

Dandenong site goes

Rebecca Thistleton

A private investor has bought the \$30 million Cabrini Linen Service laundry in Dandenong south, Victoria, which is under development by Vaughan Constructions.

Vaughan Constructions was appointed to build the 9000 square metre facility and lease it back to Cabrini, which has the option of acquiring the property in the future.

Matt Haddon and Rory Hilton of CBRE ran an off-market campaign to pre-sell the site, which is in the Logis Eco industrial estate about 50 kilometres from Melbourne's CBD.

Cabrini Health will use the four-star Green Star designed facility to launder linen from all its Victorian hospitals and for other hospitality and hotel clients.

Speaking on behalf of the buyer, David Ryan of DBR Property Services said DBR had canvassed the market for the site for 12 months, and it had been difficult to lock in a quality site.

He said the laundry was a rare opportunity to secure an off-market investment with a well-balanced long lease and strong covenant.

Ken Vaughan of Vaughan Constructions said working with land owners and private investors allowed for flexible terms to be offered to tenants.

Construction began on the laundry last month and it will be operational by the middle of next year.

The laundry will use class A recycled water from Melbourne's eastern treatment plant, which will save up to 150 million litres of drinking water annually, and a cogeneration plant which will reduce the energy needed for steam ironing.