

NEW Great Value Industrial Units in Paget for Sale or Lease

LOW INTEREST RATES MAKE THIS A GREAT TIME TO SECURE YOUR OWN PREMISES!



FEATURES

- High Quality Industrial Units
- Offering Warehouse, Office and Showroom space
- Zoned High Intensity General Industry
- Sizes from 580m² to 860m²
- Ample Car Parking and Great Access
- Excellent Warehouse Height (max 8.2m/min 6.5m)
- High Quality Design and Finishes
- Front and Rear Roller Door Access
- All Roller Doors minimum 6m high x 5m wide
- Construction to start 2013
- From the Creators of Terminus Business Park
- Over 180m street frontage



Artist's Impressions and architect's plans and elevations are indicative only and are subject to change without notice. Interested parties should satisfy themselves as to the accuracy, reliability, currency and completeness of each description or reference.



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Property Development • Project Management • Property Refurbishment





New facility will improve productivity and boost manufacturing capabilities

Operations at M&P Services are growing from strength to strength with the opening of a top class Paget facility next month designed to improve productivity and boost manufacturing capabilities.

With construction expected to be finalised by June, the larger depot was developed to enhance building capacity and will pave the way to produce additional products to interstate and overseas suppliers.

Located on the corner of Farrellys Lane and Diesel Drive at Paget, the facility will be twice as large as the current Mackay Harbour headquarters and will house all M&P Services business units under



one roof, including transport and transportable buildings and shipping containers as well as the associated services offered with those including construction and manufacturing.

The facility will boast a 2200sqm purpose-built shed with a 475sqm adjoining administration complex, all designed to increase productivity and reduce the organisation's carbon footprint.

General Business Manager Max Lamb Jnr said the expansion, which has been under the leadership of project and construction manager Phil Durrington, was tipped to improve safety, production and produce shorter lead times.

"Along with over 4000 cubic metres of concrete, it basically means we can function very productively throughout an intense wet season," Mr Lamb Jnr explained.

"The shed is 14.5m high and incorporates overhead cranes to enable safer work practices while improving productivity and features a 280sqm all-weather loading/unloading bay for the transport business.

"A custom-designed service and inspection pit will also ensure our modern fleet of transport equipment

is maintained to the highest standards."

Mr Lamb Jnr said the move to overhaul the business to include a new site had been part of a strategic move aimed to propel the business forward long-term.

M&P Services recently entered into supply agreements to produce mobile cribs to several companies throughout Western Australia, New South Wales and Papua New Guinea to complement existing supply links with tier one and two mining companies around the state.

Mr Lamb Jnr said acquiring work interstate and in Papua New Guinea had been a great accomplishment for the business.

"We did some marketing to target areas outside of Queensland and we were fortunate to secure several projects when supply arrangements fell through from the Olympic Dam project in South Australia," he said.

"With the workload in Queensland slowing in recent times our interstate work has allowed the business to continue to run at capacity.

"While we aren't in a traditional period of growth, we have been able to maintain consistent workloads by securing other supply

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MAX LAMB JNR - M&P SERVICES

agreements and the new facility will allow us the chance to increase our workload even further."

The mobile cribs were exclusively designed by M&P Services following a great deal of research and industry feedback. They are fully self-sufficient and built to last with many features designed so the major components could be re-used at lifecycle refurbishments.

"Our mobile cribs are more and more becoming the product of choice by key clients such as Bechtel, BMA, Peabody, Rio Tinto and Anglo Coal. We have seen that once our product has been extensively reviewed by our clients, they have the confidence to procure our product again due to the superior quality we produce.

"Designed to be used at the workforce of open cut mines and other similar remote work areas by mining and construction companies, they present significant savings over time which naturally converts to dollars and cents.

"The new premises will open up future possibilities of work both Australia-wide as well as other overseas mining areas such as Africa, Asia and New Caledonia as our facility will allow us to manufacture these units with

controlled lead-times."

Mr Lamb Jnr said the upcoming move also provided the business with the opportunity to streamline procedures and essentially combine two medium-sized locations into the one at Paget.

"The move was initially prompted by looking at reducing the time our trucks are on the road. We were able to calculate that after the move we will save a truck being on the road 75 minutes per day based on a five day week. With our fleet size the savings are significant over a 12-month period.

"We also realised that a purpose-built depot would put us closer to our clients and enable better serviceability.

"We will be strategically positioned very close to the north, south and western highways which will be ideal for the amount of loads in which we carry as well as putting us closer to our clients in the Paget area."

Mr Lamb Jnr said the move to Paget places M&P Services (Qld) Pty Ltd in a strong position for a long term sustainable future.

For more information on M&P Services, phone 4965 7777 or visit www.mpservices.net.au

Take a closer look at Mackay's next generation business centre in Paget

Evo Business Centre is the latest industrial property from Winston Group and is the result of many years of direct exposure to the companies that drive the Mackay industrial market and through its successful work at the completed Terminus Business Park, also in Paget.

Winston Group has taken the knowledge gained from dealing with the wide range of hard working companies that operate in this region and all of



the feedback they have offered and have put their minds to designing Mackay's next generation business centre. The team has focused on creating tough, no fuss, industrial accommodation with great warehouse height and good layout, excellent exposure and easy parking, as well as superb quality office space and ground floor showroom and reception space.

The prime site that's been selected is on a newly-built sub arterial road network in the heart of new Paget and was carefully chosen to ensure great truck and car access with ample on and off site parking. Very quick and easy access to the Bruce Highway and Peak Downs Highway is only one new intersection away, and Mackay's newest shopping centre at Ooralea with all its amenities is two minutes away.

Front and rear roller door access and complete drive around on site access is built in, coupled with excellent company signage exposure simply means there is no better address for your company than Evo Business Centre.

Evo Business Centre is targeted

for completion and ready to occupy by early 2014. Act now and secure your space and your business' future accommodation requirements.

At Evo Business Centre your business will power on, and you and your business will be set to capitalise on the extraordinary growth ahead in new efficient cost effective premises.

WINSTON GROUP

Since 1990, Winston Group has been delivering innovative, strong and financially smart development projects through a range of fluctuating market and economic cycles.

Its formula for success is built on sound investment principles, solid research, creative market analysis and a strong focus on delivery, quality and detail. Originally based in Brisbane, Winston Group is now headquartered in Mackay which they believe is now the most dynamic



Clinton Arentz

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property market in Australia.

All projects are coordinated by Director and Co-founder Clinton Arentz and a central management team with a focus on efficient and fast decision making, flexible thinking and a hands-on 'will do' execution.

Their integrated approach to project management ensures that all their developments meet strict due diligence and quality

control standards. Each project receives 100% commitment from the experienced project team.

Their achievements have been acknowledged by numerous awards and distinctions from the Urban Development Institute of Australia (UDIA), Property Council of Australia, Business Review Weekly, Territory Construction Association (TCA) and Business QLD.