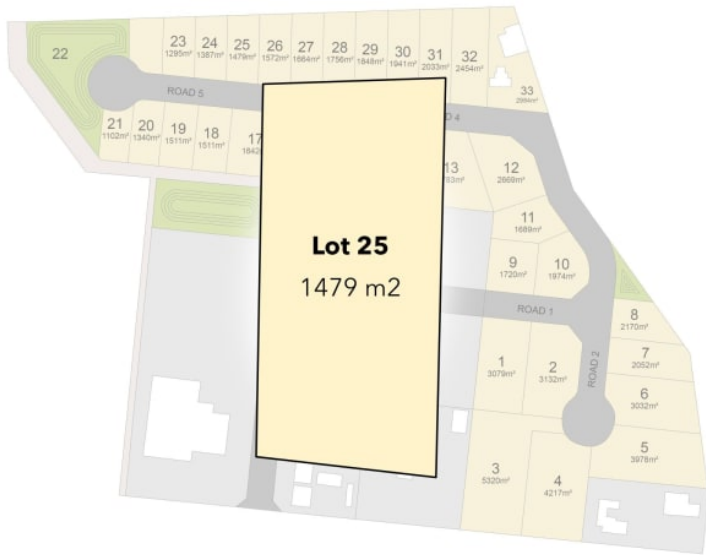


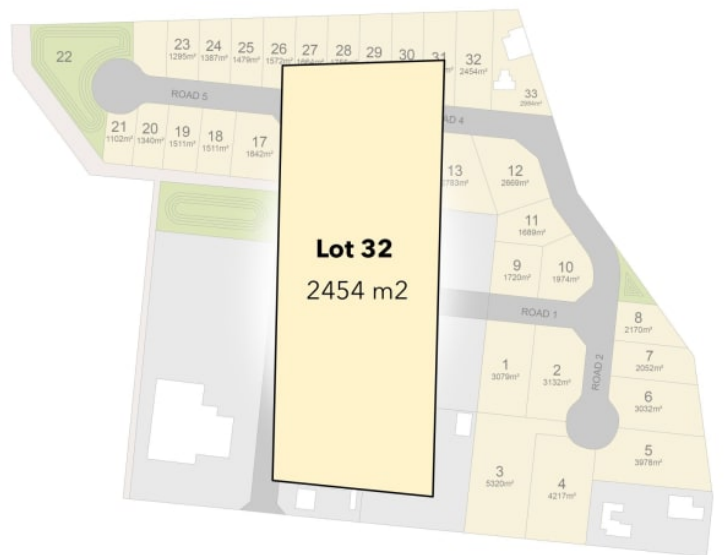
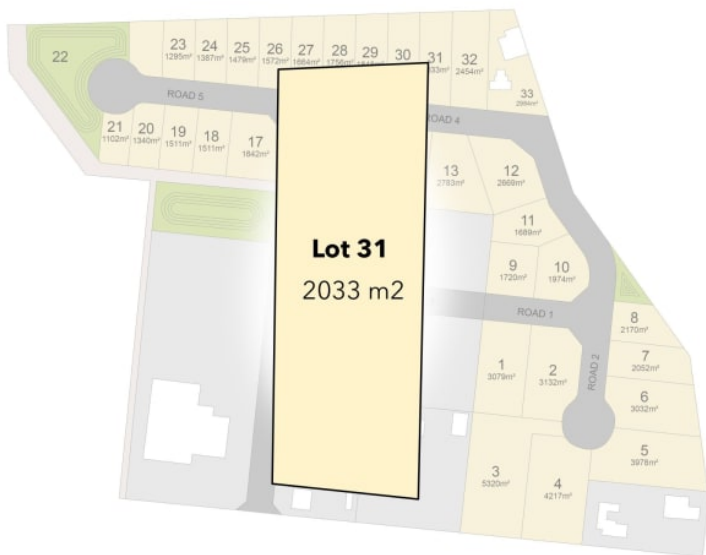
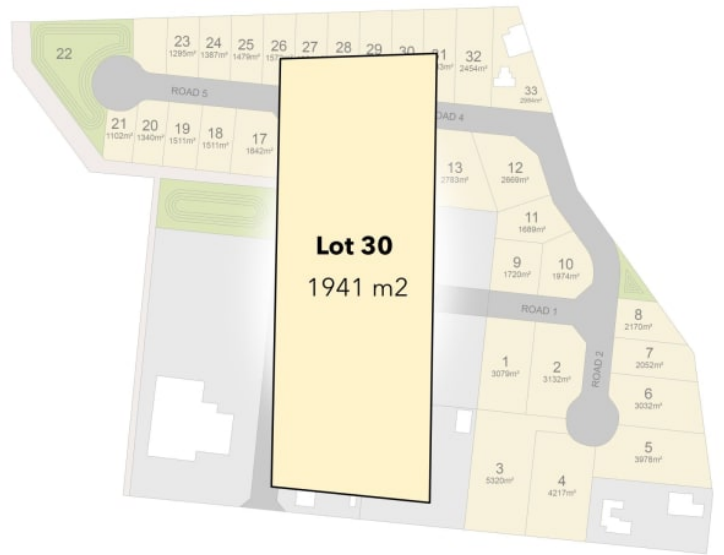
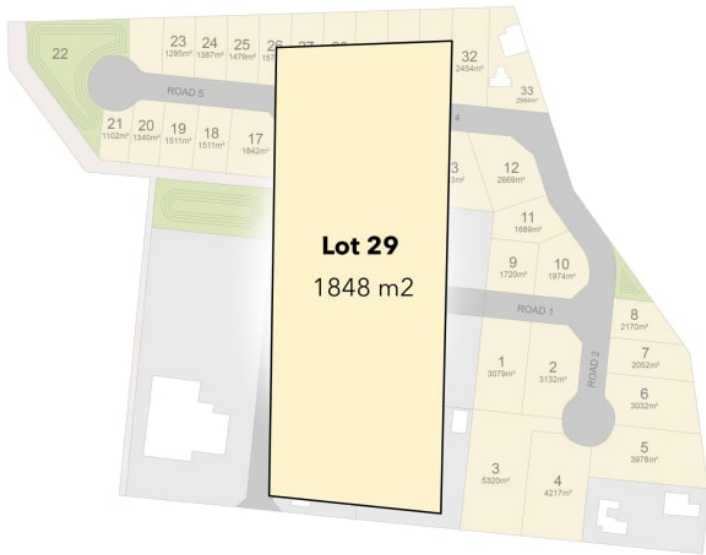


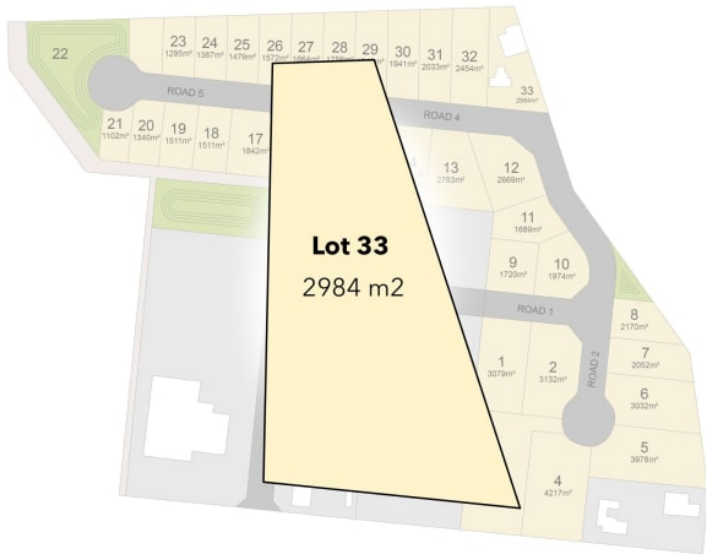












# Industrial Park - Bridge Road



Codemo Machinery Service

Codemo Machinery Services was established in Griffith in 1978. Codemo Machinery Services offers new and used machinery as well as parts and service support for a range of Broadacre Cropping, Irrigation, Horticulture and Livestock farming. Supporting both dry land and irrigation farming throughout the Riverina. They sell and service all New Holland and Kubota machinery, and have a large range of the best local and international brands from companies such as Flexi-Coil, Horwood Bagshaw, Grizzly, Gessner and many more.



McNabb Mobil

McNabb Mobil has been locally owned and run since 1961. McNabb Mobil is a fuel station that accepts Mobil and seniors cards and has a 24 hour card facility. McNabb Mobil provides extra high flo deisel, Mobil quality lubricants and power plus racing fuels.



### Roclee Auto Electrics

Roclee auto electrics have been servicing the Riverina for the past 18 years. Roclee Auto Electrics are committed to providing comprehensive auto electric services. Widely experienced with a huge variety of vehicles, and can perform quality services on all makes and models of cars, trucks, utes, and farming vehicles. Just some of the quality services provided at Roclee include air conditioner repair, electrical system diagnosis, batteries and cables, headlights and indicators, power windows and audio systems.



### Truckline Griffith

Truckline is the largest retailer and distributor of aftermarket and OE truck and trailer parts and accessories in Australia, supporting all makes and models of North American, European and Japanese commercial vehicles. Truckline's heritage can be traced back to the Sydney suburb of Kingsgrove in 1952. It was there Lachlan Aitken launched Lac Aitken Spares from his family home. The business grew, moved to new premises and with sons Tom and Robert joining the company, the name was changed to Aitken Spares.



### Burson Auto Parts

Founded in 1971 in Melbourne, initially distributing a small range of automotive accessories to service stations and automotive outlets around Melbourne. The business quickly grew as it expanded its range of products and services. Today, Burson Auto Parts have over 2000 team members and over 210 stores across Australia, building a reputation with mechanics and do-it-yourself enthusiasts nationwide. In 2018, Bursons began international expansion, opening a store in Bangkok, Thailand. As Burson expand internationally, they are still an Australian-owned business, and they operate at Australian-level standards.

# Cappello & Co Property in conjunction with Griffith Real Estate



## Gavin Cappello - Cappello & Co Property



0458 684 518



[gavin@cappellococo.com.au](mailto:gavin@cappellococo.com.au)

Licensed Agent

As one of the most committed and trusted professionals in the region due to his genuine nature and understanding of clients' needs, you'll see why selling and buying is made easy with Gavin Cappello.

Gavin brings his honesty, dedication, and natural competitiveness to his role, with an exceptional track record in achieving excellent results over his 14 years in the industry. His engaging personality is only complemented by the fresh and young team around him, often forming life-long and meaningful friendships with his sellers and buyers.

Gavin is a highly skilled negotiator and arguably one of the hardest working agents in the Griffith region, with the highest record of agriculture sales of any agent over the past five years.



## Brian Bertolin - Griffith Real Estate



0438 954 683



[bbertolin@griffithre.com](mailto:bbertolin@griffithre.com)

Licensed Agent

A born and bred Griffith local, Brian is what you would call the ultimate Real Estate All Rounder!

Commencing his career in 1988 as a fresh faced Property Manager straight from completing his HSC at Griffith High School, Brian began his Real Estate journey at Griffith Real Estate and has worked in every facet of the industry Including Residential, Commercial and Industrial Sales and Management as well as Business & Rural Sales.

Today as one of the company's directors he specializes in Commercial Sales and Leasing as well as overseeing the ever growing Griffith and Leeton teams.

Brian's passion for Griffith and Griffith Real Estate is evident along with his business partner Tony Santolin and a passionate team of individuals they have been able to grow the company to a team of over 20 employees covering (3) offices servicing the community from Griffith to Narrandera.

Away from the office Brian has always been a keen sportsman having tried his hand at about every sport you can imagine. He has coached Hanwood Football Club Senior and Junior soccer sides as well as being involved in Basketball, Touch Football and Rugby League over the years. These passions help maintain the balance with his busy role at Griffith Real Estate.

Brian is married to Lisa and has (2) children. Being born and bred in Griffith, Brian has a large connection of family and friends throughout the area which has earned him a large and extensive client list with over 34 years of experience to back it up.

# Welcome to the Griffith Region

What's on in Griffith - Website

[https://www.griffith.nsw.gov.au/cp\\_themes/visit/](https://www.griffith.nsw.gov.au/cp_themes/visit/)

Griffith is one of Australia's most vibrant and cosmopolitan centres. With a population of 26,000, Griffith exudes a rich blend of cultures and traditions. Today, more than seventy nationalities add to our cultural tapestry including Italian, Indian, Afghani and Pacific Communities.

Our adventurous and industrious people have developed the huge agricultural sector of vineyards, orchards, cereal crops, pasture and rice over the past 100 years and then added value through manufacturing, retail and innovative technology. Griffith is the agricultural powerhouse of the Riverina and services a population of 52,000. The Riverina is one of the most diverse and productive regions in Australia, contributing over \$5 billion annually to the national economy.

One of Griffith's most endearing features is Banna Avenue, an attractive tree-lined main street, stretching several blocks. With an enviable strip of enticing boutiques, gift shops, galleries and Italian cafés, it's a wonderful place to spend many hours. Window shop with a gelato or relax at an outdoor café table with a glass of local pinot grigio and watch the passersby.

Life in Griffith revolves around food, wine, sport and family. The annual festivals are a wonderful time to visit, as they showcase our local food and world-class wines, friendly people and colourful cultures.

Griffith offers a tremendous range of sport and has many lovely parks and recreational grounds to walk, run or fly a kite. Road cycling, soccer, rugby, tennis, golf, 24-hour gyms, an indoor pool complex and yoga are just some of the popular recreational pursuits of the locals.

*"Take the time to discover the Griffith region; you will be delighted with what you find."*

# Disclaimer

The contents of this Webook are believed to be accurate. However, because the information in this web book and any other written or verbal information given in respect of the Properties referred to in this Information Memorandum (the Information) may be inaccurate or incomplete, the Information is provided to you (the Recipient) on the following conditions:

1. The Properties are sold in an “as is/where is” condition (that is, in its present condition and subject to all legal and physical defects).
2. No assurance, representation, warranty or guarantee (express or implied) is given to the Vendor, Cappello & Co Property Ltd, or entity that the Information, whether or not in writing, is complete, accurate or balanced, or has or will be audited or independently verified, or that reasonable care has been or will be taken in compiling, preparing and furnishing the Information.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the Properties or any other matter, or as a solicitation or offer to sell the Properties or a contract of sale for the Properties.
4. The Information shall not constitute an assurance, representation, warranty or guarantee that there has been no change in the Properties or in the matter referred to in the Information since the date at which the Information is expressed to be stated.
5. None of the Parties assume any obligation to the Recipient to provide additional Information or updated Information or to correct any inaccuracies in the Information which may become apparent.
6. The Information should not be relied upon in any way by the Recipient or its related entities, their respective officers, employees, agents, advisors, shareholders and associates (collectively the Recipient Parties). The Recipient Parties should satisfy themselves as to the accuracy and completeness of the Information through inspections, surveys, enquiries, and searches by their own independent consultants.
7. The Information does not purport to contain all of the details which the Recipient would require to make a decision to bid for the Properties. All Recipients should seek independent legal and financial advice.
8. Not all fixtures and fittings on the Properties may be available for sale and the Vendor and agents reserve the right to remove any item on the Properties from sale at any time.
9. None of the Parties make any representations or warranties with respect to fixtures, fittings, plant and equipment on the Properties.
10. None of the Parties make any representations or warranties with respect to the continuation or enforceability of any license, lease, supply, service, consultancy, certification, standard or other agreement referred to in this Information Memorandum following completion of the sale of the Properties.
11. None of the Parties make any representations or warranties with respect to the legality of the current use of the Properties or the ability of any purchaser to redevelop the Properties.
12. The Information does not and will not form part of any contract of sale for the Properties. If any Recipient Party makes an offer or signs a contract for the Properties, that Recipient Party represents that it is not relying on the information supplied by any of the Parties (unless otherwise agreed in a written contract with the Vendor). The only information, representations and warranties upon which the Recipient Parties will be entitled to rely will be as expressly set out in such a contract.
13. Recipients will be responsible for meeting their own costs of participating in the sale process for the Properties. The Parties shall not be liable to compensate any Recipient Parties for any costs or expenses incurred in reviewing, investigating or analysing any Information, whether that Information is contained in this Information Memorandum or otherwise.
14. None of the Parties are liable to compensate or reimburse the Recipient Parties for any liabilities, costs or expenses incurred in connection with the sale of the Properties
15. Those persons associated with the agents for the mortgagee who have responsibility for the sale have provided all Information provided to Recipients in good faith. Their knowledge may not be as extensive as that of the Vendor on whose behalf the agents for the mortgagee provide that Information. Furthermore, the agents for the mortgagee are the agent of the Vendor and shall not, except to the extent required by law, incur any personal liability to any of the Recipient Parties or the purchaser on any basis (including in respect of the Properties, the sale of the Properties, the contract, this Information Memorandum or any dealing with an Recipient Parties whatsoever).
16. Except as may be expressly provided in any agreement in writing between the Parties and the Recipient, the Recipient acknowledges and agrees (for itself and the other Recipient Parties) that to the maximum

extent permitted by law, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to the Information Memorandum and the sale of the Properties are excluded, and each of the Parties disclaim all liability for any loss and damage (whether foreseeable or not) suffered by any person acting on any of the Information whether the loss or damage arises in connection with any negligence, default or lack of care on the part of the Parties, any misrepresentation or any other cause by reason of or in connection with the provision of the Information or by the purported reliance thereon by any of the Recipient Parties.

17. No person is authorised to give information other than the Information in this Web Book or in another brochure or document authorised by the agents for the mortgagee. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the Vendor will not be binding on the Vendor or on the Agents for the mortgagee.
18. The Information is confidential. The Information must not be reproduced, transmitted or otherwise made available or communicated to any person other than the Recipient Parties without the prior written approval of the agents for the mortgagee. The Recipients acknowledge and agree that upon deciding that they do not wish to proceed with the purchase of the Properties, or at the request of the Parties, they will immediately return the Information together with any reproduction thereof.
19. The Recipient acknowledges and agrees that it will not be contracting with the Agents for the mortgagee personally, but with the Vendor only. The agents for the mortgagee shall not be liable to the Recipient Parties on any basis whatsoever for any act, matter or thing arising out of or connection with the Information.
20. To the extent that any of the above paragraphs may construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
21. This disclaimer is additional to the contract and survives execution of the contract.