

Place your business in an enviable position



Now
leasing

Brooklyn Distribution Centre

413 Francis Street
Brooklyn Vic





Introducing Brooklyn Distribution Centre

Brooklyn Distribution Centre is an established 22 hectare estate with ~130,000sqm across 10 separate warehouses.

The estate is conveniently located ~12km west of Melbourne CBD, adjacent to the West Gate Freeway.

This ideal location enables immediate access to key arterials such as:

- Melbourne CBD
- Melbourne Airport
- Port of Melbourne
- Altona Railway Station.









Distance from key locations*

 Princes Highway
20m

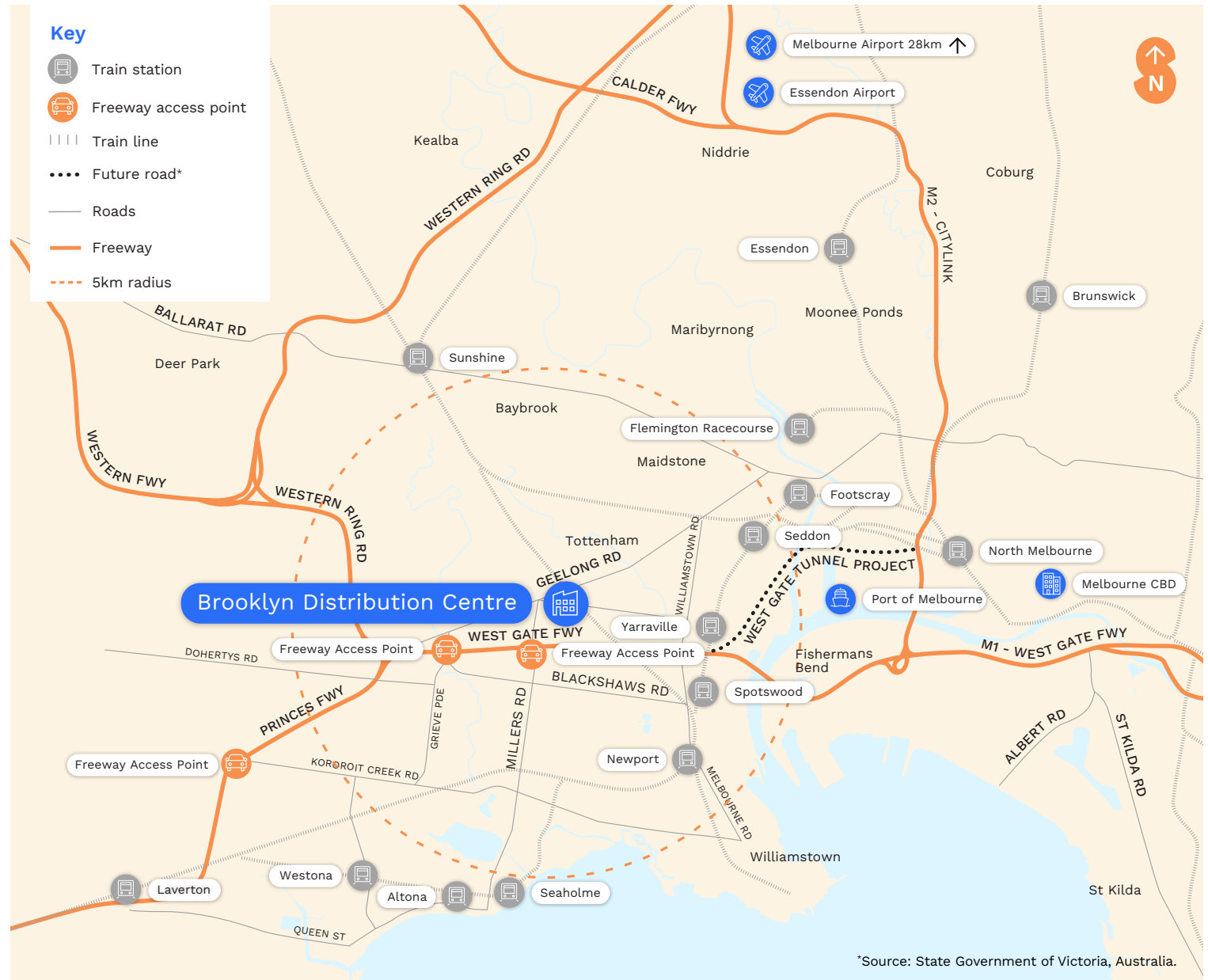
 West Gate Freeway
250m

 Melbourne CBD
12km

 Altona Railway Station
850m

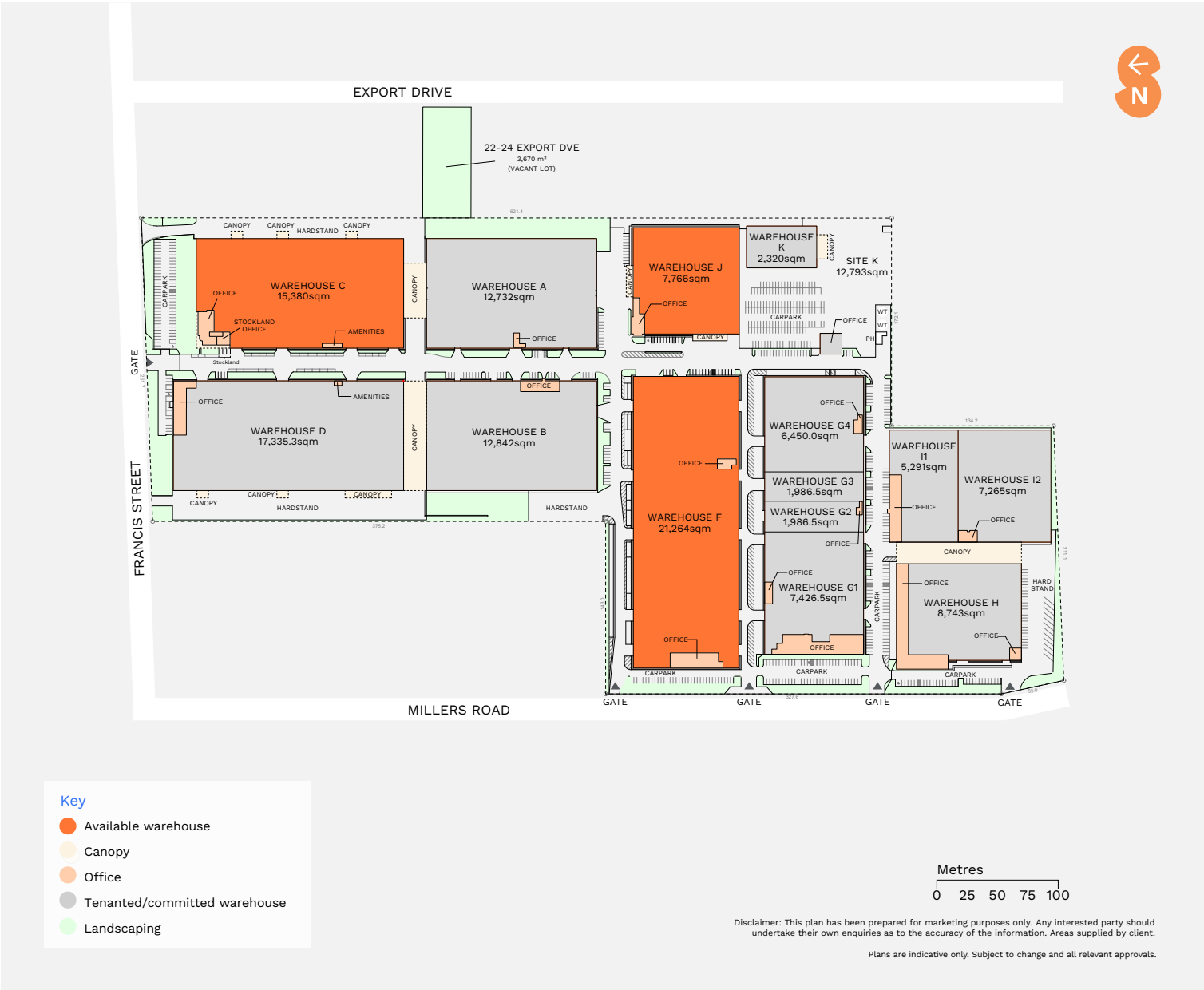
 Melbourne Airport
28km

 Port of Melbourne
8.6km



*All distances are approximately only. Source: Google Maps.

Brooklyn Distribution Centre estate plan




Available space – Building C




Area schedule*

Tenancy	Building C
Office area	397sqm
Warehouse area	14,928sqm
Total area	15,380sqm

Building features

 7 Roller shutter doors

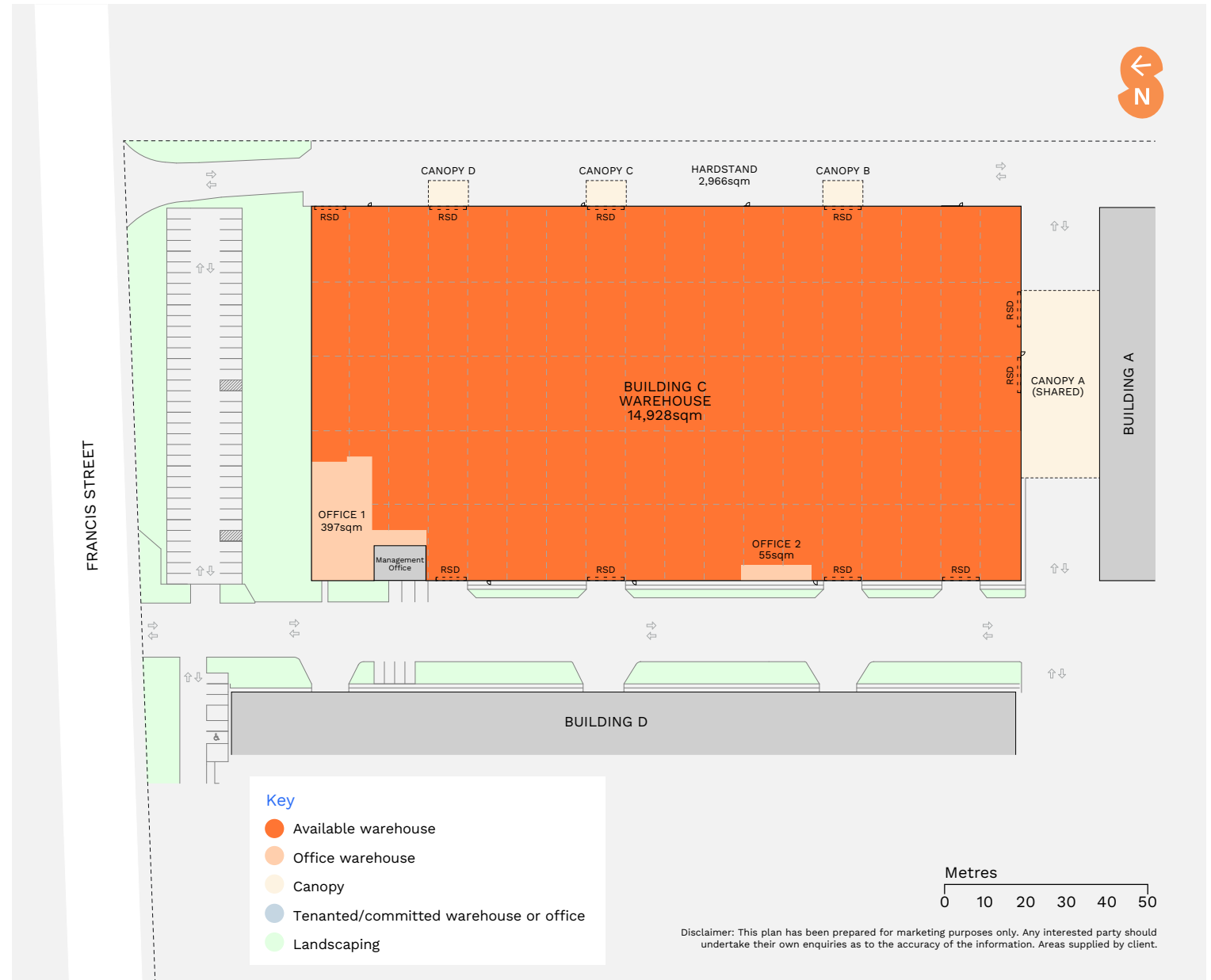
 3 x 60sqm Awnings

 5.8m Min. height

 9.8m Max. height

Available **April 2024**

*Figures are approximate.



Available space – Building F



Area schedule*

Tenancy	Building F
Office and storage area	836sqm
Warehouse area	20,427sqm
Total area	21,264sqm

Building features



11
On-grade doors



4
Recessed loading docks



High-hazard sprinklers



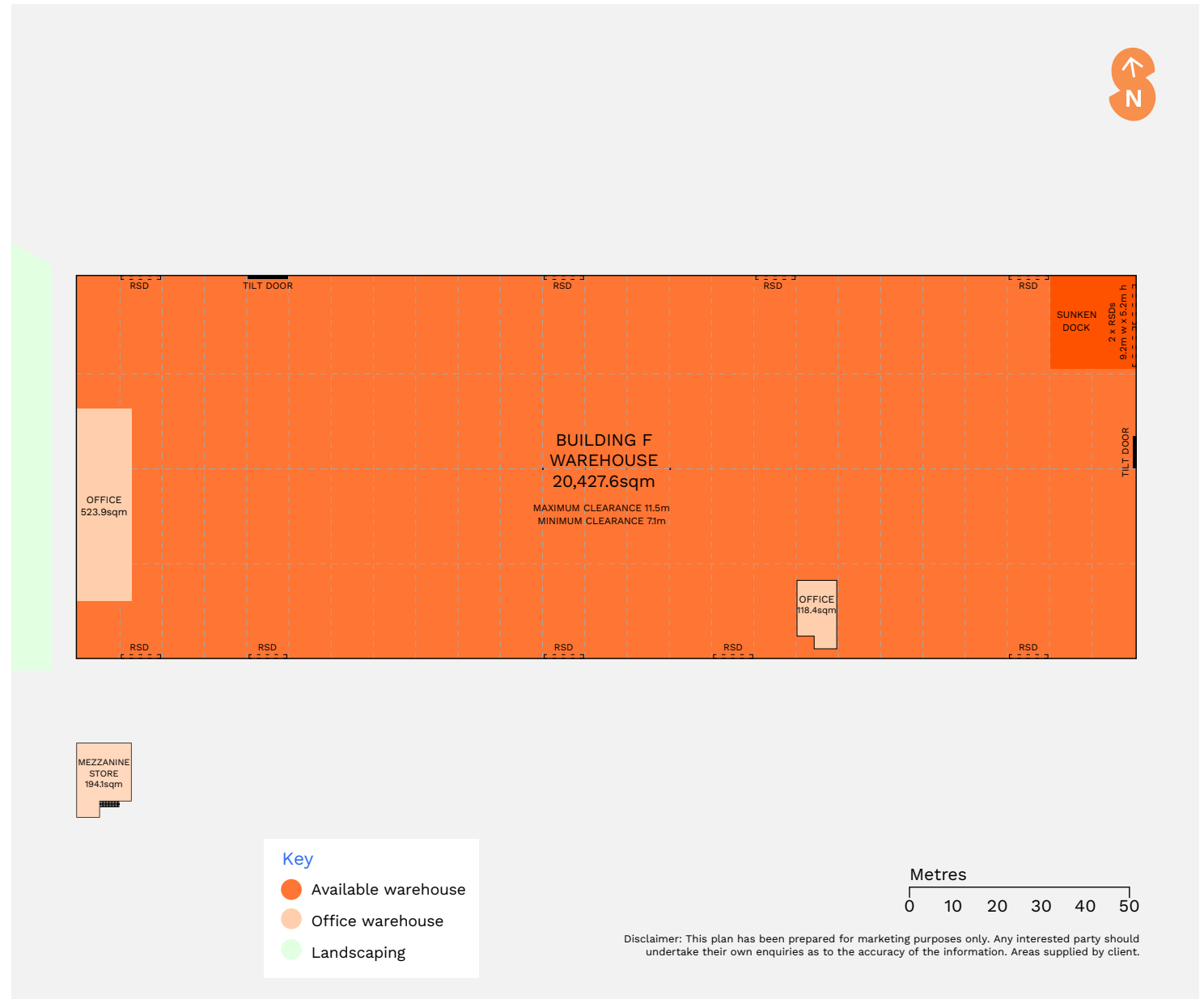
7.1m-11.5m
Clearance



LED lighting throughout

Available **March 2024**

*Figures are approximate.



Building F – Potential split

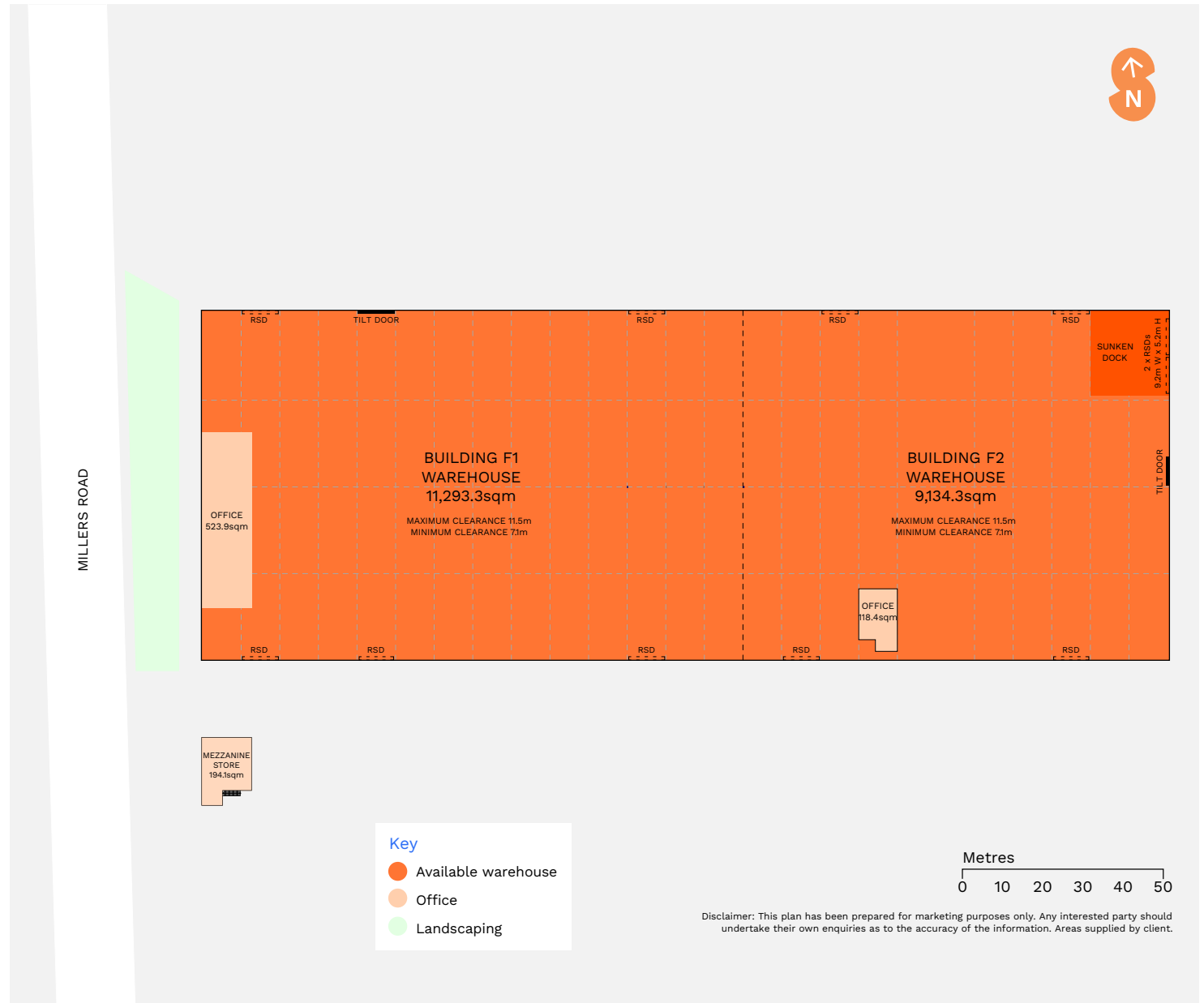


Area schedule*

Tenancy	Building F1
Office and storage area	718sqm
Warehouse area	11,293.3sqm
Total area	12,011.3sqm
Roller shutter/tilt doors	6
Min. height	7.1m
Max. height	11.5m
Available	March 2024

Tenancy	Building F2
Office area	118.4sqm
Warehouse area	9,134.3sqm
Total area	9,252.7sqm
Roller shutter/tilt doors	5
Min. height	7.1m
Max. height	11.5m
Available	March 2024

*Figures are approximate.



Disclaimer: This plan has been prepared for marketing purposes only. Any interested party should undertake their own enquiries as to the accuracy of the information. Areas supplied by client.

Available space – Building J



Area schedule*

Tenancy	Building J
Office area	245.8sqm
Warehouse area	7,520.2sqm
Total area	7,766sqm

Building features



4

On-grade doors



ESFR sprinklers

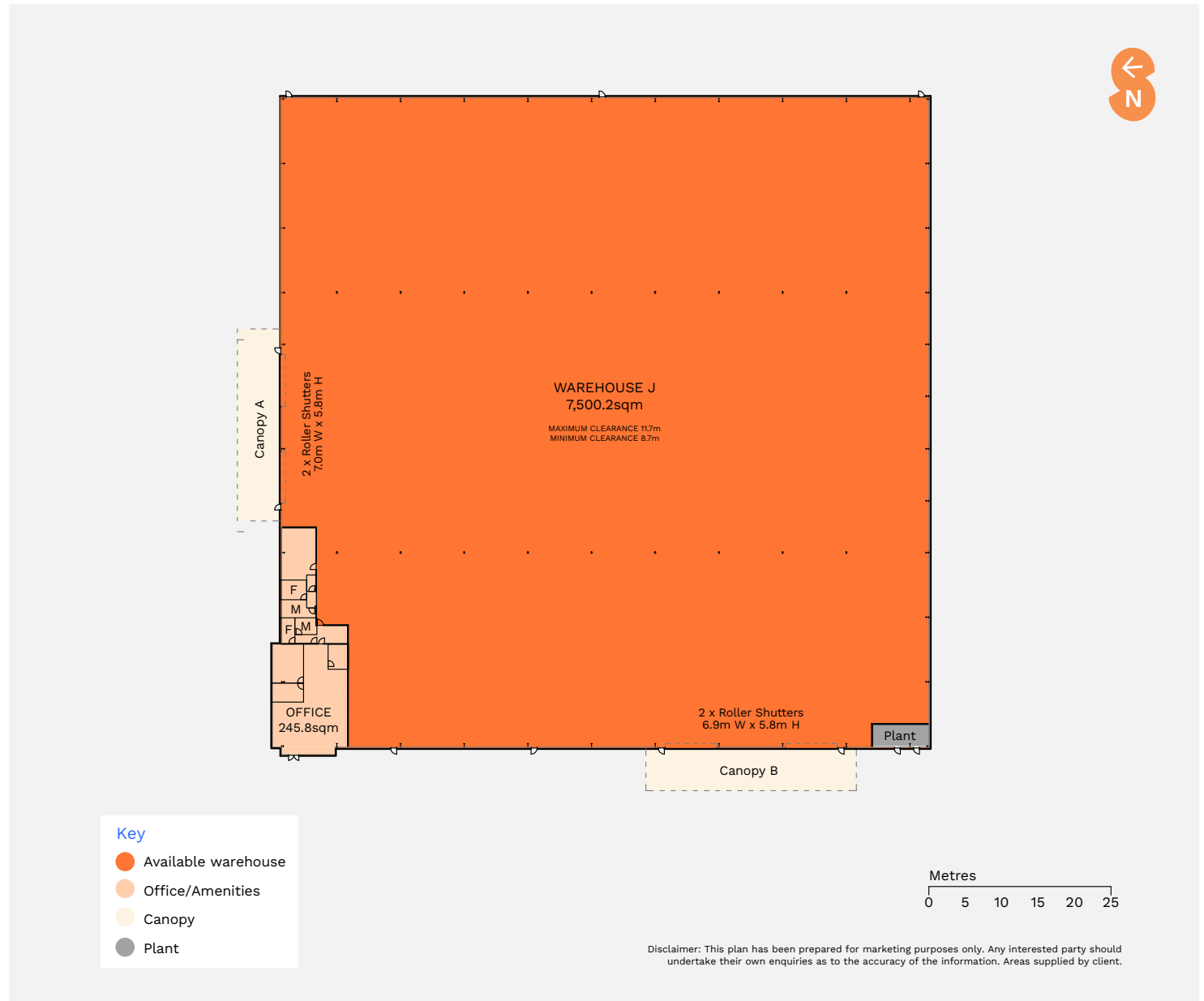


8.7m-11.7m
Clearance



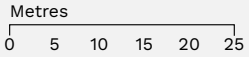
LED lighting throughout

Available **April 2024**



Key

- Available warehouse
- Office/Amenities
- Canopy
- Plant



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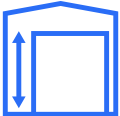




Key features



Excellent signage and street exposure



5.8m–11.5m clearance heights



Multiple awnings and canopies



After hours security onsite



24/7 B-double operational hours



250m to the West Gate Freeway



Hardstand



Offices and amenities



Ample parking available





Location and infrastructure investment

With immediate access to the West Gate Freeway, Brooklyn Distribution Centre is mere minutes to Port of Melbourne and the CBD.

The estate adjoins both the West Gate Freeway and Geelong Road. The Western Ring Road and Princes Freeway are accessed via the four-way interchange at Millers Road, located just 200 metres away.

Brooklyn Distribution Centre's proximity to the CBD, airport, ports and other key industrial hubs provides a strategic advantage.



The West Gate Tunnel Project will reduce travel times from the west to the CBD with more lanes, twin tunnels under Yarraville and a new bridge over the Maribyrnong River, taking thousands of trucks off local roads in the inner west.



Suburban Rail Loop will provide easier travel to health, education and employment hubs, without travelling into the CBD.



The M80 Upgrade will widen the freeway, widen on and off ramps and install a new freeway management system.





Local amenities

Transport

- Bus stop on Millers Road <300m
- Buses on Geelong Road <1.7km
- Tottenham Railway Station 3.0km
- Yarraville Railway Station 4.2km



Retail

- Altona Gate 1.7km
- Yarraville Shopping Centre 3.0km
- Central West Shopping Centre 3.4km
- Millers Junction 3.8km
- Sunshine Market 6.1km



Service Stations & Convenience Stores

- Ampol Brooklyn 500m
- Caltex Woolworths 1.7km
- BP Truckstop 1.8km
- Shell Tottenham 3.5km



Food & Beverage

- Tico's Drive Thru 300m
- Nick's Pizza 500m
- Mister Troung's 1.9km
- Rocco's Deli 2.1km
- Hungry Jack's Footscray 2.3km
- McDonald's 3.5km
- Nando's Laverton 2.9km



Health & Fitness

- Brooklyn Fitness Centre 1.4km
- Snap Fitness Altona North 1.7km
- Altona Gate Medical Centre 1.7km
- Big 5 Fitness 2.4km
- The Western Medical Centre 3.5km



Childcare

- Shine Early Learning Brooklyn 550m
- Only About Children Altona North 2.5km
- Kingsville Early Learning 2.7km





Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion^ of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion*#

Global recognition of sustainability leadership

Global Top 5 ranking on S&P Global Dow Jones Sustainability Index for 12 consecutive years

GRESB Green Star rating for 9 years

AAA ESG Rating from MSCI for over 10 years

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



To find out more about Stockland, please visit our website - stockland.com.au

^Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.
*Forecast end value on completion. #Includes M_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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