

# 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 30,429m<sup>2</sup> 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 30,429m<sup>2</sup>.
- 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



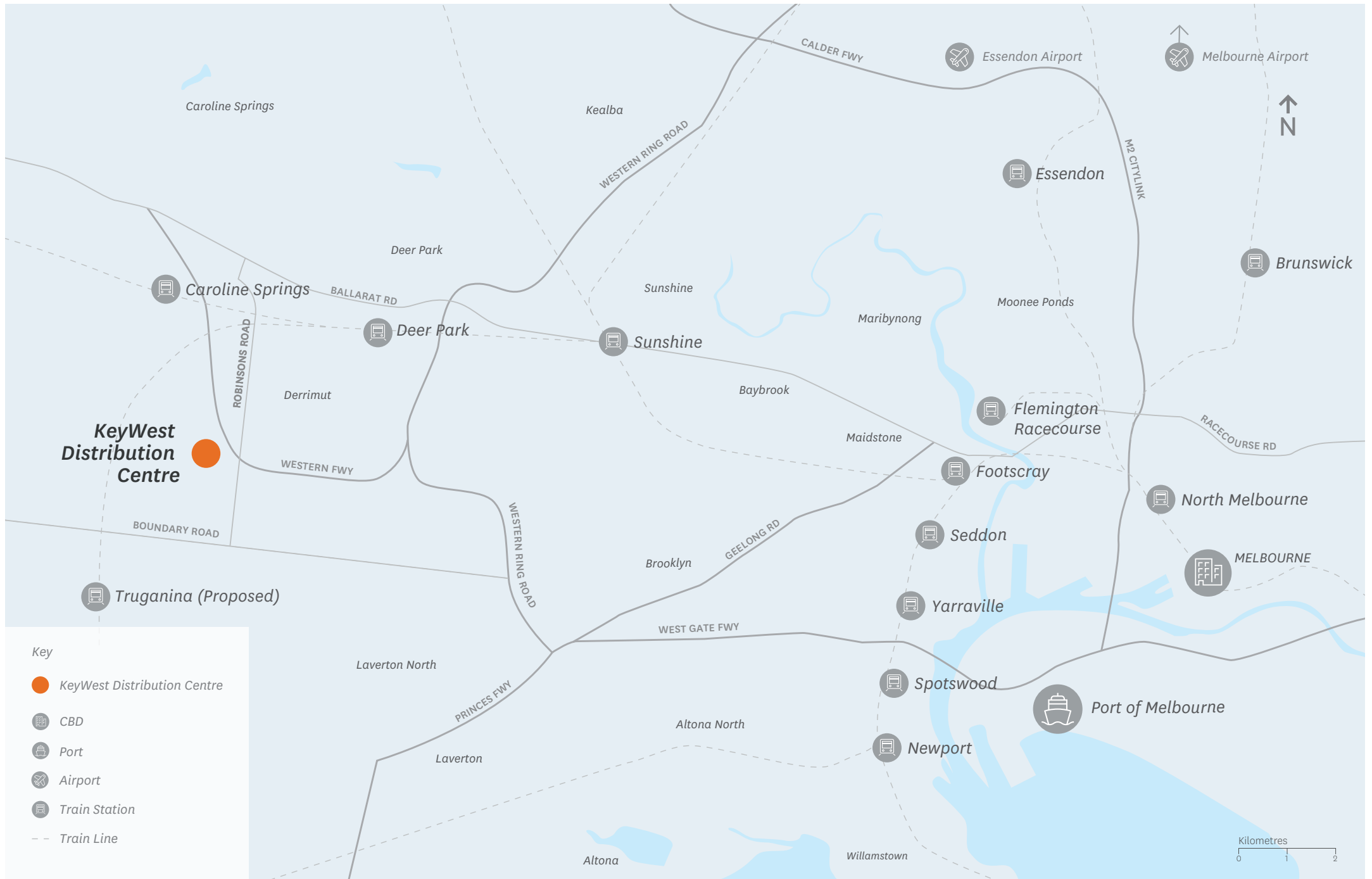
PROPOSED TRUGANINA STATION  
5km



THE AVENUE SHOPPING CENTRE  
8km

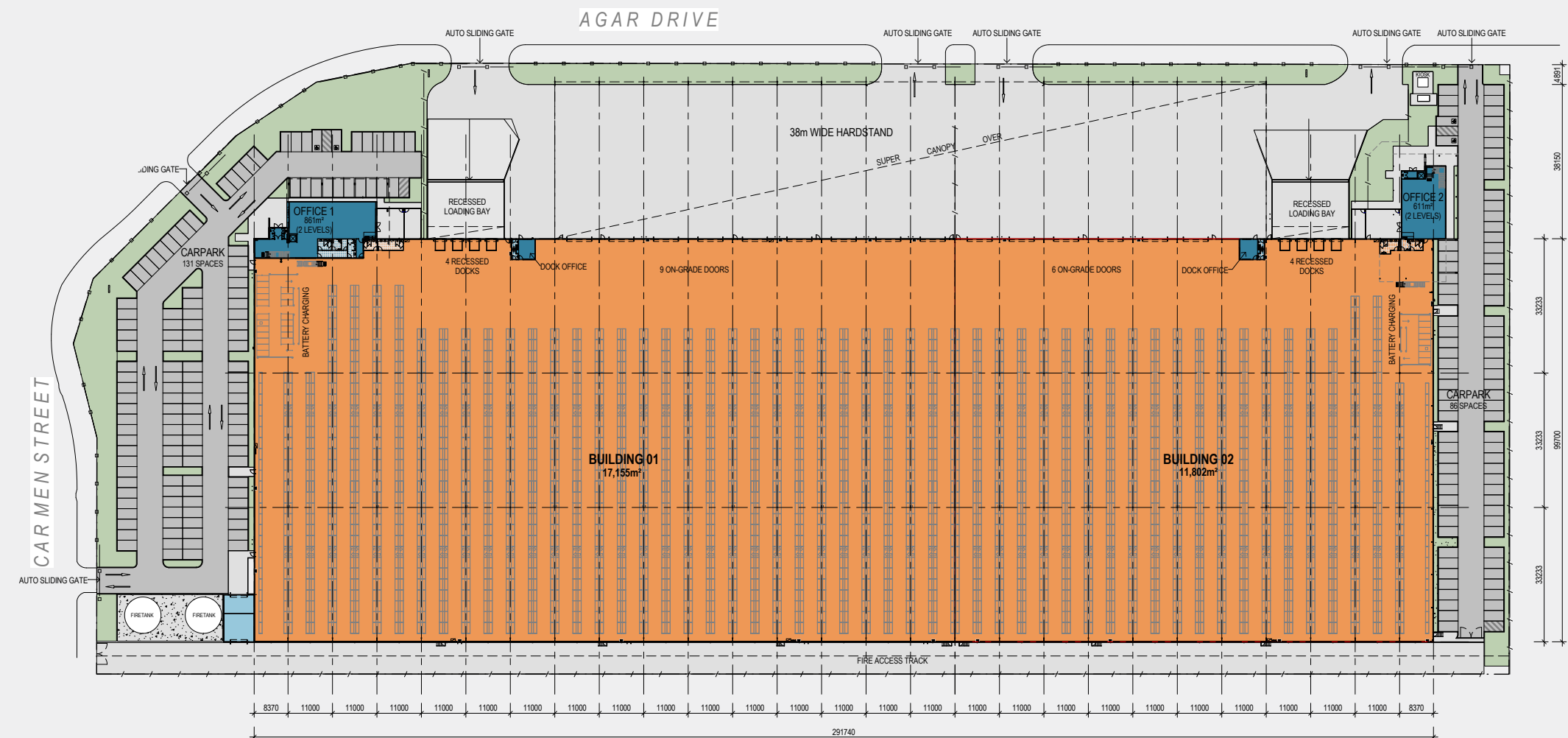








# Site Plan & Lease Options



- Key
- Office
  - Warehouse
  - Landscaping
  - Canopy

Racking layout is indicative only.





### KeyWest Distribution Centre

Warehouse	28,957m <sup>2</sup>
Office 1	861m <sup>2</sup>
Office 2	611m <sup>2</sup>
TOTAL	30,429m <sup>2</sup>

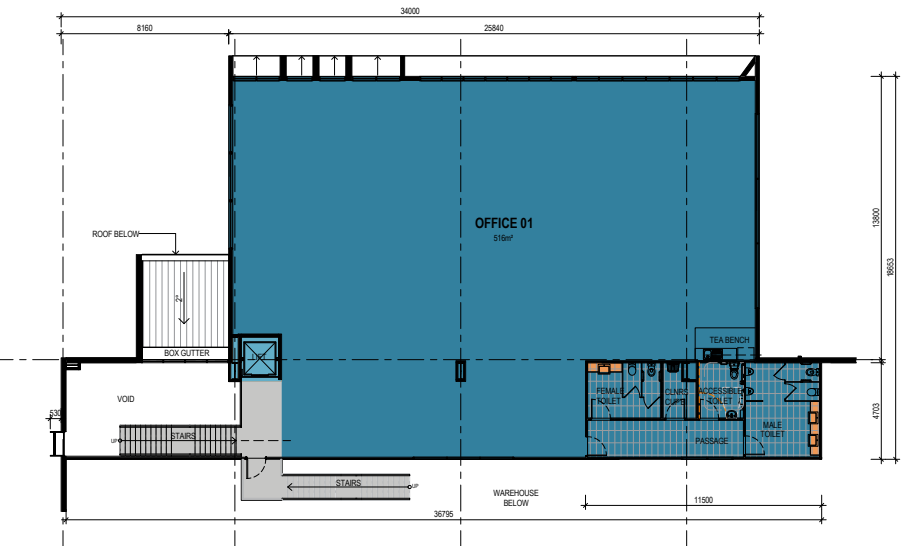
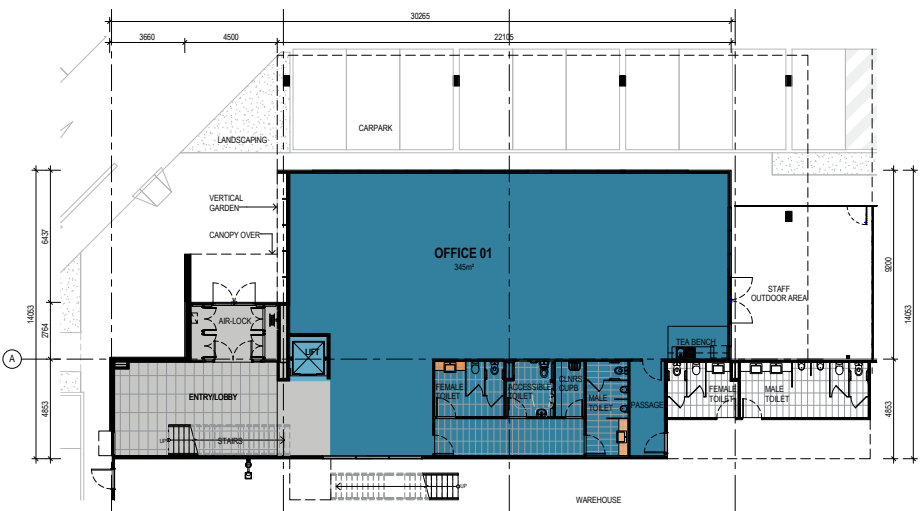
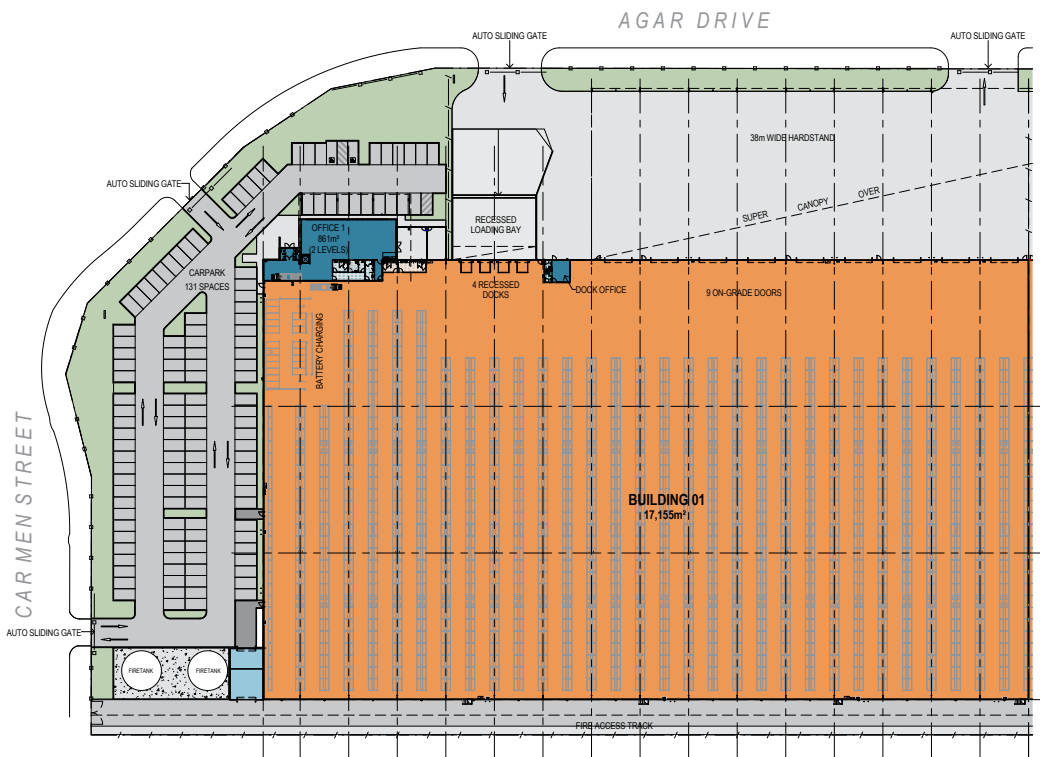
Flexible in design, the building allows for various subdivision options from areas ranging from 8,000m<sup>2</sup> – 30,429m<sup>2</sup>.

Each warehouse grid bay has an area of approximately 1,097m<sup>2</sup>, 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.
- Availability for a 99kW solar photovoltaic system.

## Now Leasing

Warehouse area	17,155m <sup>2</sup>
Office area	861m <sup>2</sup>
TOTAL	18,016m <sup>2</sup>
Car parking	131 spaces

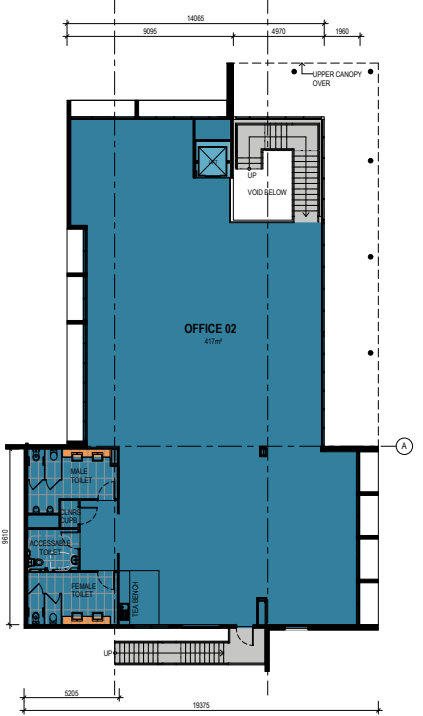
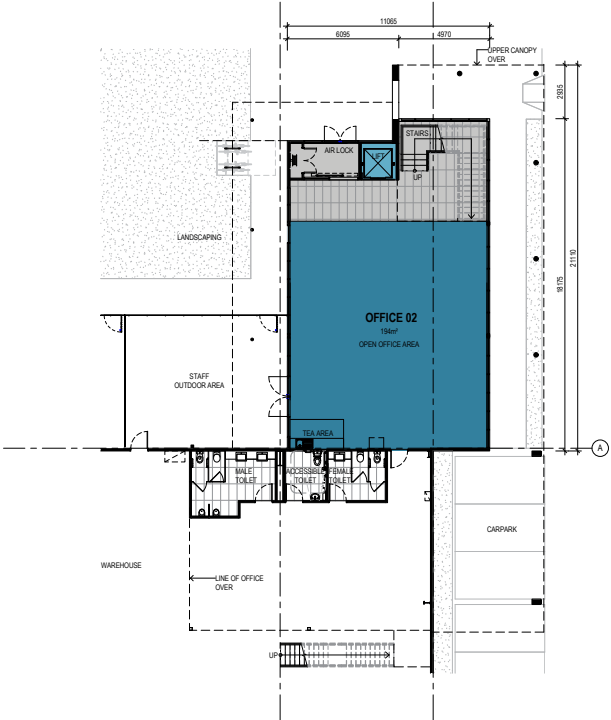
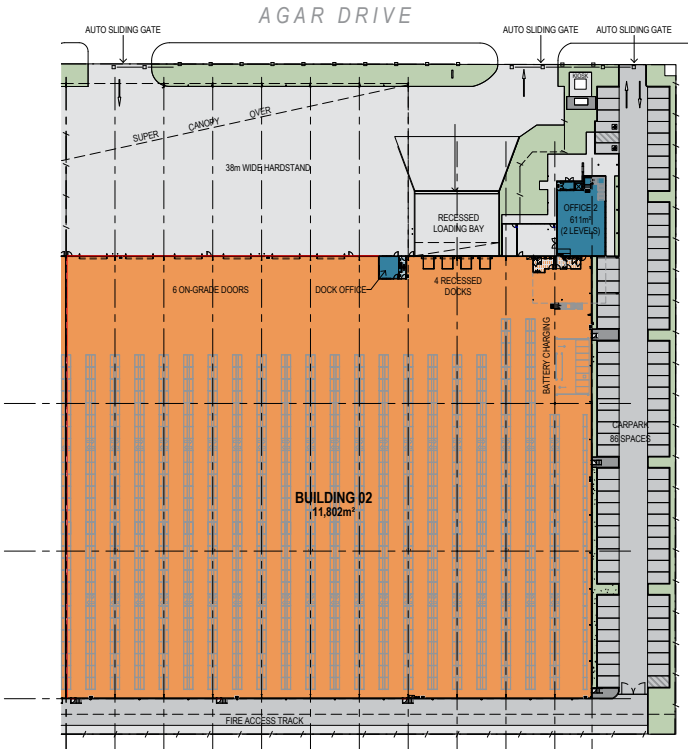
Note: The location of the dividing wall is indicative only - it may be relocated to suit specific tenant requirements. All areas subject to survey.

### 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.
- Availability for a 99kW solar photovoltaic system.

## Now Leasing

Warehouse area	11,802m <sup>2</sup>
Office area	611m <sup>2</sup>
TOTAL	12,413m <sup>2</sup>
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

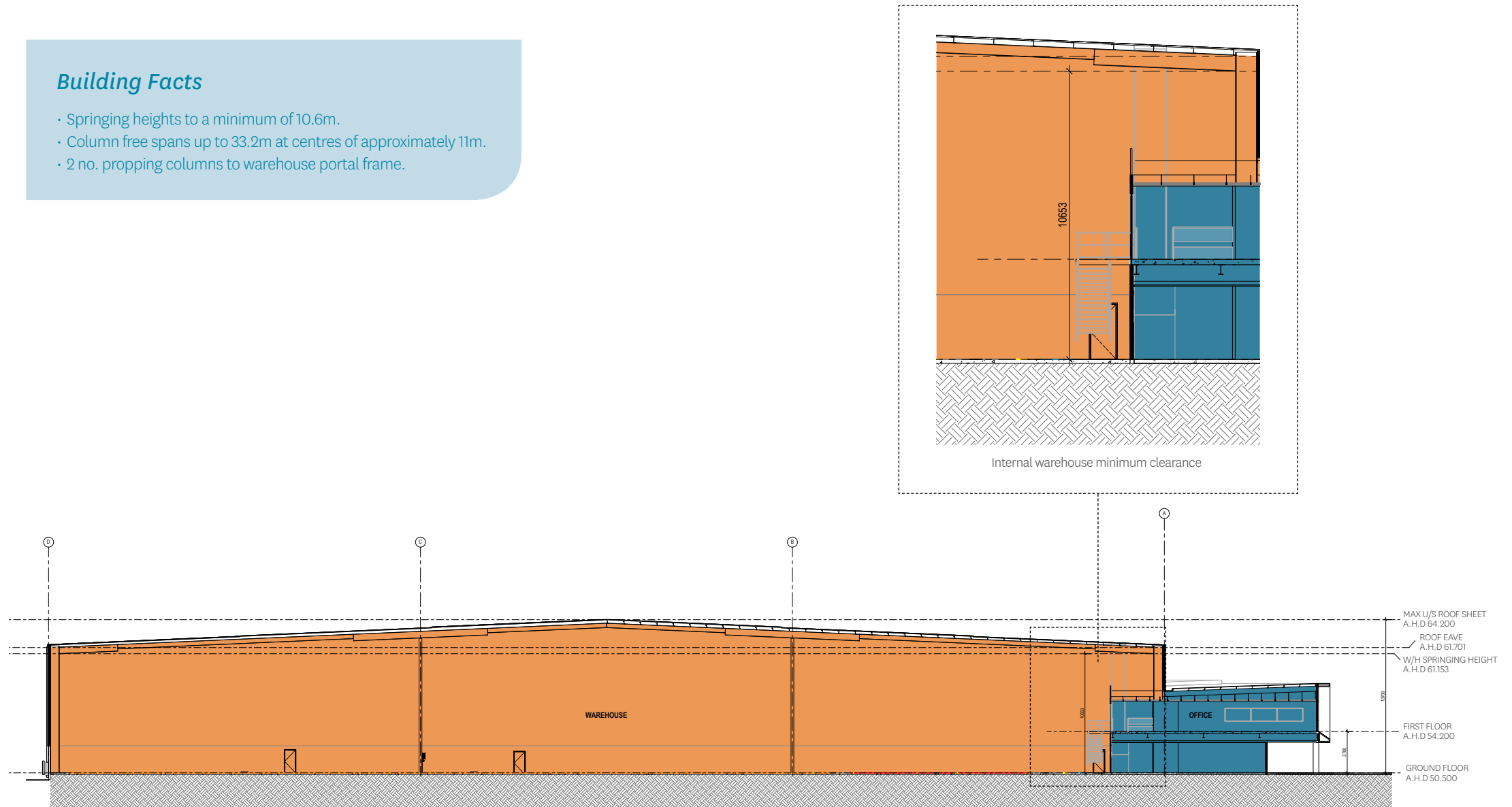
- Office
- Warehouse
- Lifts



# 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.





# Design Specifications

*The design and construction of the facility shall meet all Australian Standards, be in accordance with the regulations set out in the National Construction Code (NCC) 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 6t point load and 35kPa UDL.
- Unlimited hard wheel forklift repetitions of 2.5tn lift capacity.

### STRUCTURAL STEEL

- Column free spans up to 33.2m at centres of approximately 11m (refer to building plans).
- Springing heights to a minimum of 10.6m.

### EXTERNAL WALLS

- Precast concrete dado panels to 2,400mm high above floor level (3,000mm high where required to provide fire ratings for hydrants and services rooms in accordance with the NCC), painted externally with selected flat paint finish.
- Colorbond finish wall cladding to be fitted above precast concrete dado panels.
- Internally precast concrete panels are to be finished to a smooth steel trowelled finish.

### ROOF

- Zinalume sheeting with translucent sheets equal to minimum 10% of warehouse roof area.

### AWNINGS AND CANOPIES

- Awnings to project 38m 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 6m wide x 5.5m high motorised roller shutter doors (RSD).
- Roller shutter doors and guide covers to be painted with selected

high performance paint or powder coat finish.

- Roller shutter doors to be individual slats of thickness suitable for door width and wind loads nominated by the Structural Engineer.
- All docks to be provided with an appropriate level of lighting to be functional 24 hours.
- Sunken docks with dock levellers and 3m x 3.6m high motorised roller shutter doors (dock configuration depends on site and design conditions and tenant requirements).
- Dock offices of 30m<sup>2</sup> with amenities.

### WAREHOUSE LIGHTING

- Lighting level to be 200 lux.
- Each third row of lighting to be switched separately to allow reduced 'night light' for security/safety out of operating hours.

## Office

- 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 – Office Floor Slab

- Floor slabs to be designed for a live load capacity of at least 3 kPa + 1 kPa for partitions.
- Designated compactus areas of approximately 5% of each office floor level with a load capacity of 10 kPa.

## Services

### POWER CAPACITY

- Premises design to accommodate a total supply load based on 15 VA/m<sup>2</sup> of warehouse, 75 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 comfort conditions with office perimeters to be zoned separately to central office areas, 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 NCC.

### 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 NCC, 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 car park area and estate.
- Tenants 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:

- Solar powered hot water services.
- Energy efficient LED lighting with grouped and programmable motion sensor controls.
- 99 kW photovoltaic solar system.
- Rain water harvesting for reuse in landscape irrigation and toilet flushing.
- Native landscaping species.
- Use of low Volatile Organic Compounds (VOC) emitting internal paints and floor coverings.
- Water Sensitive Urban Design (WSUD) initiatives.
- Translucent sheeting to 10% of the roof area to provide natural light to warehouse.
- Pedestrian and cyclist end of trip facilities.
- Environmentally responsible work method procedures during construction.







# Partnering with Stockland

## An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$18.2 billion of real estate assets.

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, residential and retirement living communities.

## 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

**\$99m Under Construction**

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

**\$600m in the future  
development pipeline**

● Greenfield

● Brownfield

### Growing and Developing a Quality Portfolio



**34**  
PROPERTIES



**3.7 billion**  
GROSS BOOK VALUE\*



**1,497,124**  
SQM GLA\*



**~\$0.6 billion**  
SQM GLA\*



**4.1 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)



**98.7%**  
OCCUPANCY

Correct as at 30 June 2018.



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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