

Brooklyn Distribution Centre

413 Francis Street, Brooklyn VIC

**Available
units leasing
now**



Stockland ∴ Brooklyn Distribution Centre

Introducing Brooklyn Distribution Centre

Brooklyn Distribution Centre is conveniently located approximately 12 kilometres west of Melbourne's CBD, adjacent to the West Gate Freeway.

The Centre is a well-established 22ha[^] estate with over 130,000m²[^] of lettable area across 10 separate warehouses.

This ideal location enables direct access to key arterial roads, as well as Melbourne ports and airports servicing the greater Melbourne area.

[^]Approx.

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 West Gate Freeway

Fit-out

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

Flexibility

- Flexible leasing options to grow with your business requirements

Competitive advantage

- Highly competitive rents and outgoings
- Major industrial estate just over the West Gate Freeway

All details/features above are subject to Stockland and Authority approvals.



A convenient and connected location

Distance from key locations*



ADDRESS

413 Francis St Brooklyn, VIC



PRINCES HIGHWAY

20M



WEST GATE FREEWAY

100M



PORT OF MELBOURNE

11KM



MELBOURNE CBD

12KM



MELBOURNE AIRPORT

28KM



ALTONA RAILWAY STATION

6.1KM

*All distances are approximate only.

Key

- BROOKLYN DISTRIBUTION CENTRE
- CBD
- PORT
- AIRPORT
- TRAIN STATION
- TRAIN LINE
- 5KM RADIUS

Map is indicative only and not to scale.

03 | Brooklyn Distribution Centre

Great accessibility

This map is indicative only and the landscape subject to change.



Port of Melbourne

GEELONG ROAD

FRANCIS STREET

WEST GATE FREEWAY

MILLERS ROAD

Brooklyn
Distribution
Centre

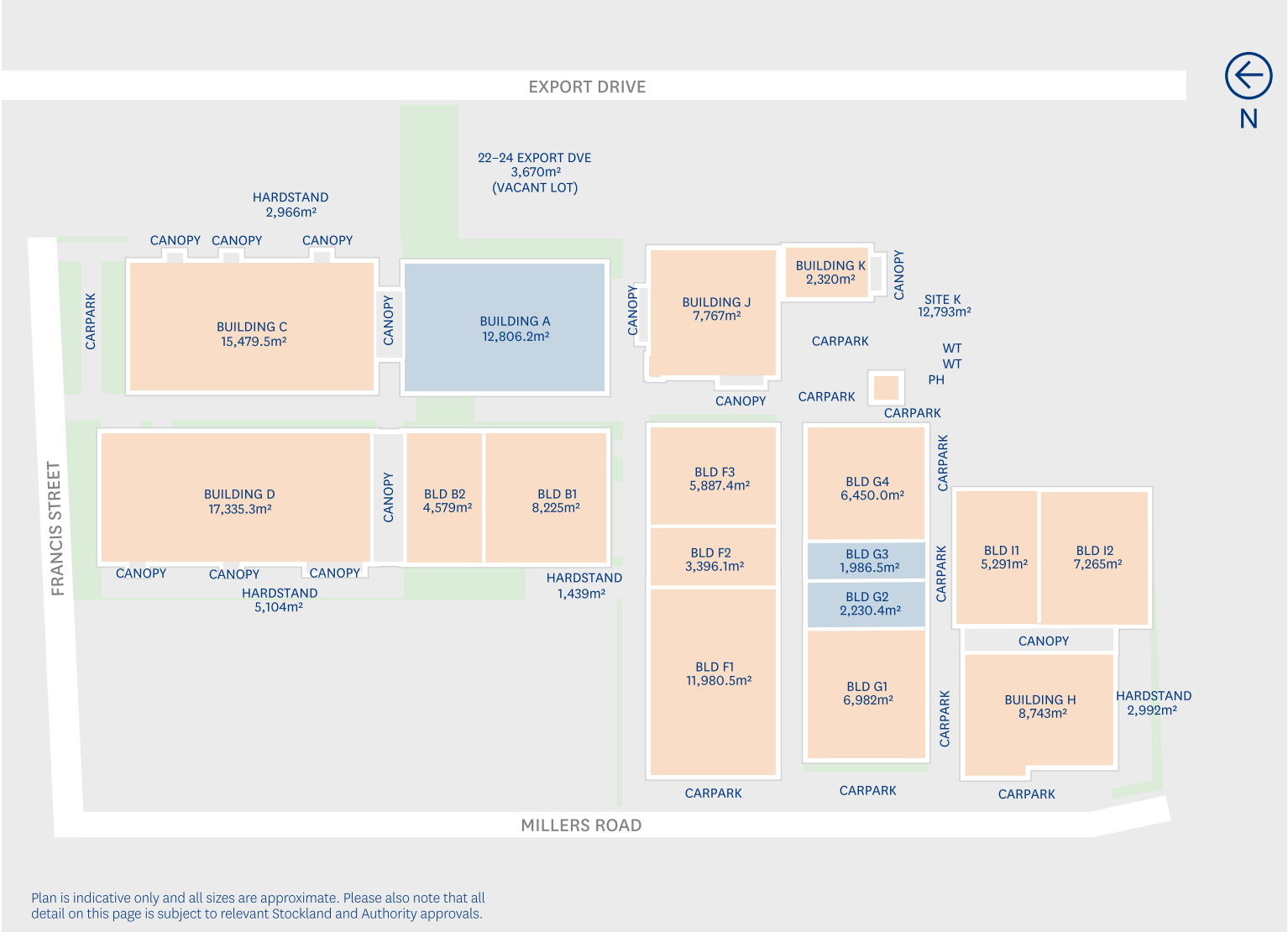
Brooklyn Distribution Centre Estate plan

Key

LEASED

AVAILABLE

LANDSCAPING



Available space – Building G

Warehouse G2: 2,230.4m²*
Available 1st April 2020*

Warehouse G3: 1,986.5m²*
Available Jan 2021*

Features Include:

- Minimum 7.3m and maximum 10.4m height clearance*^
- 3 roller shutter doors
- Access from 2 entry points
- Hazard sprinklers
- Warehouse drive through capability
- Flexible car parking
- Can be consolidated via removal of internal wall to create a single tenancy of 4,216.9m²*

*Approx.
^Subject to site survey.
Please also note that all detail on this page is subject to relevant Stockland and Authority approvals.



Available space – Building A

Warehouse A: 12,765m²*
Available July 2020*

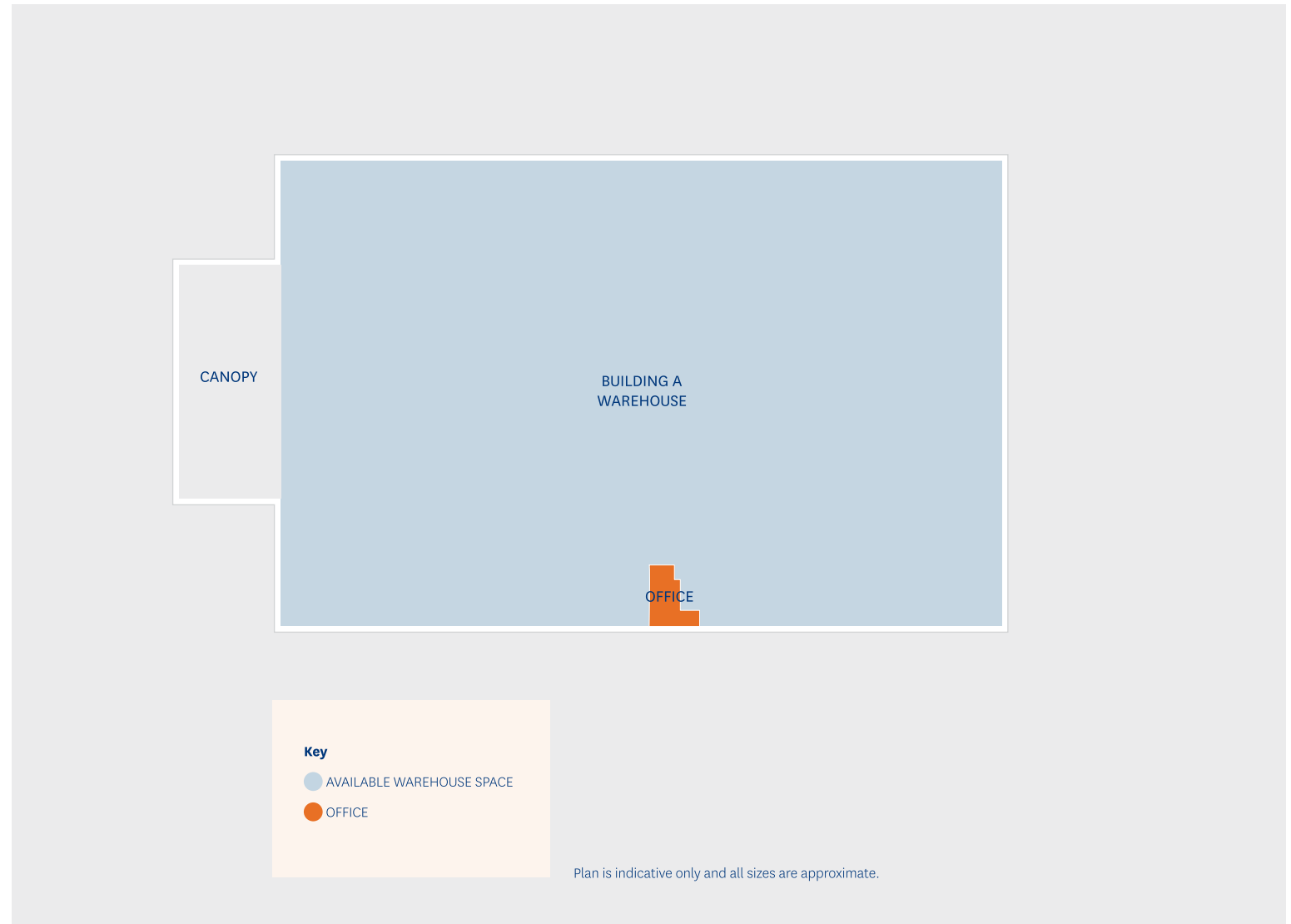
Features include:

- Recently refurbished with new cladding, concrete floor and office refurbishment
- Minimum 5.5m and maximum 9.4m height clearance*^
- Multiple RSDs
- Access from 2 entry points
- Dedicated canopy loading area
- Flexible car parking
- Skylights throughout
- LED lighting
- Hazard sprinklers

*Approx.

^Subject to site survey.

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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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