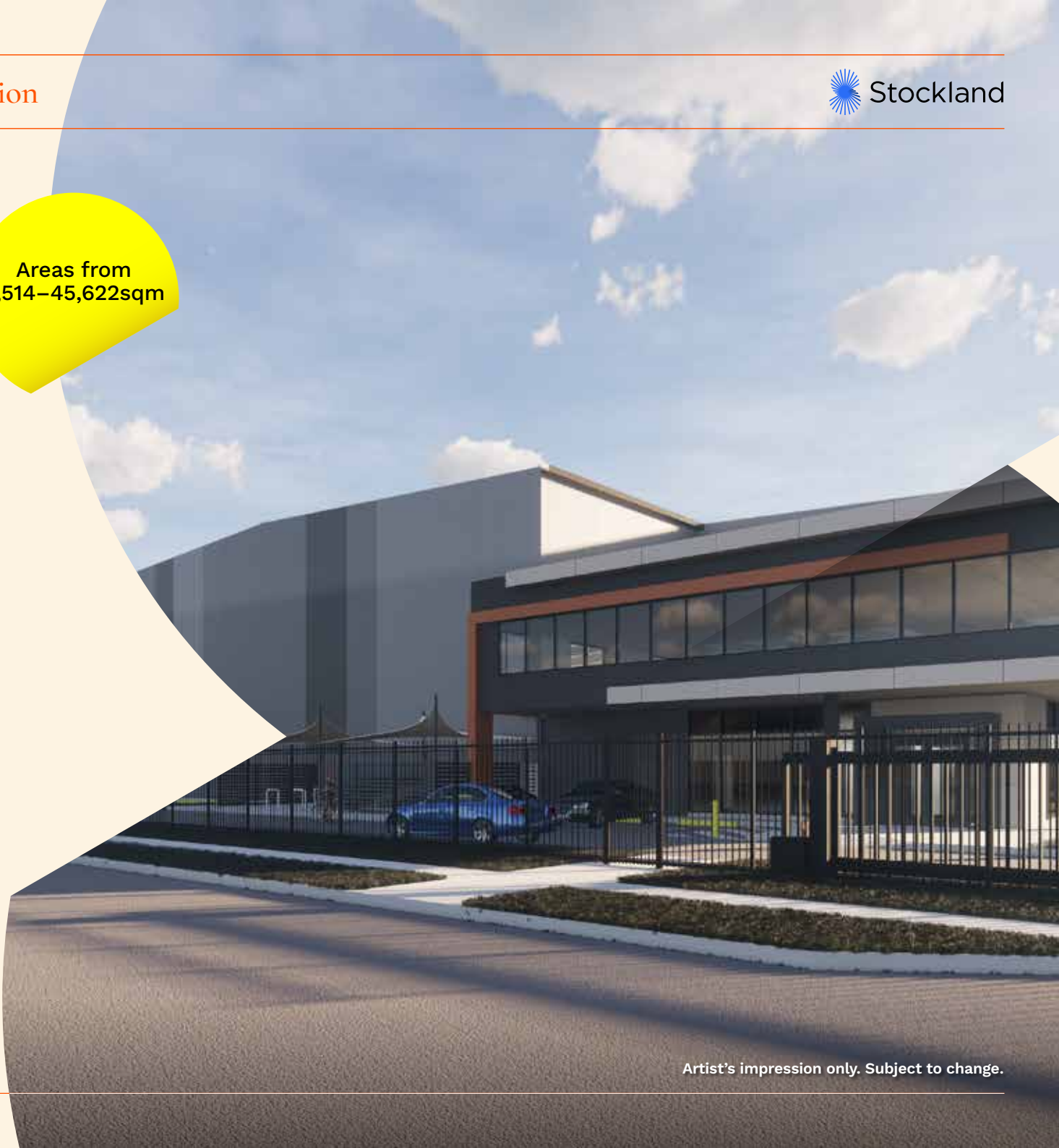

Place your business in an enviable position



Areas from
6,514–45,622sqm

Willawong Distribution Centre – Stage 4

Gooderham Road
Willawong Qld 4110



Artist's impression only. Subject to change.



Introducing Willawong Distribution Centre

Stockland is proud to offer a selection of exciting leasing opportunities at the final stage of our latest Queensland development Willawong Distribution Centre, with the flexibility to be tailored to your business needs.

Stage 4 will be the final and largest stage of Stockland's Willawong Distribution Centre and will deliver over 45,000sqm of space across two separate buildings, allowing up to five warehouse office tenancies.[^]

Stage 4 development approval is in place with completion expected in September 2024.[^]

The Willawong Distribution Centre estate comprises a prime 22ha greenfield site, suitable for up to 100,000sqm of high-volume warehousing space.

The Willawong locality provides excellent connectivity to local and regional markets, with the estate being located midway between the Logan Motorway to the south and the Acacia Ridge Rail Marshalling Yards to the north.

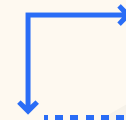
Development highlights

- Tenancy options ranging from 6,514sqm to 24,772sqm[^]
- Up to 38m canopies for all-weather loading[^]
- Ridge heights of 13.7m and springing height of 10m for optimal racking capacity[^]
- Targeting a 5 Star Green Star rating (under the Green Star Buildings v1 rating tool)

Estate highlights



Flexible options available to suit your current and future requirements



A 22ha level, compacted and flood-free development site zoned for general industrial use with potential for 24/7 operation[^]



Direct access to B-double approved routes to all major arterials



Centrally located with easy access to Acacia Ridge Rail Yards, Beaudesert Road and Logan Motorway

[^]Approximate and subject to Stockland and authority approvals.









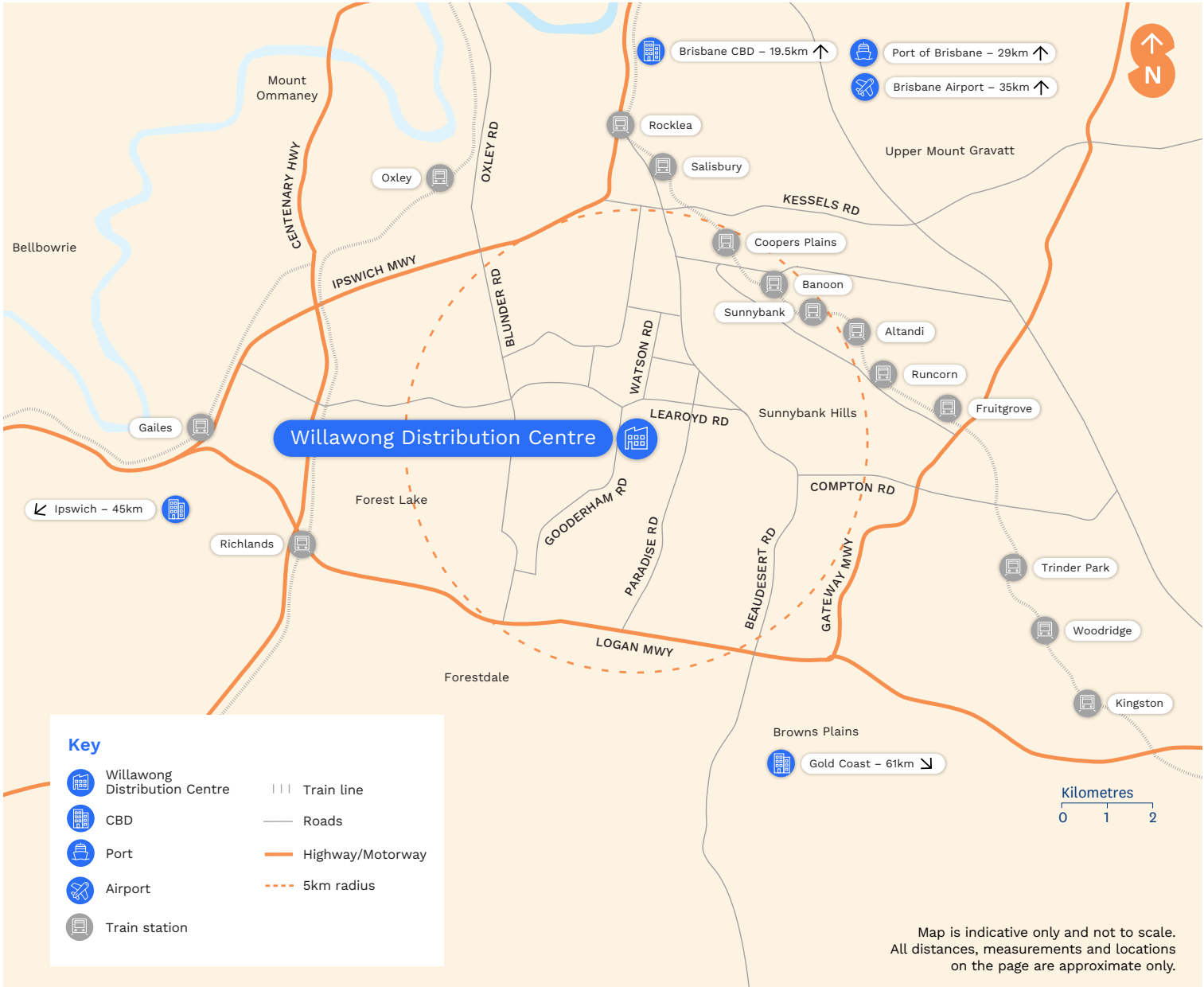
Location



Willawong Distribution Centre is centrally located within Brisbane South Industrial Precinct. This location benefits from ease of access to major road arterials and close proximity to the Acacia Ridge intermodal freight terminal.

Distance from key locations*

	Motorway 5km
	Brisbane Airport 35km
	Brisbane CBD 19.5km
	Port of Brisbane 29km
	Ipswich 45km
	Railway Station 5km



Map is indicative only and not to scale. All distances, measurements and locations on the page are approximate only.

*Approximate.



Willawong Distribution Centre provides a rare opportunity to lease a modern high-spec warehouse and office in Willawong.

Development highlights

- Prime Brisbane Central South location
- Tenancy areas from 6,113sqm to 24,772sqm*
- Zoned Medium Impact Industrial; suitable for both warehousing and light manufacturing
- 24/7 internal operations – 7am to 10pm external operations*
- Internal warehouse height from 10m*
- Super canopy for all-weather loading
- Close proximity to Acacia Ridge Rail Freight Terminal, Beaudesert Road and Logan Motorway
- Highly competitive leasing deals available

*Approximate.



Plans are indicative only. Subject to change and all relevant approvals.



Artist's impression only. Subject to change.

Warehouse 6 overview



Warehouse 6 provides tenancy sizes from 9,866sqm to 10,984sqm* to accommodate up to two individual tenancies or combine as one larger tenancy.

Warehouse 6 will benefit from a 35m canopy for all-weather loading and combination of at-grade roller doors and loading dock options.

Area schedule*

Tenancy	Warehouse 6.1	Warehouse 6.2
Office area	400sqm	400sqm
Warehouse area	9,466sqm	10,584sqm
Total area	9,866sqm	10,984sqm
Hardstand	35m wide	35m wide
Warehouse Point Load Capacity	7.0 tonne	7.0 tonne

*Approximate and subject to authority approvals.

Building features



13
At grade roller doors



212
Car parking spaces



4
Recessed loading docks



35m
Canopy



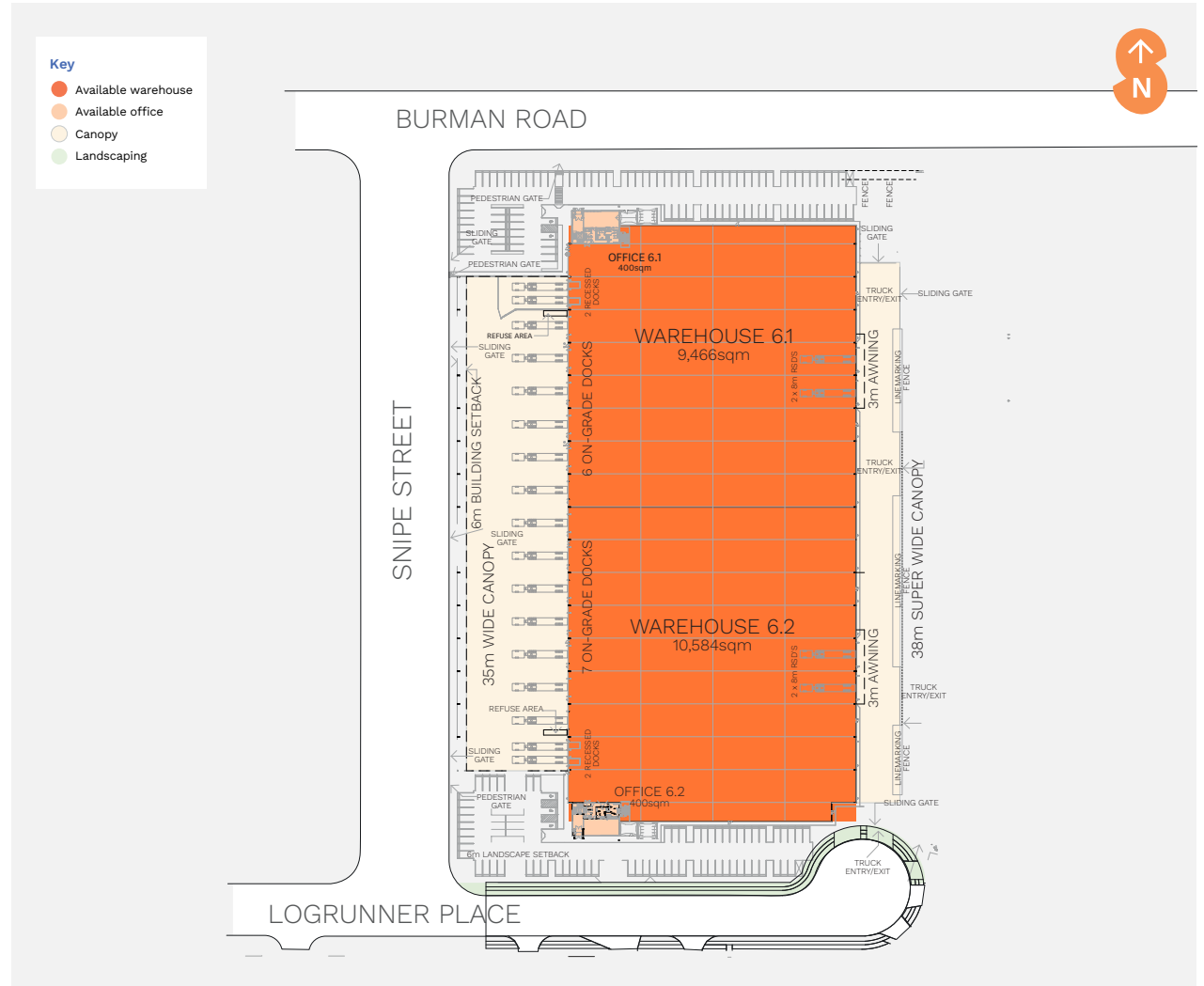
10m
Minimum springing height



13.7m
Maximum ridge height



ESFR sprinkler system with K32 heads



Note: All sizes and areas are also approximate only, and subject to survey. The location of the dividing wall is indicative only – it may be relocated to suit specific tenant requirements. Plans are indicative only. Subject to change and all relevant approvals.



Racking plan, racking elevation and pallet capacity



Capacity

13,804 pallet spaces[^]

Based on pallet height of 1.4m width and depth of 1.16m and 3.3m–5.1m aisle widths.

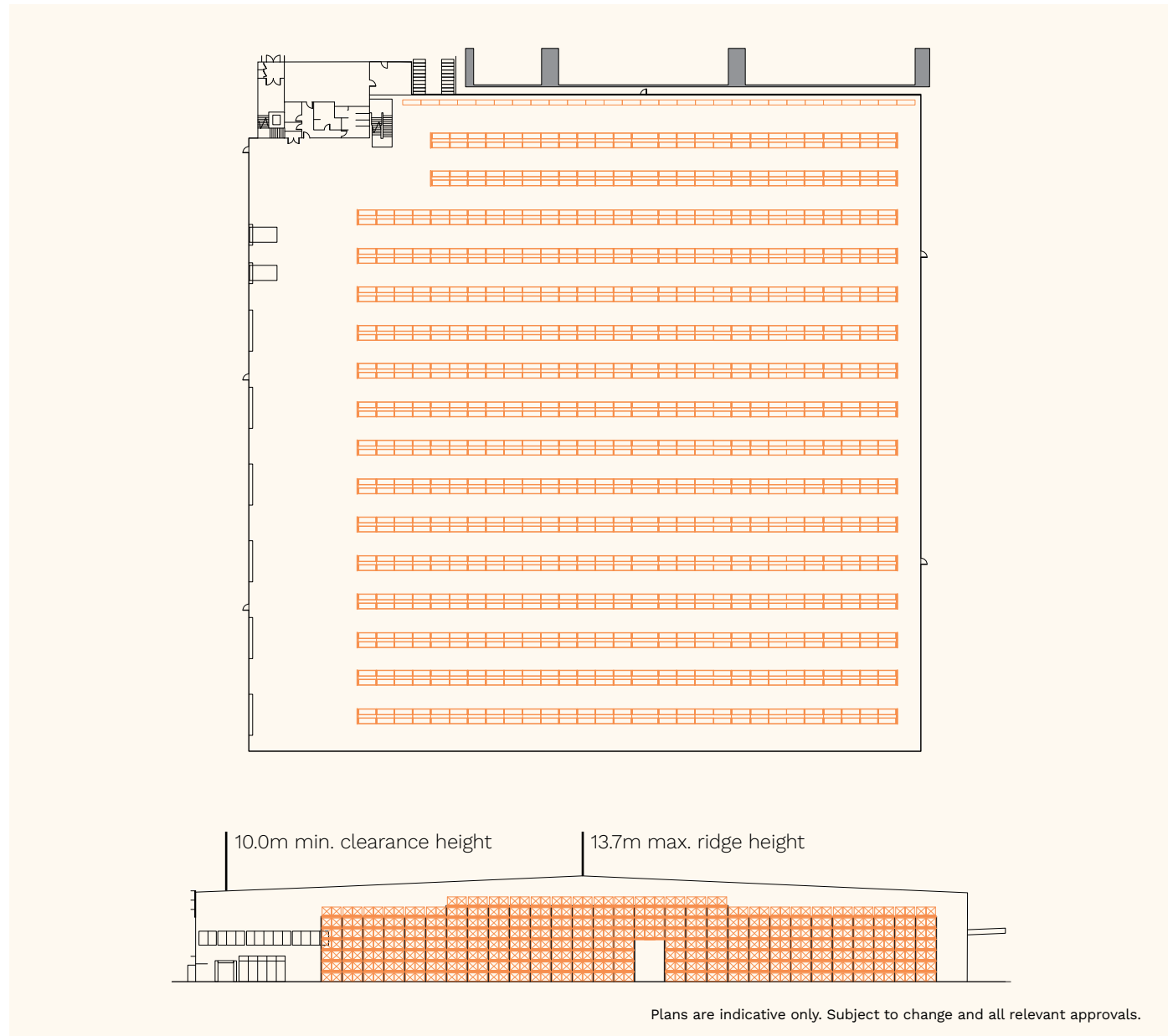
Pallet dimensions – 1400H x 1165W x 1165D. The racking plan and pallet capacities noted are indicative only. Prospective tenants should make their own independent assessment before entering into any transaction.

A building surveyor and engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications.

Source: STOW.

*Assumed pallet dimensions.

[^]Estimated pallet capacity is indicative only and has been estimated based on single select racking and pallet and location sizing as shown.





Racking plan, racking elevation and pallet capacity



Capacity

15,900 pallet spaces[^]

Based on pallet height of 1.4m width and depth of 1.16m and 3.3m–5.1m aisle widths.

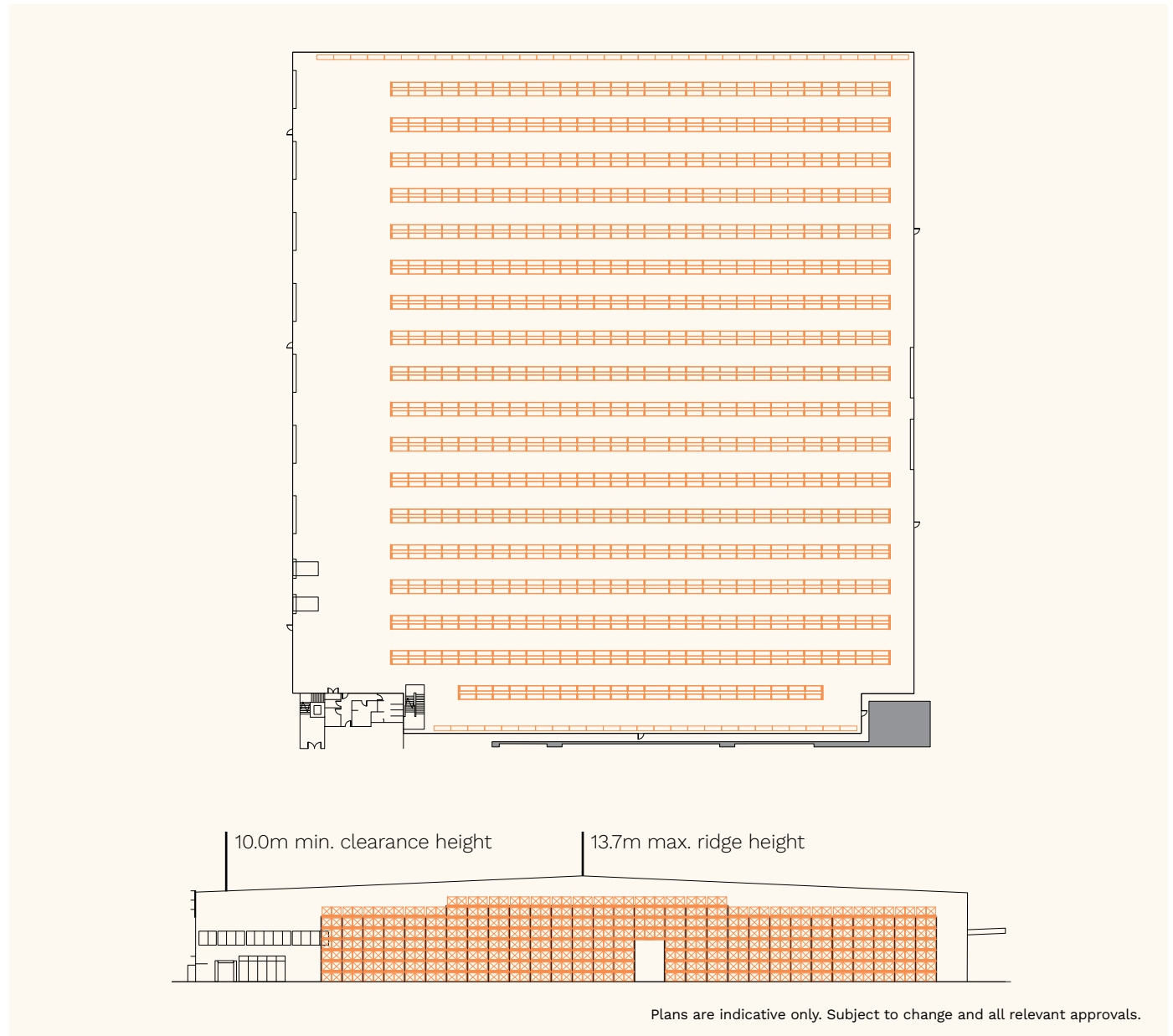
Pallet dimensions – 1400H x 1165W x 1165D. The racking plan and pallet capacities noted are indicative only. Prospective tenants should make their own independent assessment before entering into any transaction.

A building surveyor and engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications.

Source: STOW.

*Assumed pallet dimensions.

[^]Estimated pallet capacity is indicative only and has been estimated based on single select racking and pallet and location sizing as shown.



Warehouse 7 overview



Warehouse 7 provides tenancy sizes from 6,514sqm to 10,606sqm* to accommodate up to three individual tenancies or combine as one larger tenancy.

Warehouse 7 will benefit from a 38m super canopy for all-weather loading and combination of at-grade roller doors and loading dock options.

Area schedule*

Tenancy	Warehouse 7.1	Warehouse 7.2	Warehouse 7.3
Office area	400sqm	400sqm	400sqm
Warehouse area	10,206sqm	7,252sqm	6,114sqm
Total area	10,606sqm	7,652sqm	6,514sqm
Hardstand	38m wide	38m wide	38m wide
Warehouse Point Load Capacity	7.0 tonne	7.0 tonne	7.0 tonne

*Approximate and subject to authority approvals.

Building features

14
At grade roller doors

255
Car parking spaces

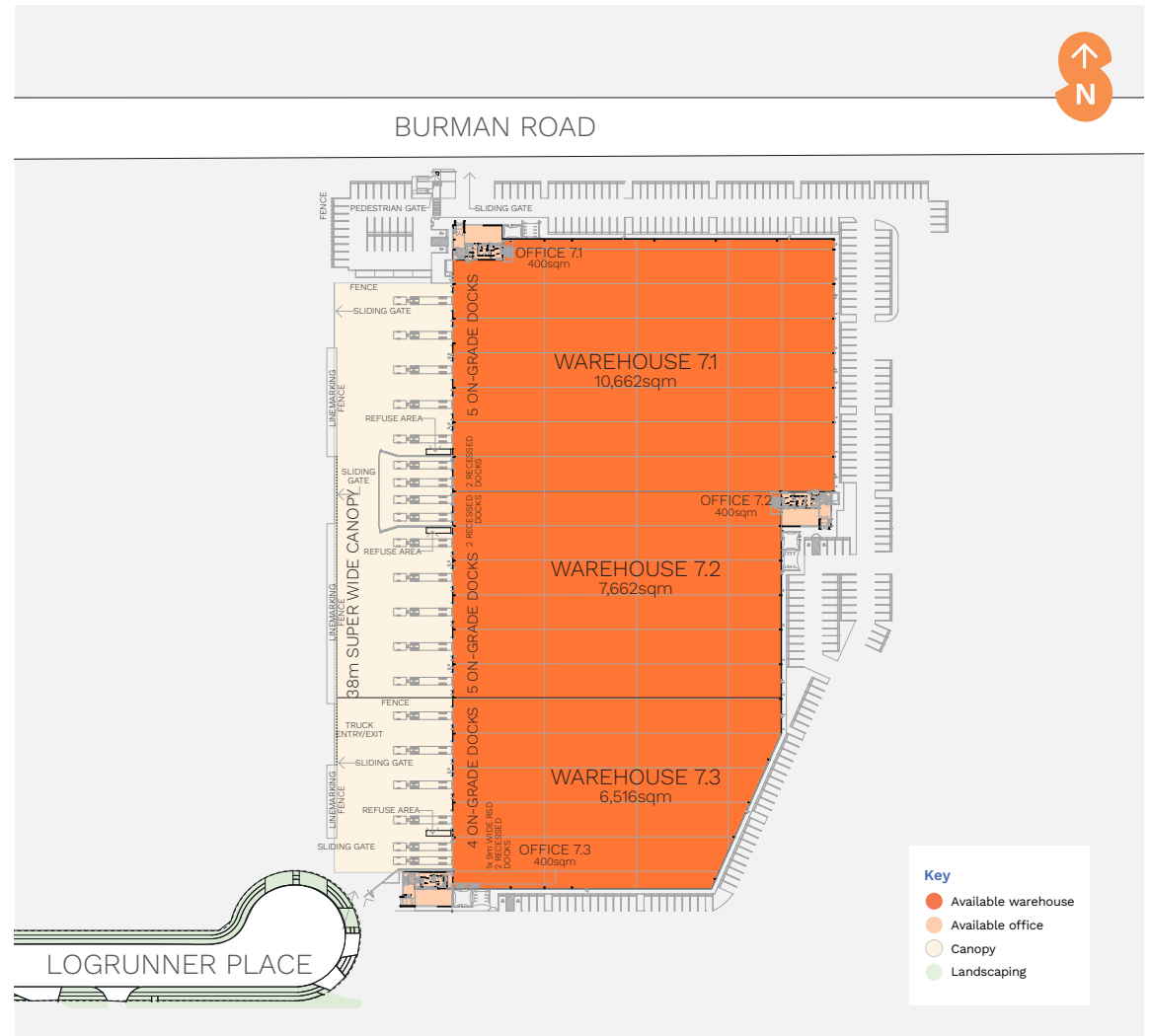
6
Recessed loading docks

35m
Canopy

10m
Minimum springing height

13.7m
Maximum ridge height

ESFR sprinkler system with K32 heads



Note: All sizes and areas are also approximate only, and subject to survey. The location of the dividing wall is indicative only – it may be relocated to suit specific tenant requirements. Floor space ratio (site area to total building area) 0.54:1 Plans are indicative only.



Racking plan, racking elevation and pallet capacity



Capacity

15,074 pallet spaces[^]

Based on pallet height of 1.4m width and depth of 1.16m and 3.3m–5.1m aisle widths.

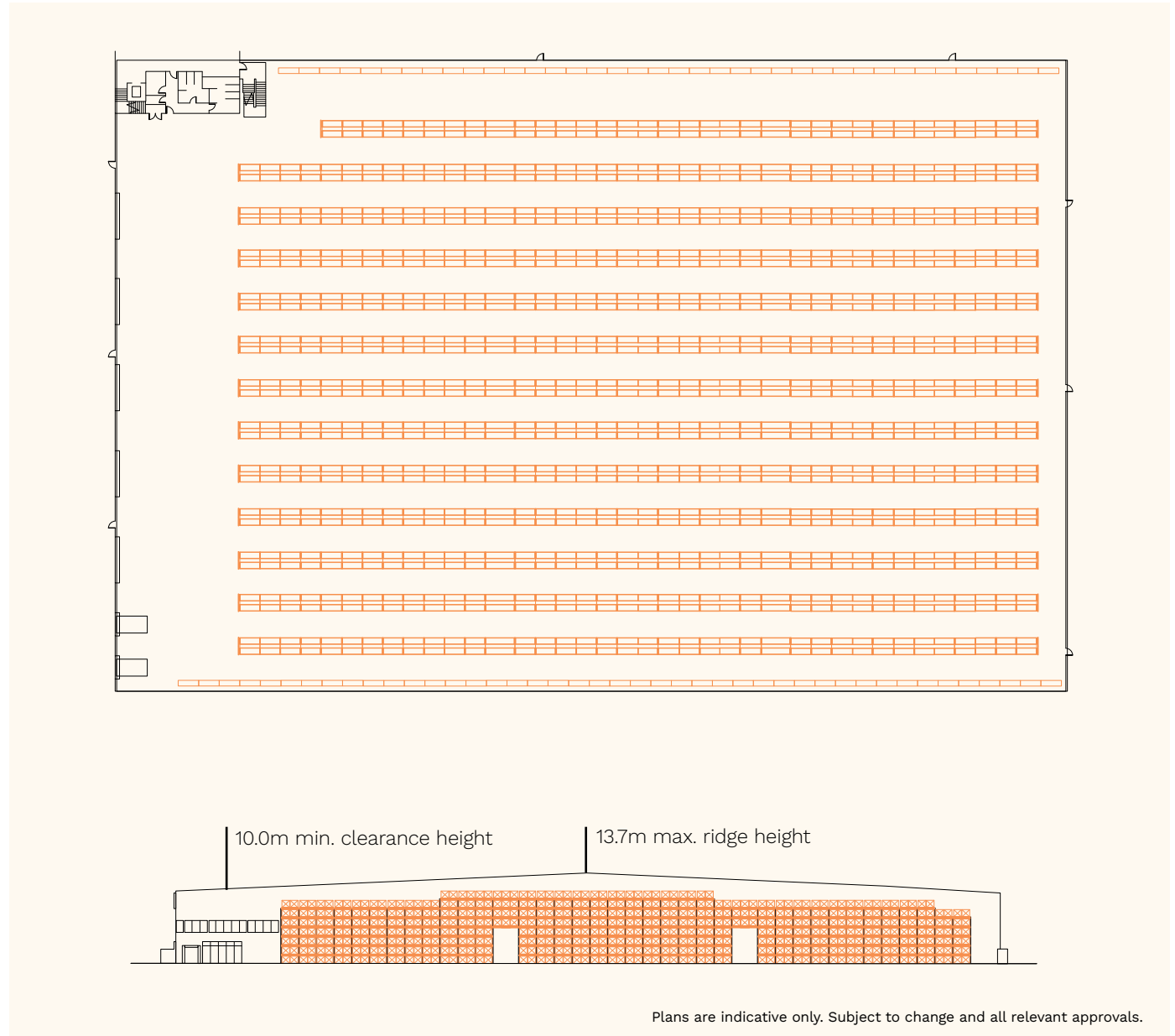
Pallet dimensions – 1400H x 1165W x 1165D. The racking plan and pallet capacities noted are indicative only. Prospective tenants should make their own independent assessment before entering into any transaction.

A building surveyor and engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications.

Source: STOW.

*Assumed pallet dimensions.

[^]Estimated pallet capacity is indicative only and has been estimated based on single select racking and pallet and location sizing as shown.



Plans are indicative only. Subject to change and all relevant approvals.



Racking plan, racking elevation and pallet capacity



Capacity

10,272 pallet spaces*

Based on pallet height of 1.4m width and depth of 1.16m and 3.3m–5.1m aisle widths.

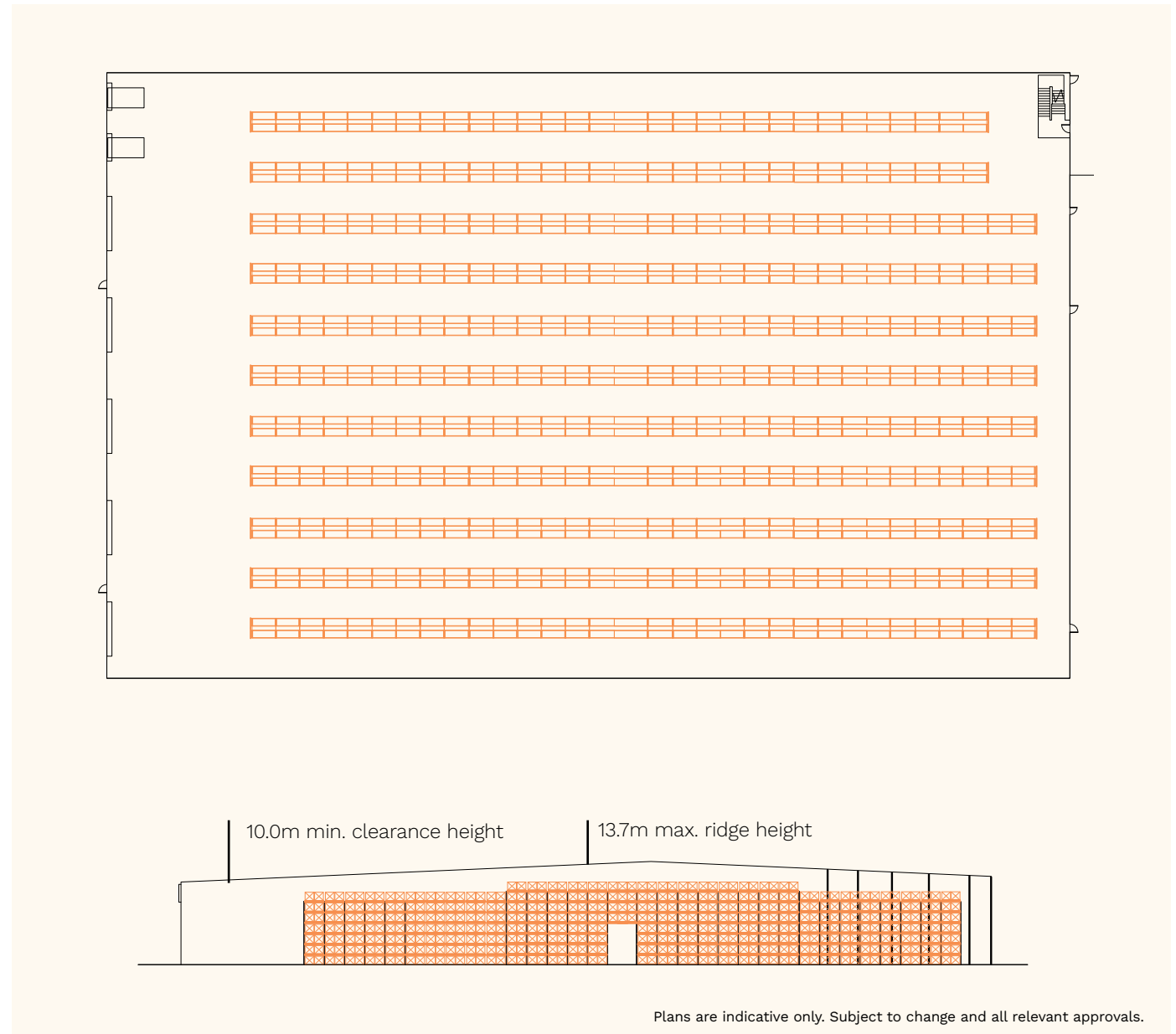
Pallet dimensions – 1400H x 1165W x 1165D. The racking plan and pallet capacities noted are indicative only. Prospective tenants should make their own independent assessment before entering into any transaction.

A building surveyor and engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications.

Source: STOW.

*Assumed pallet dimensions.

^Estimated pallet capacity is indicative only and has been estimated based on single select racking and pallet and location sizing as shown.



Plans are indicative only. Subject to change and all relevant approvals.



Racking plan, racking elevation and pallet capacity



Capacity

8,876 pallet spaces[^]

Based on pallet height of 1.4m width and depth of 1.16m and 3.3m–5.1m aisle widths.

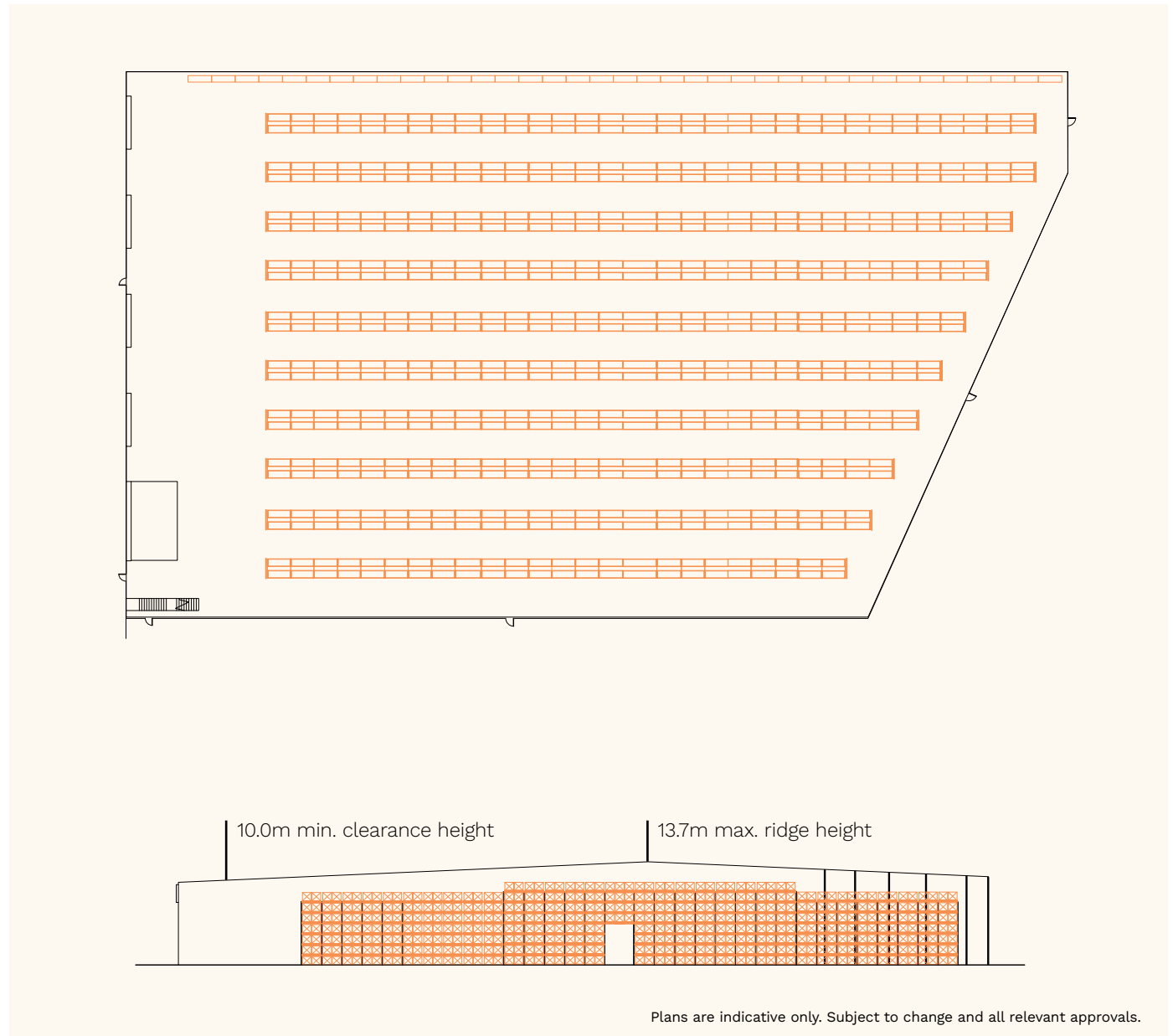
Pallet dimensions – 1400H x 1165W x 1165D. The racking plan and pallet capacities noted are indicative only.
Prospective tenants should make their own independent assessment before entering into any transaction.

A building surveyor and engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications.

Source: STOW.

*Assumed pallet dimensions.

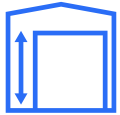
[^]Estimated pallet capacity is indicative only and has been estimated based on single select racking and pallet and location sizing as shown.



Plans are indicative only. Subject to change and all relevant approvals.



Key features



Clearance heights

Minimum internal clearance 10.0m*
Maximum ridge height 13.7m*



Operating hours

24/7 internal operating hours permitted; 7am to 10pm external operating hours permitted*



Sprinklers

ESFR sprinkler system with K32 heads



Awning

Up to 38m super awnings for all weather-loading



Internal Slabs

Minimum 7.0 tonne point load and 35 kPa UDL



Parking

Building 6 - 212 spaces
Building 7 - 255 spaces



Hardstand

Exclusive-use fenced hardstand*



Signage

Corporate estate signage and wayfinding in place



Offices

Corporate two-level offices with kitchenette and amenities



Green Star

Targeting 5 Star Green Star Design and As Built Rating



*Approximate.



Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion^ of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion*#

Global recognition of sustainability leadership

Global Top 5 ranking on S&P Global Dow Jones Sustainability Index for 12 consecutive years

GRESB Green Star rating for 9 years

AAA ESG Rating from MSCI for over 10 years

Employer of Choice for Gender Equality Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - stockland.com.au

^Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.
*Forecast end value on completion. #Includes M_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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