

Somerton Distribution Centre

Fillo Drive & Stubb Street, Somerton VIC

Stockland

↑ All Trucks
Visitor
Parking

← Team Parking

76-82
Fillo Drive

**76-82
Fillo Drive
Leasing Now**



Stockland ∴ Somerton Distribution Centre

Introducing Somerton Distribution Centre

Somerton Distribution Centre is a modern, strategically located warehouse and logistics park, comprising of three addresses with adjacent boundaries.

20-50 Fillo Drive is a 31,000m²* warehouse, whilst 10 Stubb Street boasts a modern 21,000m²* distribution facility.

76-82 Fillo Drive provides the perfect mix of office, warehouse and goods storage, making it a great HQ opportunity for logistics tenants.

*Approx.




Great location with efficient and easy access

Somerton Distribution Centre is located in an area of significant industrial development within the northern Melbourne suburb of Somerton.


Approximately 21 kilometres by road from the CBD, this location is a well-regarded industrial precinct which has good access to the local arterial road transport network and Melbourne Airport.

With immediate proximity to key major road arterials and local bus routes, the site provides efficient and easy access for workers to the site. Staff can also enjoy the nearby Pacific Epping Plaza shopping centre, situated only a 10 minute drive away.


Distance from key locations




ADDRESS
Fillo Drive & Stubb Street, Somerton




HUME HIGHWAY
300m




HUME FREEWAY
3km




COOPER STREET
600m



MELBOURNE AIRPORT
10km



PORT OF MELBOURNE
25km



MELBOURNE CBD
20km

The map illustrates the location of the Somerton Distribution Centre (marked with a blue dot) within the northern Melbourne suburb of Somerton. Key features include:

- Major Roads:** The Hume Highway and Hume Freeway are shown running north-south. Cooper Street, Sydney Road, Pascoe Vale Road, Camp Road, Western Ring Road, High Street, and Dalton Road are shown running east-west.
- Key Locations:** Melbourne Airport (10km), Melbourne CBD (20km), Port of Melbourne (25km), and various local suburbs including Roxburgh Park, Colaroo, Upfield, Broadmeadows, Jacana, Gowrie, Epping, and Thomastown are marked.
- Infrastructure:** Train lines and stations are indicated by dashed lines and train icons.
- Scale and Orientation:** A scale bar shows distances up to 2 Kilometres. A north arrow is located in the top right corner.

* Map is indicative only and all distances are approximate.

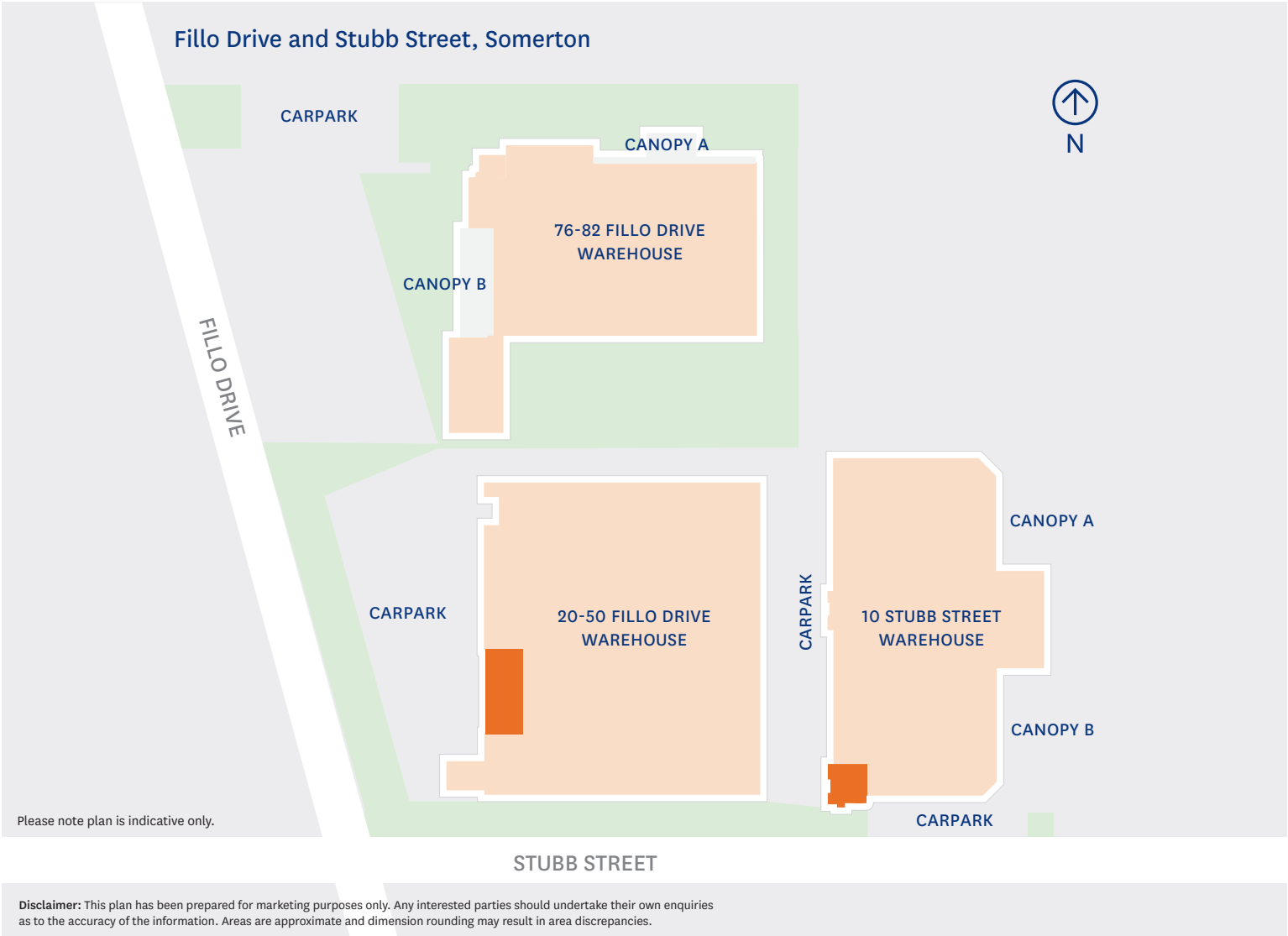
Please note, all distances and times on this page are approximate only.

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Somerton Distribution Centre Estate Plan

Key

- BUILDING
- OFFICE
- LANDSCAPING



Current available unit 76-82 Fillo Drive

FREIGHT DRIVE

76-82 Fillo Drive, Somerton

Yakka

FILLO DRIVE

Available space overview

76–82 Fillo Drive

With approximately 18,825m² GLA of space, 76-82 Fillo Drive provides a number of key features and benefits, including:

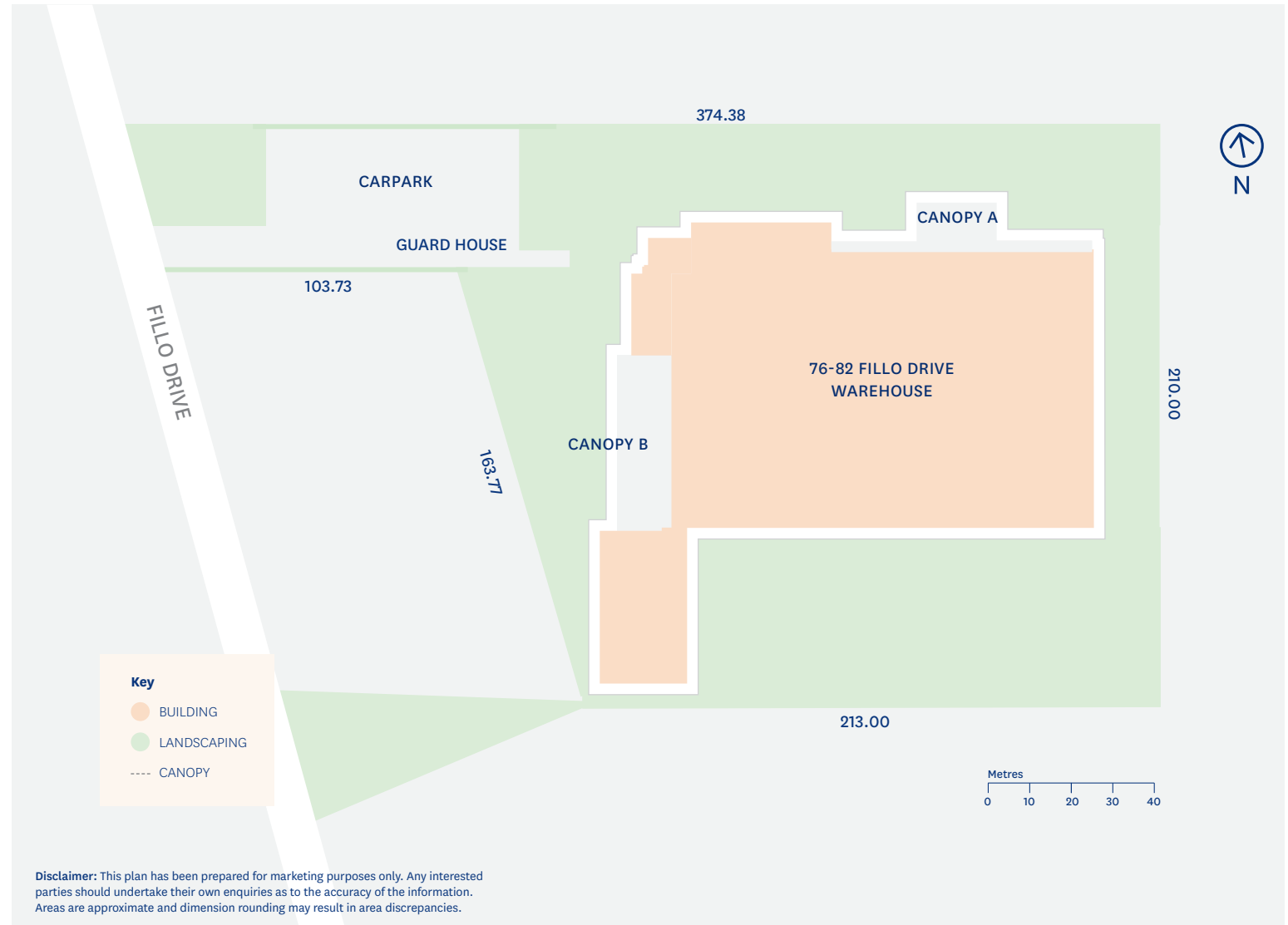
- Single level office component of 657m²
- Total warehouse area of 18,031m²
- Includes 1,765m² dedicated goods store
- Fully sprinklered warehouse
- Standalone Distribution Centre environment
- Generous onsite parking
- 21 flush loading docks
- Large canopy with open loading dock area
- Onsite commercial kitchen
- Gatehouse controlled entry/exit
- Pallet capacity to accommodate approximately 15,720 pallet locations[^]
- Opportunity to further expand the warehouse area in line with business growth[^]

Information Schedule

Building area	18,825.6m ²
Land area	5.1 ha
Land details	TP804579
Carparks	134

[^]Subject to Stockland and Authority approvals.

All sizes and areas on this page are approximate only.



Available space specifics

76–82 Fillo Drive

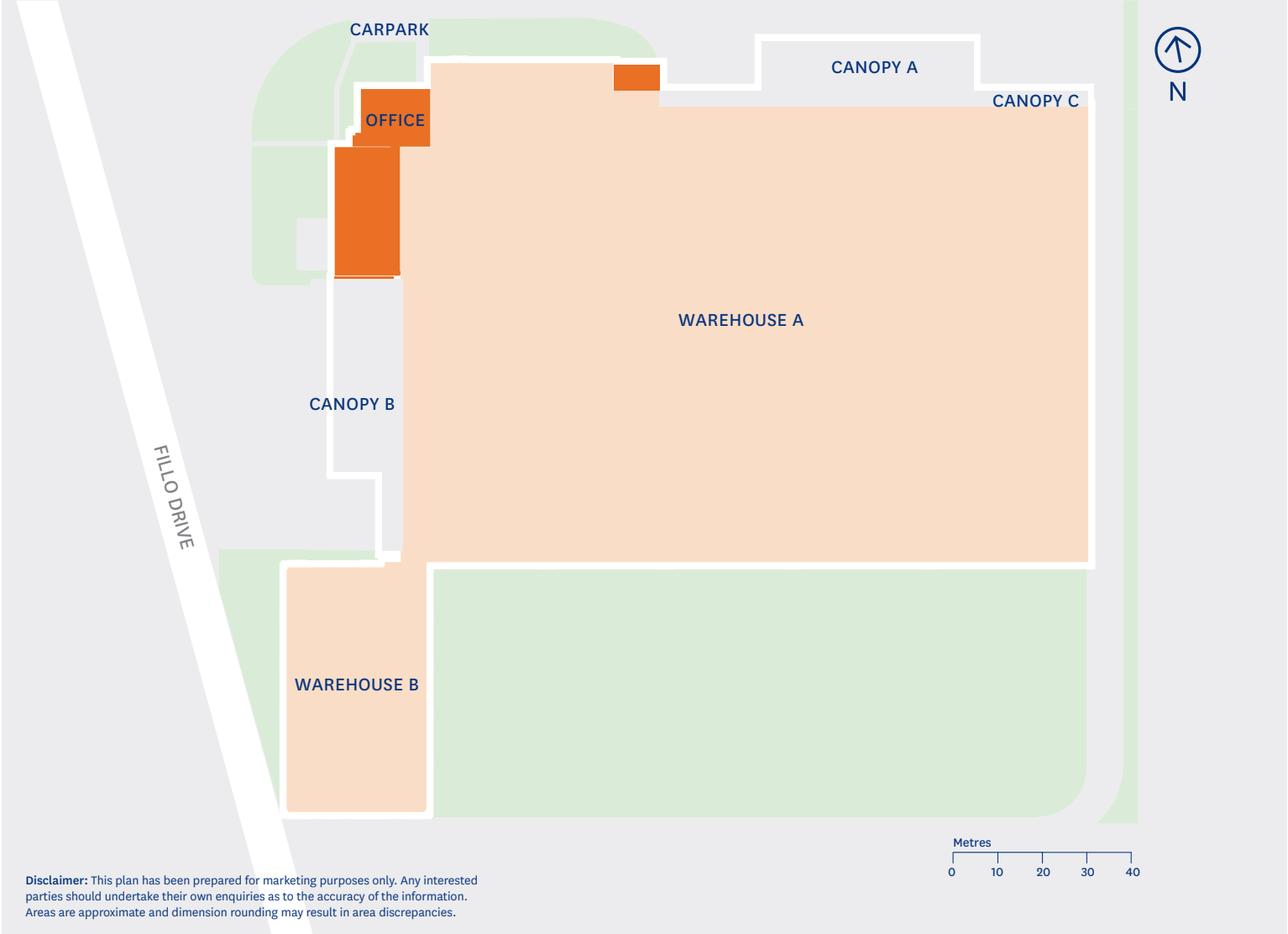
Key

- BUILDING
- OFFICE
- LANDSCAPING

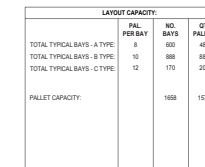
Information Schedule

Ground Floor	
Warehouse A	16,266.1m ²
Warehouse B	1,765.0m ²
Office	657.9m ²
Amenities	65.9m ²
Plant	39.9m ²
Mezzanine Office	30.8m ²
Total Area (GLA)	18,825.6m²
Canopy A	1,197.6m ²
Canopy B	469.9m ²
Canopy C	243.0m ²

Please note, all sizes and areas on this page are approximate only.



The ground floor plan shows a large rectangular building with several internal divisions. On the left side, there is a long, narrow section labeled 'Canopy B' with a width of 2.3m and a height of 3.3m. Above this, there is an 'Office' area and a 'Plant' room. The main body of the building is divided into three sections: '2 x R.S' (2.3m w x 2.4m h), '19 x R.S' (2.3m w x 2.8m h), and 'R.S' (3.1m w x 3.3m h). The 'R.S' section contains multiple rows of structural elements, each labeled with '134590 - 50 BAYS @ 2600 CE + UR'. The right side of the plan shows a long, narrow section labeled 'Canopy A' with a width of 2.3m and a height of 2.8m. The overall dimensions of the building are 180.7m by 64.6m. The plan also includes a detailed view of the 'Canopy B' section, showing its structural layout and dimensions (31.8m by 55.4m).



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.

Details and technical specifications

76–82 Fillo Drive

Total Lettable Area:	18,825.60m²
Office:	688.70m ²
Warehouse:	18,136.90m ²
Planning Scheme:	Hume Planning Scheme
Zoning:	Industrial 1 Zone
Site Area:	56,190m ²

Please note, all sizes and areas on this page are approximate only.

- A Gross Lettable Area (GLA) of approximately 18,825.60m² comprising a single level office component of approximately 688.70m² and a warehouse of approximately 18,136.90m² (including a goods component of approximately 1,765.00m²).
- The warehouse is fully sprinklered with access provided via 32 roller shutter doors, comprising 21 loading docks and a single roller shutter door with ramp to the northern elevation and nine roller shutter doors with loading docks, plus a single roller shutter door with ramp to the western elevation.
- The warehouse features a minimum internal clearance height of approximately 7.60 metres rising to 10.25 metres at the apex.*
- Additional site improvements include two canopies with a combined area of approximately 1,910.50m², concrete and asphalt paved driveways, a single concrete crossover for ingress and egress, gatehouse controlled entry, cyclone wire boundary fencing, concrete and asphalt paved car parking and minor landscaping.

*Subject to site survey.





Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$15.4 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 and Logistics

Owner

The Workplace and Logistics portfolio comprises 35 properties encompassing over 1.4 million square metres of building area with a gross book value of \$3.8 billion*. Our properties are strategically positioned in key locations for logistics, infrastructure and employment.

Developer

Our Development business currently has a \$4.3 billion* development pipeline. This pipeline is focused on Melbourne, Sydney and Brisbane in core industrial and office markets. Our Development business works closely with both existing and new customers offering a range of opportunities including Land Sales, Pre-lease and Turnkey solutions.

Asset Manager

Our Asset Management team, consisting of Asset, Property and Facility Managers, works directly with our customers on all property related matters for leased properties. A high level of customer service is a key focus for this team which helps build commercial relationships and also enables future opportunities to be identified.

Sustainability

We have over a decade of sustainability leadership credentials from leading global rating agencies.



Coopers Paddock, Warwick Farm, NSW

*As at 31 December 2019.

^Stockland's share of expected incremental development spend, including land cost and subject to planning approval.



Global Real Estate Sector Leader

Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018



Employer of Choice for Gender Equality

Australia's Workplace Gender Equality Agency



CDP Climate A List

Global leader on climate action and disclosure



Global Sector Leader – Diversified, Retail/Office Listed
Global Real Estate Sustainability Benchmark (GRESB)

Recent Stockland Logistics Projects



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