



# *Yatala Distribution Centre*

*Dixon Street, Yatala, QLD*

# Introduction

*Stockland is proud to offer unique pre-lease design and construct opportunities at our latest industrial project, the Yatala Distribution Centre.*

The Yatala Distribution Centre is situated right in the heart of one of South East Queensland's prime logistics and distribution hubs, the Yatala Distribution Centre is halfway between Brisbane and the Gold Coast and comprises a prime 9.6 hectare greenfield development site suitable for over 44,000 square metres of flexible tenancy accommodation.

## Development Facts

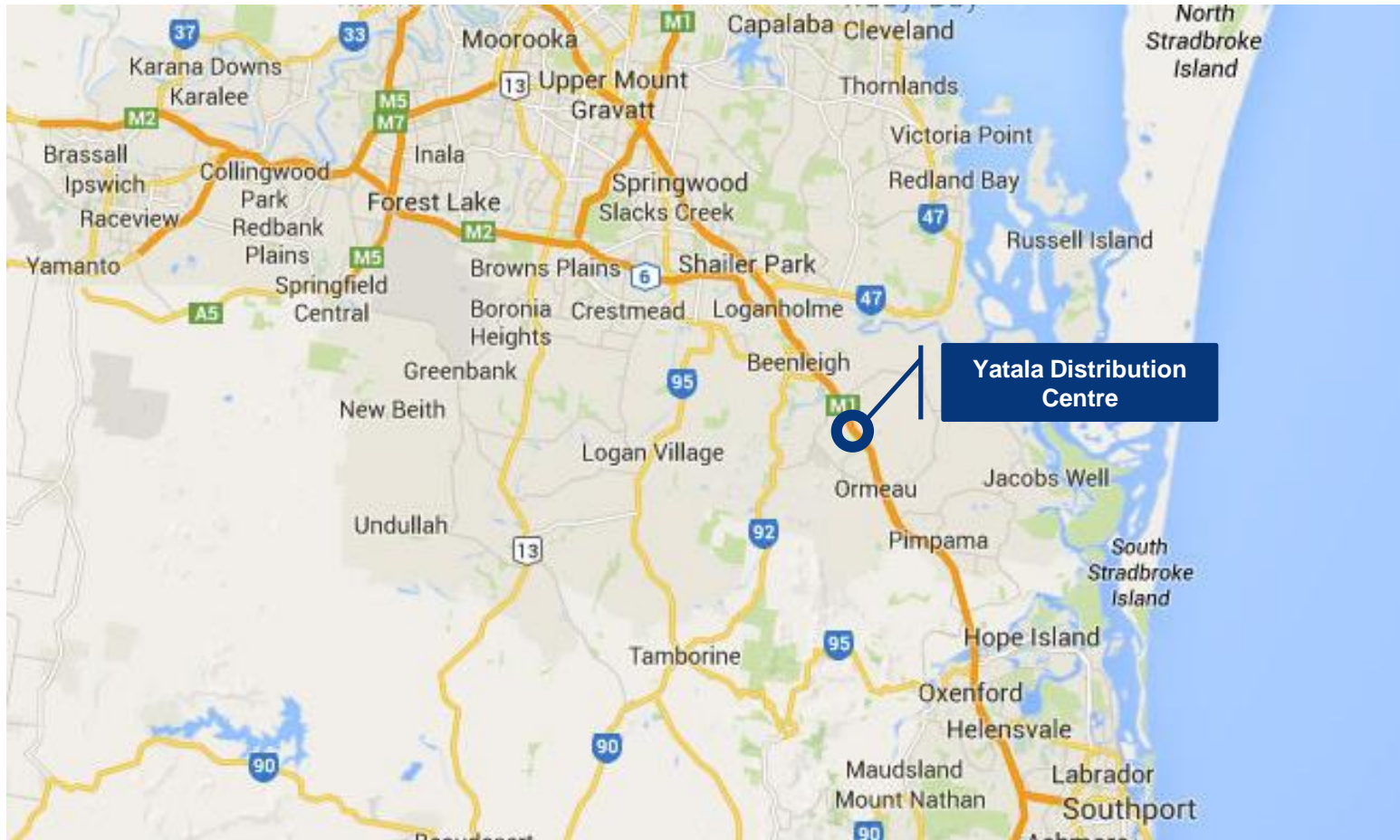
- 9.6 hectare greenfield development site.
- 44,156 square metres of floor space across 3 buildings offering flexible tenancy areas:
  - Warehouse A – 12,527 square metres – DA Approved;
  - Warehouse D – 8,505 square metres – DA Approved;
  - Warehouse B&C – 23,123 square metres – DA Pending.
- Direct M1 access – 40 kilometres to both Brisbane and the Gold Coast.
- General Industry Zoned with potential to operate 24/7.
- Buildings can be tailored to fit your requirements.
- Seeking pre-commitments now.



# Location

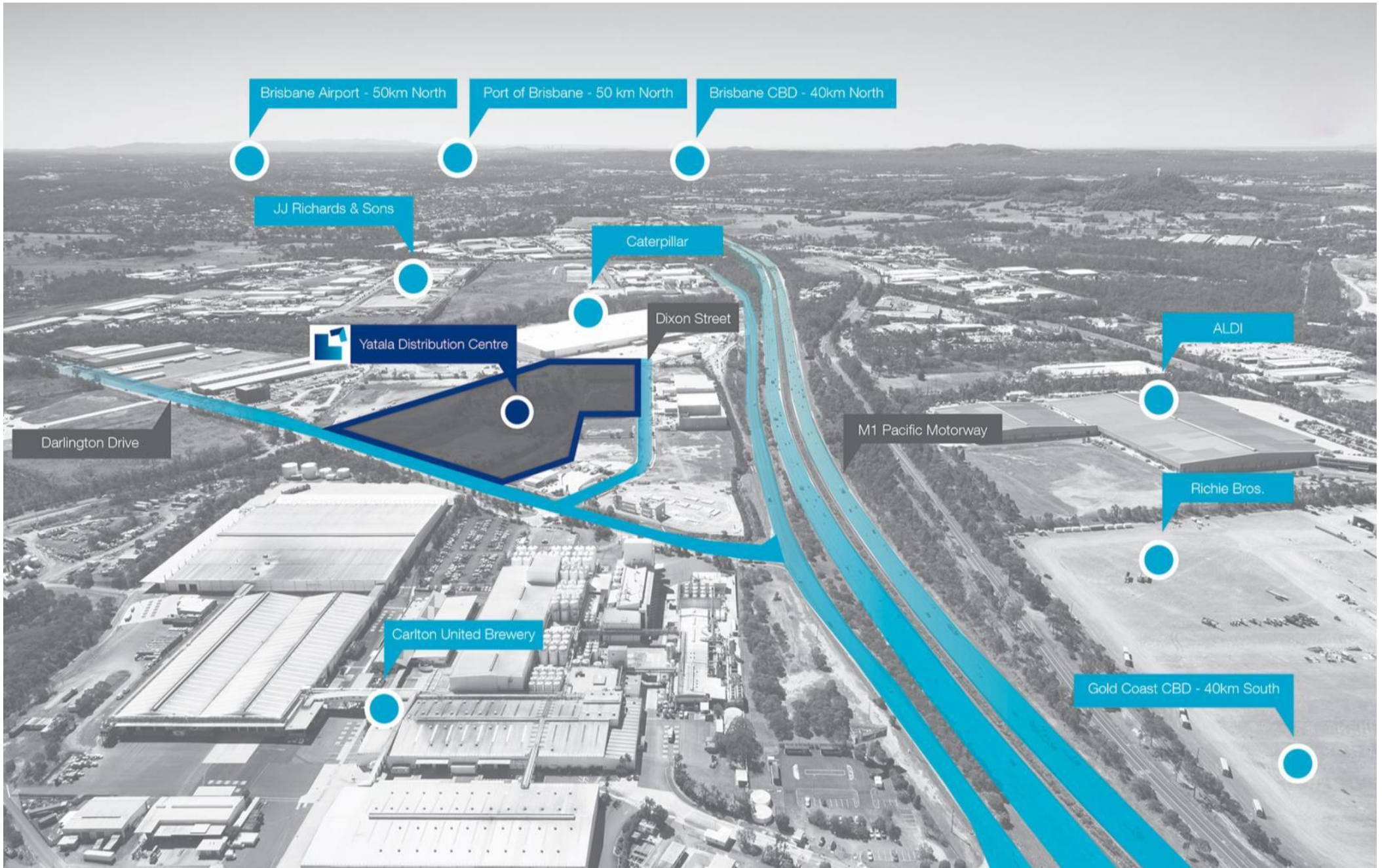
The Yatala Distribution Centre boasts direct access to the M1 Pacific Motorway that enables the benefit of fast free flowing travel to Brisbane and the Gold Coast, both of which are just 40 kilometres away, and access to the western districts via the Logan Motorway.

Located on Darlington Drive, directly opposite the Carlton United Brewery and adjacent to Stockland's fully sold M1 Yatala Enterprise Park, the Yatala Distribution Centre is close to the M1 Pacific Motorway Yatala North Exit 38 and 1.5 kilometres to the Yatala South Exit 41.



## Distance from Key Locations

- M1 Interchanges 1.5 kilometres
- Brisbane Airport 50 kilometres
- Port Brisbane 50 kilometres
- Brisbane CBD 40 kilometres
- Gold Coast 40 kilometres
- Gold Coast Airport 60 kilometres



# Site plan

## Now Leasing

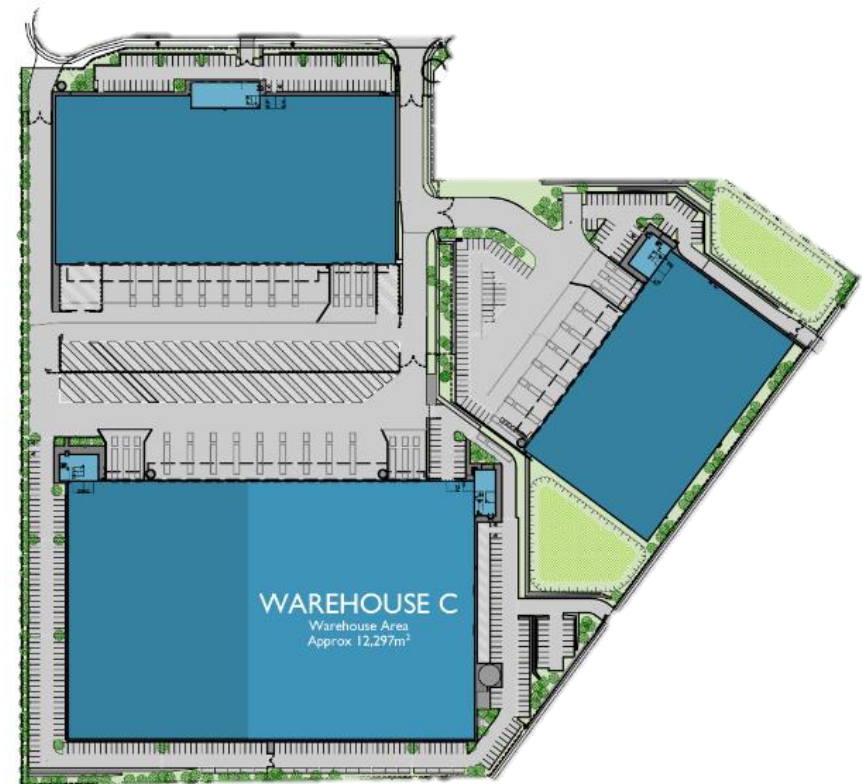
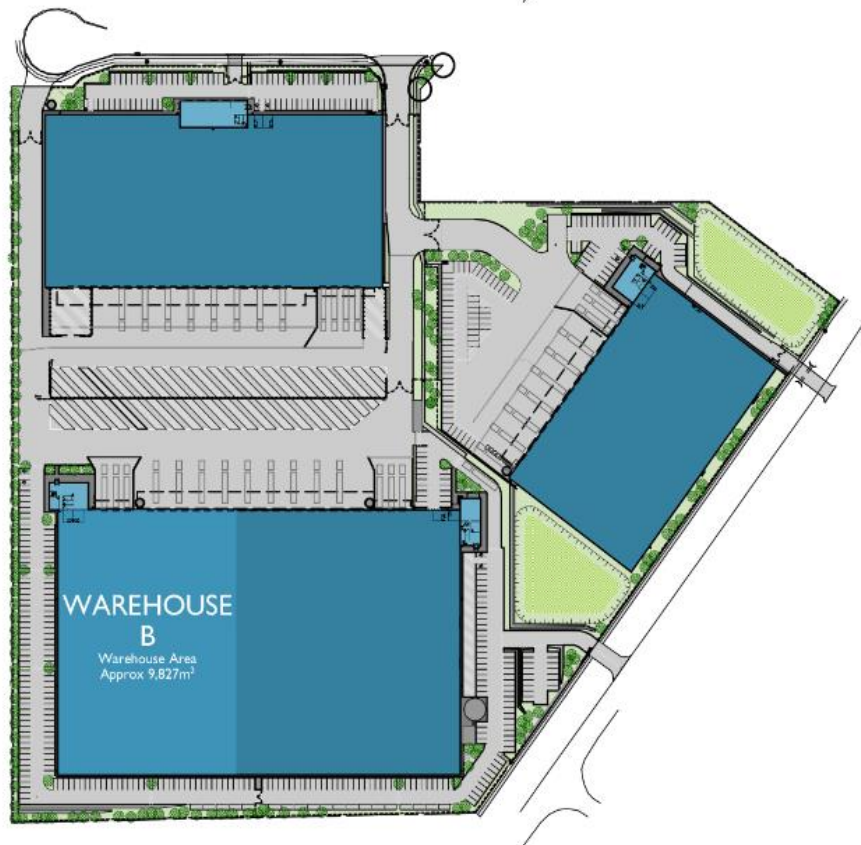
Warehouse A	12,527 m <sup>2</sup>
Warehouse B	11,541 m <sup>2</sup>
Warehouse C	11,582 m <sup>2</sup>
Warehouse D	8,505 m <sup>2</sup>
<b>TOTAL</b>	<b>44,155 m<sup>2</sup></b>



## Subdivision options

Warehouses B and C have been designed as a single building that can be occupied by a single tenant (23,123 square metres) or subdivided for two tenants. The base building design provides for two individual offices, with the inter-tenancy wall having the flexibility to be constructed at various locations enabling tenancy areas from as small as 7,308 square metres up to the whole building of 23,123 square metres, or configurations in between these areas.

Below is an example of a possible subdivision split. On request the buildings can be modified to suit your specific needs.



# Design specifications

*The design and construction of the facility shall meet all Australian Standards, be in accordance with the regulations set out in the Building Code of Australia and meet all Authority requirements.*

## WAREHOUSE

### Concrete and Floor Slab

- Internal Warehouse floors shall be finished with a double helicopter trowel for a burnished finish.
- The warehouse floor shall be designed for a minimum of 6.0 tonne point load and 35kPa UDL.
- Unlimited hard wheel forklift repetitions of 2500kg-lift capacity.

### Structural Steel

- Column free spans of up to 30m can be accommodated at centres of approximately 11-12m, however depending on the building size, an appropriate number of rows of internal columns will be required to be included (refer to the concept drawings).
- Spacing of end bay columns may be reduced to improve structural efficiency.
- Springing heights to a minimum of 10 metres

### External Walls

- Precast concrete dado panels to 2400mm high above floor level (3000mm high where required to provide fire ratings for hydrants and services rooms in accordance with the BCA), painted externally with selected flat paint finish.
- Colorbond finish wall cladding above precast panels.
- Internally precast concrete panels are to be finished to a smooth steel trowelled finish.

### Roof

- Zincolume sheeting (unless required otherwise by local Authorities) with translucent sheets equal to minimum 10% of warehouse roof area.

## Awnings and Canopies

- Awnings to project a minimum of 9m from the face of the building over on-grade roller shutters and 3m over recessed docks.
- Awnings to be bird proof protected in an approved manner. Minimum 6m clearance under awnings to all structure and services.

## Dock and Access Doors

- Docks at grade with 6.0m wide x 6.0m high motorised roller shutter doors, and
- Roller shutter doors and guide covers to be painted with selected high performance paint or powdercoat finish.
- All docks to be provided with an appropriate level of lighting to be functional 24 hours.
- Sunken docks with dock levelers and 2.7m x 3.6m high motorised roller shutter doors [dock configuration depends on site and design conditions and Tenant requirements – refer to concept plan].
- Dock levelers to be hydraulically operated (Red Australia, Tieman 710M or similar).
- Recessed docks to be designed for the provision for future door seals and Truck Dock Locks (e.g. cast-in conduits provided and power and control wiring).

## Lighting

- Lighting level to be 200 lux (at 1.2m above floor level).
- Each third row of lighting to be switched separately to allow reduced 'night light' for security / safety out of operating hours.

# Design specifications

## OFFICE/OFFICE FLOOR SLAB

- The office areas will comprise glazed curtain walling / shop front glazing, painted CFC, masonry, concrete, and precast concrete or metal cladding to suit the architectural design,
- Floor slabs to be designed generally for a live load capacity of at least 3 kPa + 1 kPa for partitions.
- Compactus areas of approximately 5% of each office floor level are to be designated and have a load capacity of 10 kPa.

## SERVICES

### Power Capacity

- Premises design to accommodate a total supply load based on 25 VA/m<sup>2</sup> of warehouse, 120 VA/m<sup>2</sup> of office.

### Mechanical

- Separate air conditioning systems will be provided to agreed zones within each office level.
- Each system will be zoned to maintain and provide comfort conditions with office perimeters to be zoned separately to central office areas and entry / stair and void areas to be separately zoned.
- No ducts or equipment apart from diffusers, thermostats and controls will be visible from the office space.

## Ventilation

- As required by the BCA.

## Fire Services

- ESFR Fire Sprinklers to be provided relative to storage fire load and internal building height of the warehouse area
- Hydrants, fire hose reels, smoke detection and extinguishers will be provided in accordance with the BCA, Australian Standards or other relevant authorities requirements.
- Fire hose reels and hydrants within office areas are to be enclosed within a cupboard.

## GENERAL SITE WORKS

### Signage

- Directional signage as required for efficient operation of the carpark area and estate
- Tenant signage areas will be provided.

### Truck Parking and Turning Aprons

- Aprons and truck areas are designed to accommodate Semitrailers and B-Double vehicles to Australian Standard turning circle requirements.

## Landscaping

- Plants will be a selected range of Australian native ground cover

## Estate / Facility Operating Hours

- The design of this project is to take into account that the built facility may operate on a 24 hour, seven day week basis.
- Final operating hours and conditions are subject to local Authority approvals.

## Environmental Sustainability

- The building design is to include energy and water saving initiatives such as solar water heating, energy efficient lighting, native landscaping and rainwater collection for irrigation and toilet flushing, subject to local authority approvals.



# Partnering with Stockland

## An Overview

Stockland is Australia's largest diversified property group. We develop and manage a large portfolio of retail centres, industrial sites, office buildings, residential communities and retirement living villages.

Listed on the Australian Stock Exchange since 1987, Stockland is an ASX 50 company with a market capitalisation of over \$9.1 billion.

## Logistics and Business Parks

Stockland's logistics and business park team brings extensive development experience, having worked on various award-winning projects across Australia. We aim to deliver quality products that respond to our customer's needs now and into the future.

For more information  
visit [www.stockland.com.au](http://www.stockland.com.au)





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