

# *Brooklyn Distribution Centre*

*Francis Street, Brooklyn VIC*





# Introducing Brooklyn

## Brooklyn Distribution Centre

Brooklyn Distribution Centre is conveniently located 10 kilometres west of Melbourne's CBD adjacent to the West Gate Freeway.

Stockland's Brooklyn Distribution Centre is a well-established 22ha estate with over 130,000m<sup>2</sup> of net lettable area across 10 separate warehouses.

This ideal location enables direct access to key arterial roads, Melbourne ports and airports servicing the greater Melbourne area, reducing the higher transport costs associated with outer fringe properties.



## Strategic advantage

### Functionality

- 24 hour B-Double access
- Multiple site access and exit points
- Strategically positioned in relation to major arterials
- Close to public transport, multiple bus stops on Millers Road and directly adjacent to the Westgate Freeway

### Fit-out

- Stockland will consider fitout including LED lighting upgrades, solar, office upgrades or racking as part of incentive packages

### Timing

- Stockland can offer immediate existing warehousing solutions which can also allow for new pre-lease development

### Competitive advantage

- Highly competitive rents and outgoings
- Major Industrial Estate over the Westgate Freeway







Geelong Road

Port of Melbourne

West Gate Freeway

Brooklyn Distribution Centre, Brooklyn

Millers Road



# Location

## Distance from key locations



ADDRESS  
413 Francis St  
Brooklyn, VIC



PRINCESS HIGHWAY  
20m



WEST GATE FREEWAY  
100m



PORT OF MELBOURNE  
11km



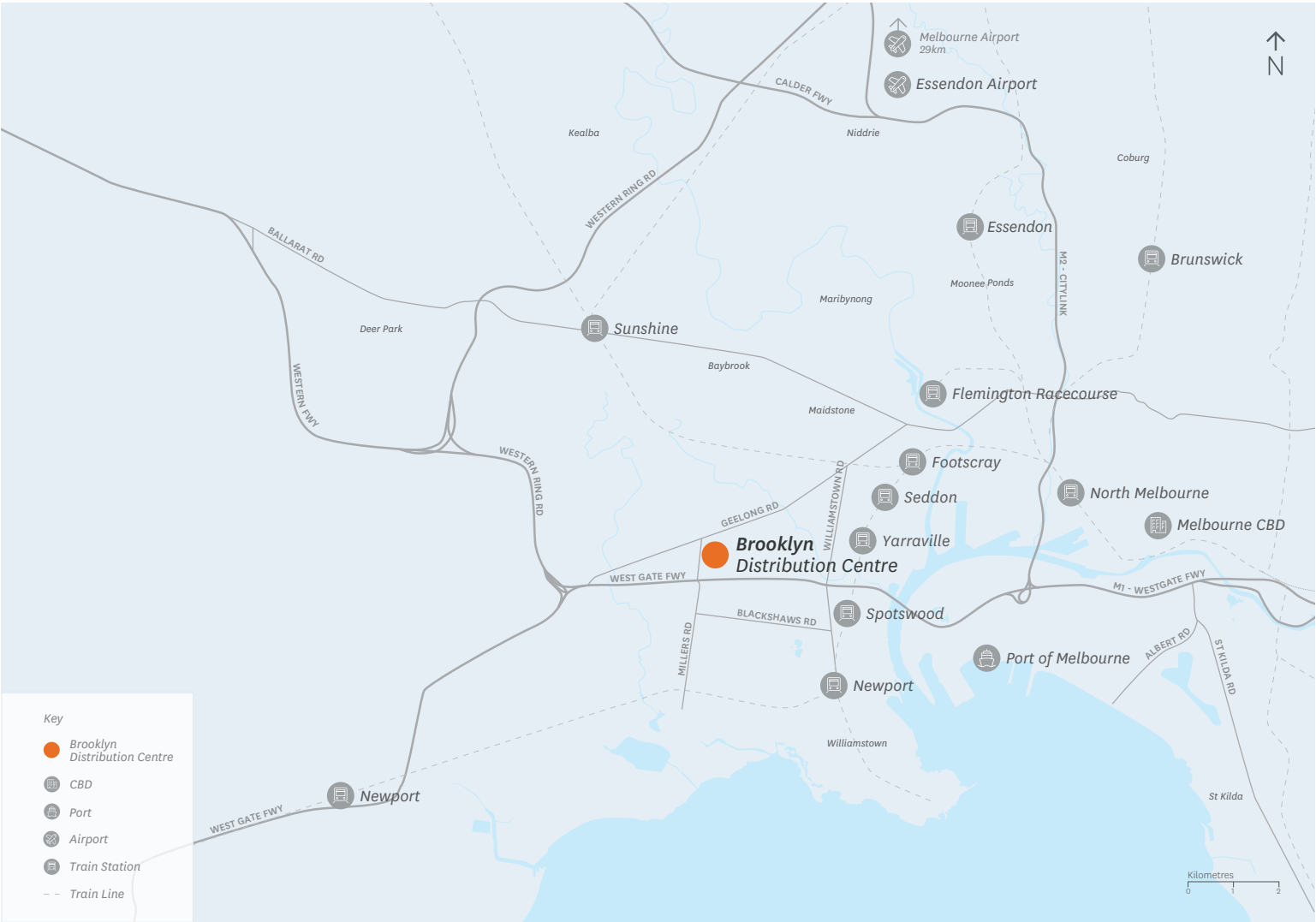
MELBOURNE CBD  
12km



MELBOURNE AIRPORT  
28km



ALTONAY RAILWAY STATION  
6.1km



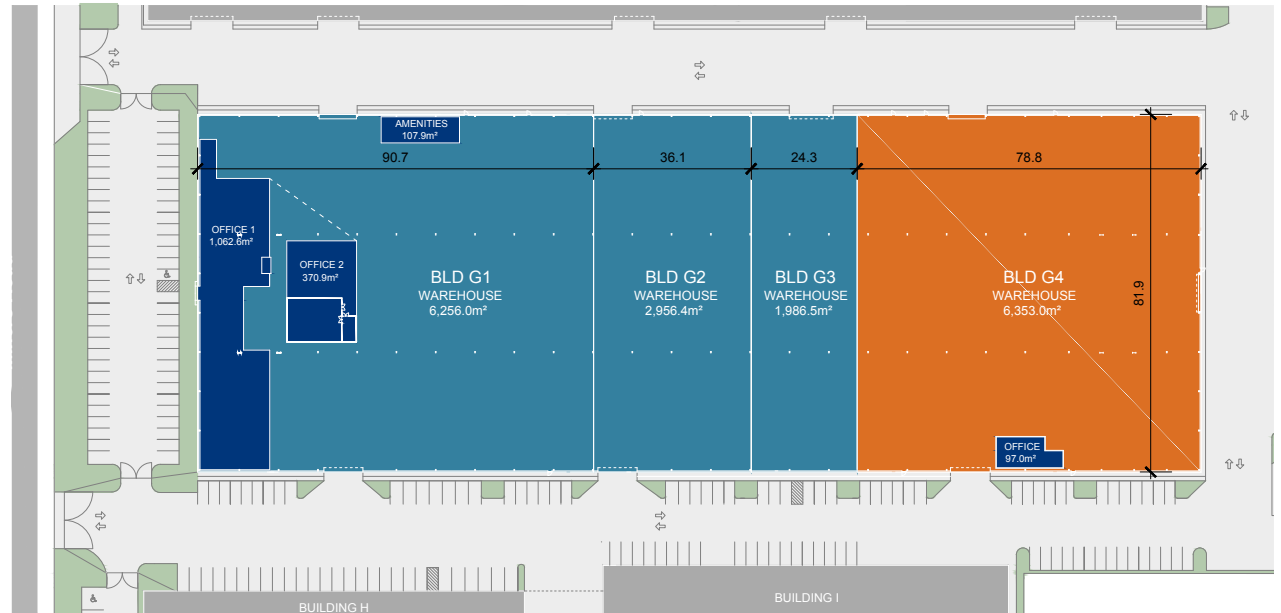
# Estate plan



# Building G overview – available April 2019

## Warehouse G4

- 6,353m<sup>2</sup> warehouse and 97m<sup>2</sup> office
- Minimum 7.3m and maximum 10.4m height clearance
- 3 roller shutter doors
- Access from 2 entry points
- Warehouse drive through capability
- Flexible car parking



Disclaimer: This plan has been prepared for marketing purposes only. Any interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.

# Warehouse B2 overview – available now

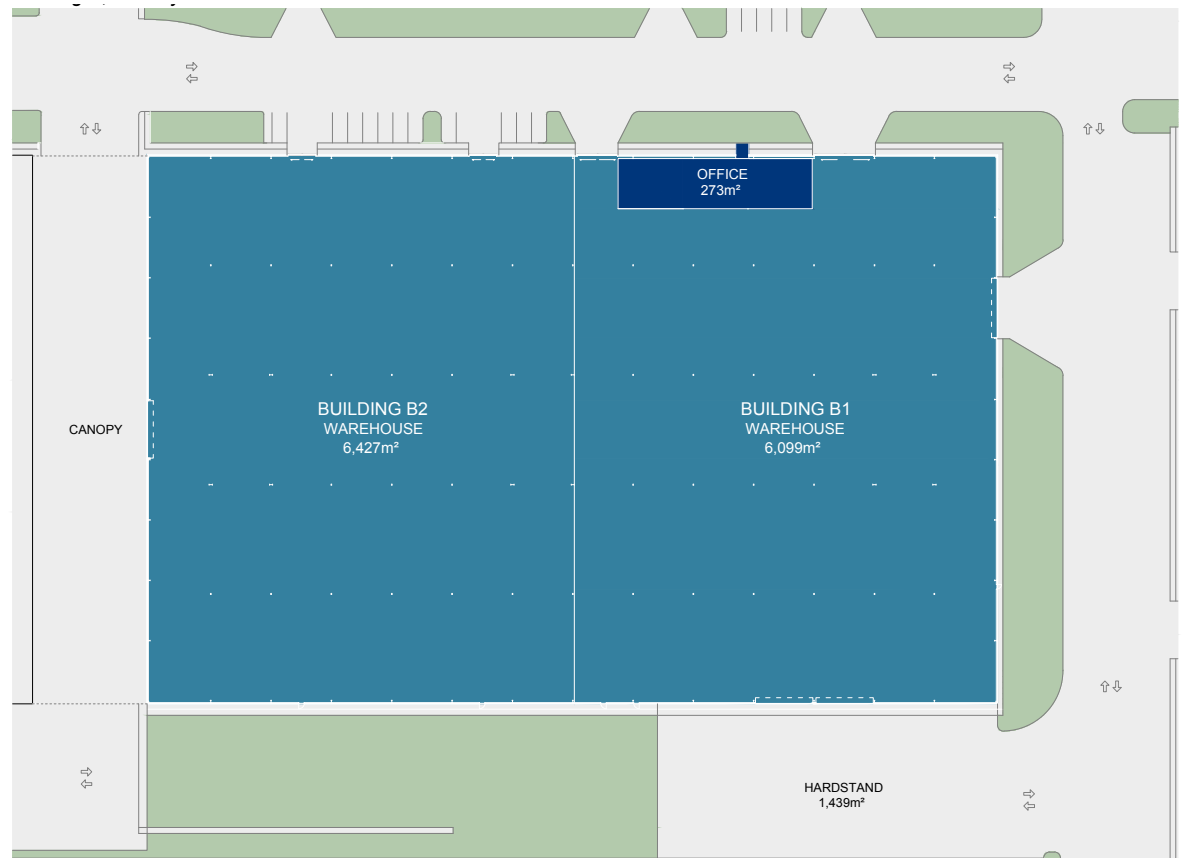
- 6,427m<sup>2</sup> warehouse
- Minimum 5.5m and maximum 9.4m height clearance
- 2 sliding door and 1 roller shutter door
- Access from 2 entry points
- Dedicated canopy loading area
- Flexible car parking



Key

 Building

 Office



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# The Stockland Portfolio



## Logistics

Ingleburn Logistics Park,  
Ingleburn NSW

Coopers Paddock,  
Warwick Farm NSW

Yatala Distribution Centre,  
Yatala QLD

Oakleigh Industrial Estate,  
Oakleigh VIC

Port Adelaide Industrial Estate,  
Port Adelaide SA

Yennora Distribution Centre,  
Yennora NSW

Hendra Industrial Estate,  
Hendra QLD

Brooklyn Distribution Centre,  
Brooklyn VIC

Forrester Distribution Centre,  
St Marys NSW

Balcatta Distribution Centre,  
Balcatta WA

Altona Industrial Estate,  
Altona VIC

Somerton Distribution Centre,  
Somerton VIC

Granville Industrial Estate,  
Granville NSW

72–76 Cherry Lane,  
Laverton North VIC

Altona Distribution Centre,  
Altona VIC

Smeg Distribution Centre,  
Botany NSW

Wetherill Park Distribution Centre,  
Wetherill Park NSW

Export Distribution Centre,  
Brisbane Airport QLD

40 Scanlon Drive,  
Epping NSW

23 Wonderland Drive,  
Eastern Creek NSW

89 Quarry Road,  
Erskine Park NSW

Willawong Distribution Centre,  
Willawong QLD



## Business Parks

Optus Centre,  
Macquarie Park NSW

Triniti Business Campus,  
North Ryde NSW

60–66 Waterloo Road,  
Macquarie Park NSW

16 Giffnock Avenue,  
Macquarie Park NSW

Macquarie Technology Park,  
Macquarie Park NSW

Mulgrave Corporate Park,  
Mulgrave VIC



## Office

Piccadilly Complex,  
Sydney NSW

Durack Centre,  
Perth WA

135 King Street,  
Sydney NSW

601 Pacific Highway,  
St Leonards NSW

110 Walker Street,  
North Sydney NSW

80–88 Jephson Street,  
Toowong NSW



Workplace and Logistics portfolio  
with 34 properties valued

***\$3bn***

Current workplace & logistics  
development projects totalling  
\$99m and pipeline of

***\$600m***

21 logistics, 6 business parks and  
7 offices assets across

***1,497,124m<sup>2</sup>***

39 shopping centres nationally  
valued at approximately

***\$7.4bn***



**Stockland**

***Around \$6.8bn***

in sales annually from  
more than 3,500 retail stores

One of the leading retirement  
living operators with

***over 9,600***

established units across Australia

The leading residential developer with  
60 communities, 82,000 lots  
remaining and a total end value of

***\$22.2bn***

Stockland is one of the largest  
diversified property groups  
in Australia, with

***over \$17.9bn***

of real estate assets

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## Stockland