

KeyWest Distribution Centre

1 Carmen Street, Truganina

NOW
LEASING
—
AVAILABLE
Q3 2019



Introducing KeyWest

Stockland is proud to offer a premium leasing opportunity at KeyWest Distribution Centre

Situated in heart of Melbourne's West, Truganina offers a prime location for a logistics and distribution hub, providing ease of access to metropolitan Melbourne and interstate markets via Melbourne's Ring Road network.

KeyWest Distribution Centre comprises a 5.1h land holding which will be constructed of a flexible office warehouse offering up to 30,449m² of modern accommodation. Suitable for a range of warehousing, logistics and distribution purposes.

Development Facts

Strategic Site

- Convenient access to Western Freeway, Princes and West Gate Freeway, Western Ring Road and Deer Park Bypass.
- 5.1h industrial zoned, permit approved greenfield site, suitable for 24/7 operations.

New High-Clearance Facilities

- Various warehouse layouts and office space with flexible design options up to 30,449m².
- 10m minimum clearance, K22 EFSR sprinklers.
- 38m super awning over on-grade doors.
- Modern amenities, outdoor recreation areas, ample car spaces.
- Separate car and truck access.
- Flexible loading options with recessed loading docks and on-grade doors.
- Environmentally sustainable initiatives including energy efficient lighting and solar photovoltaic systems.





Location

KeyWest Distribution Centre is situated in the established industrial precinct of Truganina

Located within 850m of the Robinsons Road and Western Freeway Interchange, KeyWest occupies one of the most advantageous locations in Melbourne's West.

Carmen Street and the connecting road network are approved for 25/26m B-Doubles in accordance with the VicRoads heavy vehicle access road map.

Distance from key locations



WESTERN FREEWAY
850m



WEST GATE FREEWAY
8km



WESTERN RING ROAD
4km



PORT OF MELBOURNE
20km



MELBOURNE AIRPORT
23km



MELBOURNE CBD
25km

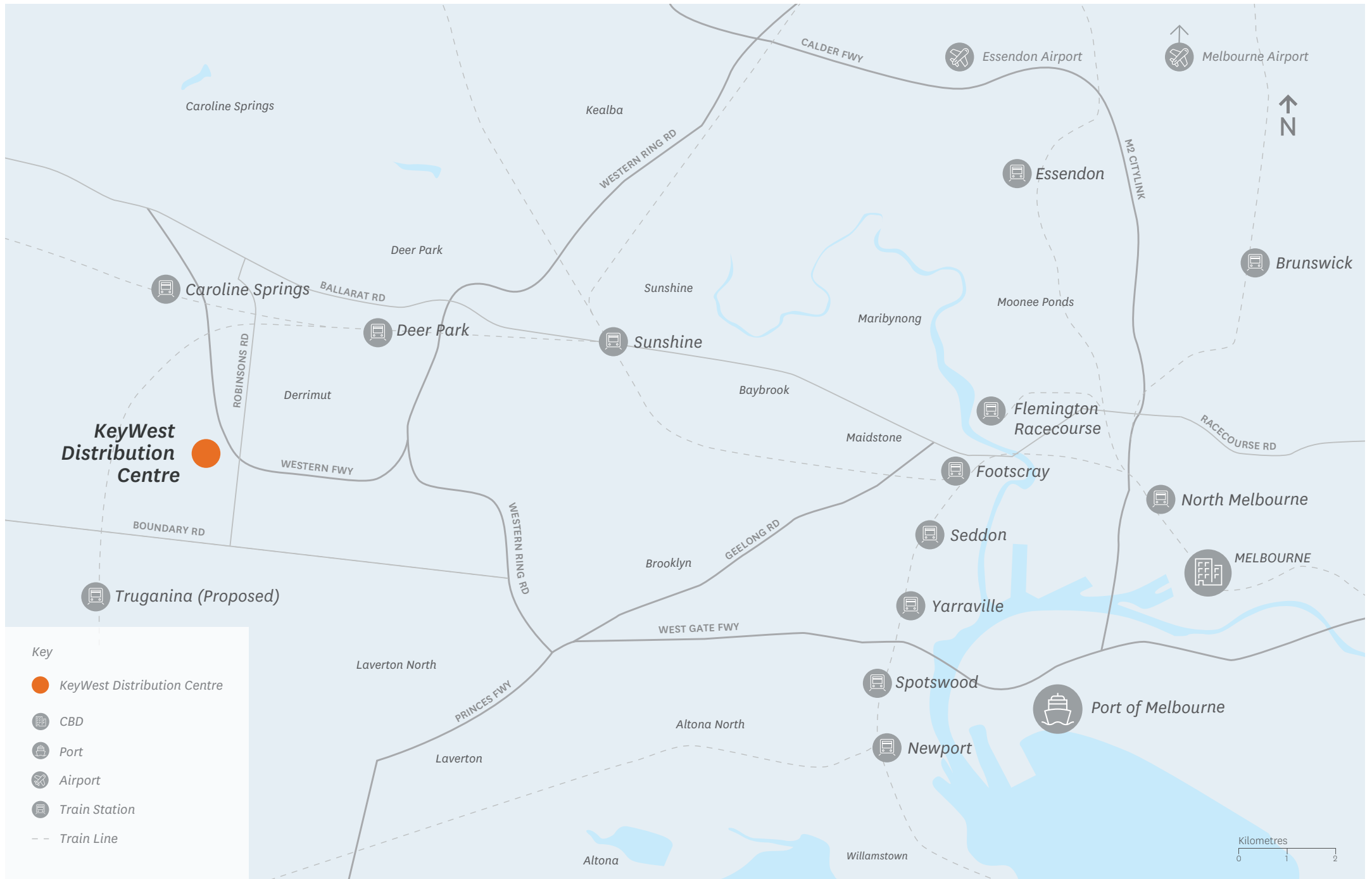


PROPOSED TRUGANINA STATION
5km

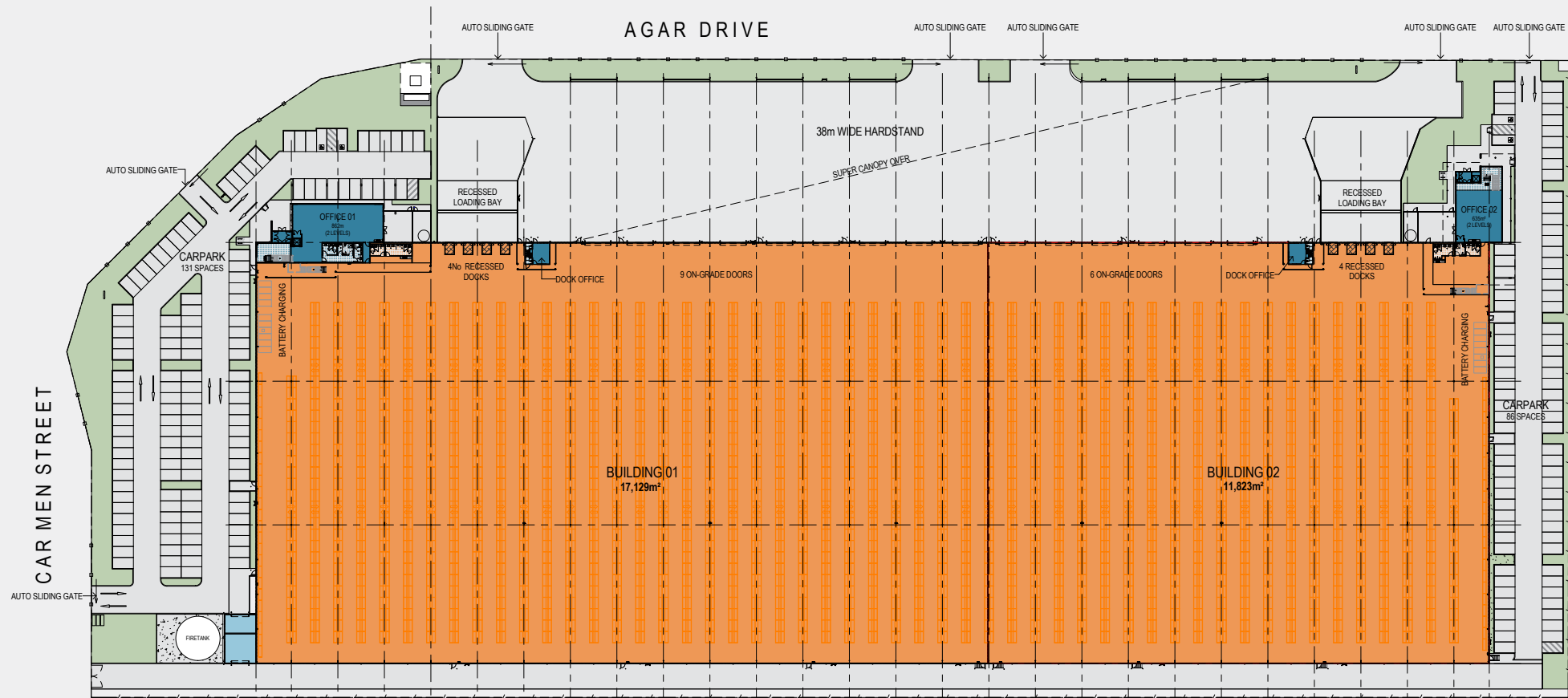


THE AVENUE SHOPPING CENTRE
8km





Site Plan & Lease Options



Key

- Office
- Warehouse
- Landscaping
- Canopy

Racking layout is indicative only.



KeyWest Distribution Centre

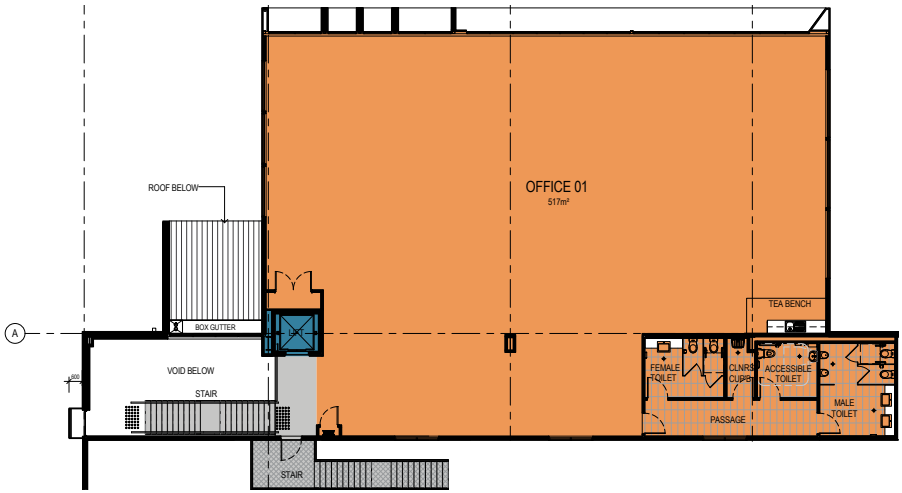
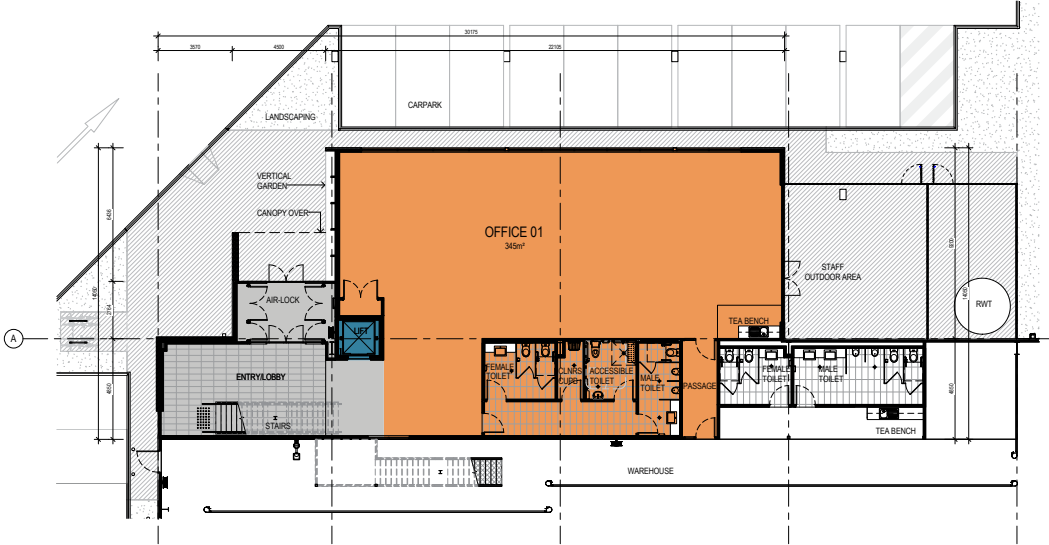
| | |
|-----------|----------------------|
| Warehouse | 28,952m ² |
| Office 1 | 862m ² |
| Office 2 | 635m ² |
| TOTAL | 30,449m ² |

Flexible in design, the building allows for various subdivision options from areas ranging from 8,000m² – 30,449m².

Each warehouse grid bay has an area of approximately 1,097m², allowing potential users to increase or decrease warehouse size as required.

Note: The location and number of roller shutter doors will be adjusted subject to final location of intertenancy wall.

Indicative Building 1



Building Facts

- Minimum clearance 10m.
- 9 on-grade roller doors with 38m super awning.
- 4 sunken docks with 3m awning.
- 38m wide hardstand.
- Separate car and truck access.
- 131 car parking spaces.
- K22 ESFR fire suppression system.
- Dock office and drivers amenities.
- 99kW solar photovoltaic system.

Now Leasing

| | |
|----------------|----------------------|
| Warehouse area | 17,129m ² |
| Office area | 862m ² |
| TOTAL | 17,991m ² |
| Car parking | 131 spaces |

Note: The location of the dividing wall is indicative only - it may be relocated to suit specific tenant requirements. All areas subject to survey.

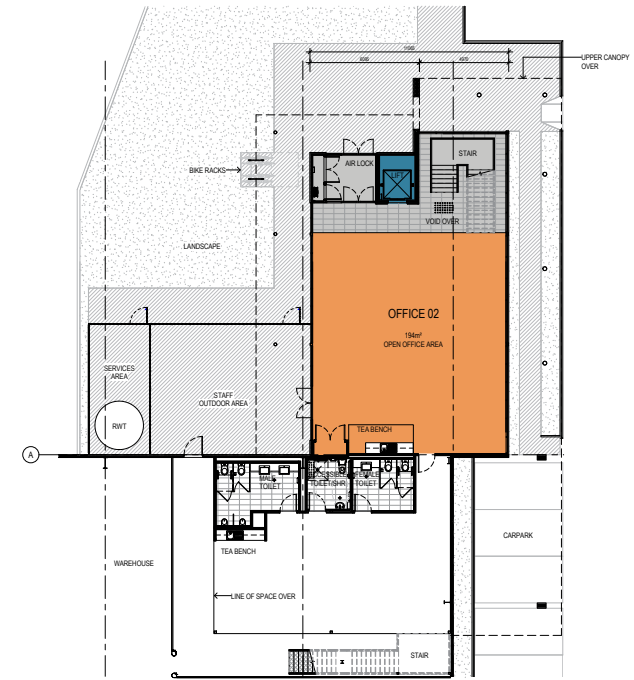
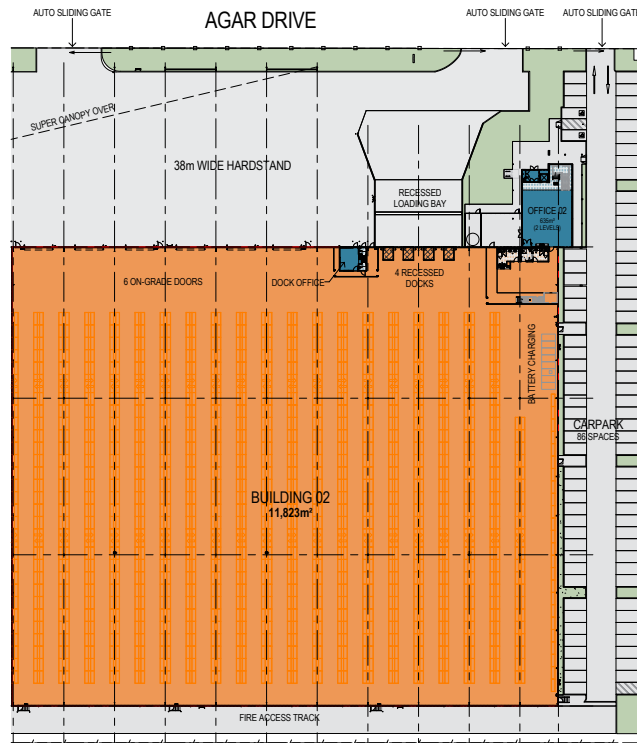
Key

Office

Warehouse

Lifts

Indicative Building 2



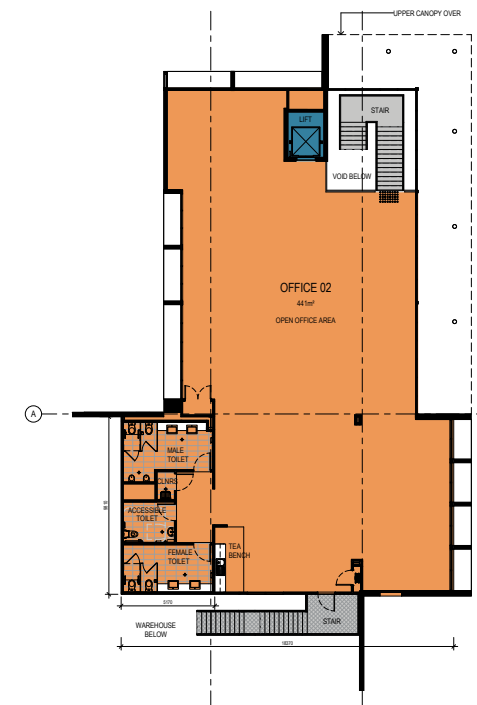
Building Facts

- Minimum clearance 10m.
- 6 on-grade roller doors with 38m super awning.
- 4 sunken docks with 3m awning.
- 38m wide hardstand.
- Separate car and truck access.
- 86 car parking spaces.
- K22 ESFR fire suppression system.
- Dock office with drivers amenities.
- 99kW solar photovoltaic system.

Now Leasing

| | |
|----------------|-----------------|
| Warehouse area | 11,823m² |
| Office area | 635m² |
| TOTAL | 12,458m² |
| Car parking | 86 spaces |

Note: The location of the dividing wall is indicative only - it may be relocated to suit specific tenant requirements. All areas subject to survey.



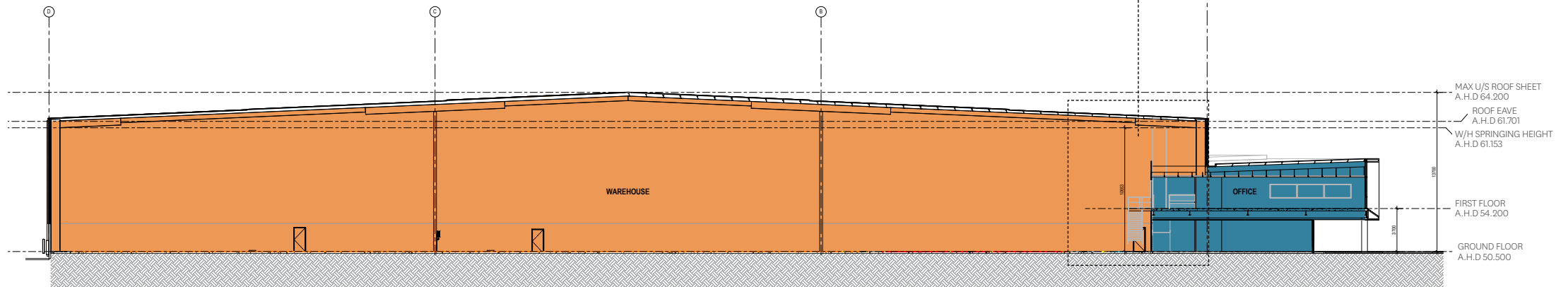
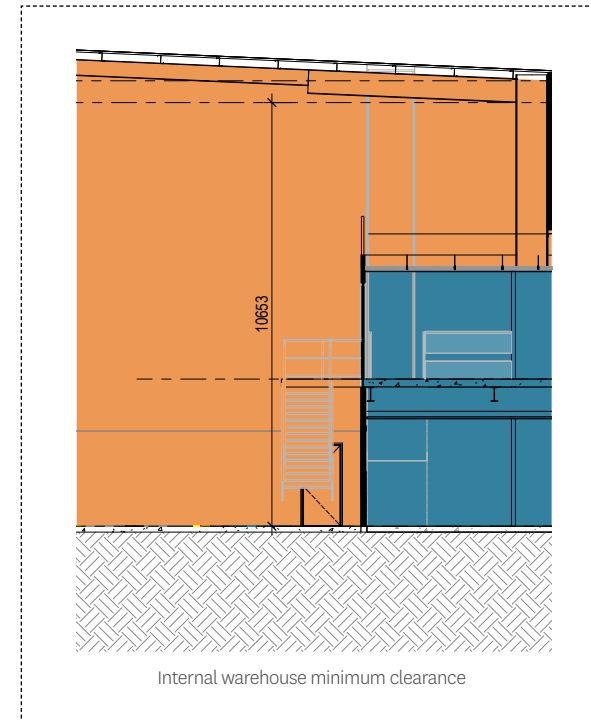
Key

- Office
- Warehouse
- Lifts

Building Sections

Building Facts

- Springing heights to a minimum of 10.6m.
- Column free spans up to 33.2m at centres of approximately 11m.
- 2 no. propping columns to warehouse portal frame.



Building Specifications



PREMISES

2 separate tenancies
or 1 super warehouse



COMPLETION

Due for completion
Q3 2019



RACKING

43,500 total
pallet capacity



CONSTRUCTION

Warehouse – concrete dado
panel with cladding

Office – concrete and steel
structure with high quality
composite and glazed facades



TRUCK LOADING

15 x on-grade roller shutters
8 x recessed docks



ACCESS

Separate truck, car and
pedestrian access



AWNING

38m awning over on-grade
doors, and 3.5m cantilever
awning over recessed docks



CLEARANCE HEIGHTS

10.6m springing height



HARDSTAND

38m wide heavy
duty hardstand



INTERNAL SLABS

Designed for 6 tonne point
loads with armoured joints



SPRINKLERS

Early suppression, fast
response sprinkler system



POWER

Warehouse – 15VA/m²
Office – 75VA/m²



OFFICES

Fully air-conditioned boasting
high quality finishes



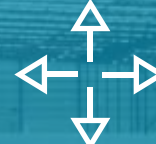
OPERATING HOURS

24 hours
7 days a week



ZONING

IN1Z industrial



FLEXIBILITY

Areas available from
8,000 – 30,449m²



SUSTAINABILITY

LED lighting, rainwater
harvesting, solar hot water
system



SOLAR PV

99kW solar photovoltaic
system

Partnering with Stockland

An Overview

We are Australia's largest community creator covering whole of life housing solutions. We own, manage and develop retail town centres, workplace and logistics assets, and residential and retirement living communities.

Our vision is to be a great Australian real estate company that makes a valuable contribution to our communities and our country.

Workplace & Logistics

By developing and managing properties that are strategically positioned in key locations for logistics, infrastructure and employment.

Sustainability

Our commitment to sustainability has led to the following accreditations:



Global Real Estate Sector Leader
Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018



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



Global Climate Change
Leader Index CDP A List



Global Sector and
Regional Sector Leader for
Diversified Retail/Office category
Global Real Estate Sustainability
Benchmark (GRESB)



Workplace & Logistics Snapshot

Workplace & Logistics

\$99million completed in 1H19

Willawong (Stage 1), QLD
Ingleburn (Stage 2), NSW
Yennora, NSW

**\$740m in the future
development pipeline**

Growing and Developing a Quality Portfolio



34
PROPERTIES



\$3.3 billion
GROSS BOOK VALUE*



1,533,503
SQM GLA/NLA**



\$740 million
LOGISTICS DEVELOPMENT PIPELINE



5.2 years
LOGISTICS WEIGHTED AVERAGE
LEASE EXPIRY (WALE)



95.5%
WORKPLACE OCCUPANCY

Correct as at 31 December 2018.

* Reflects 100% interest. ^ GLA excludes development land. Value of Stockland's ownership interest. (GLA) Gross Lettable Area (NLA) Net Lettable Area.



Retail Town Centres nationally
valued at approximately

\$7.2bn

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

over \$15.7bn

of real estate assets

Workplace and Logistics portfolio
with 34 properties valued over

\$3bn

37 Retail

Town Centres
located across Australia



Stockland

The leading residential developer
with 59 communities, over 81,000 lots
remaining and end-market value of

\$23bn

More than 3,500 tenants
generating in excess of

\$6.7bn

in retail sales per annum

58

Green Star ratings across our
Office and Retail for Design,
as Built and Performance

One of the leading retirement
living operators with

over 9,600

established units across Australia

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