

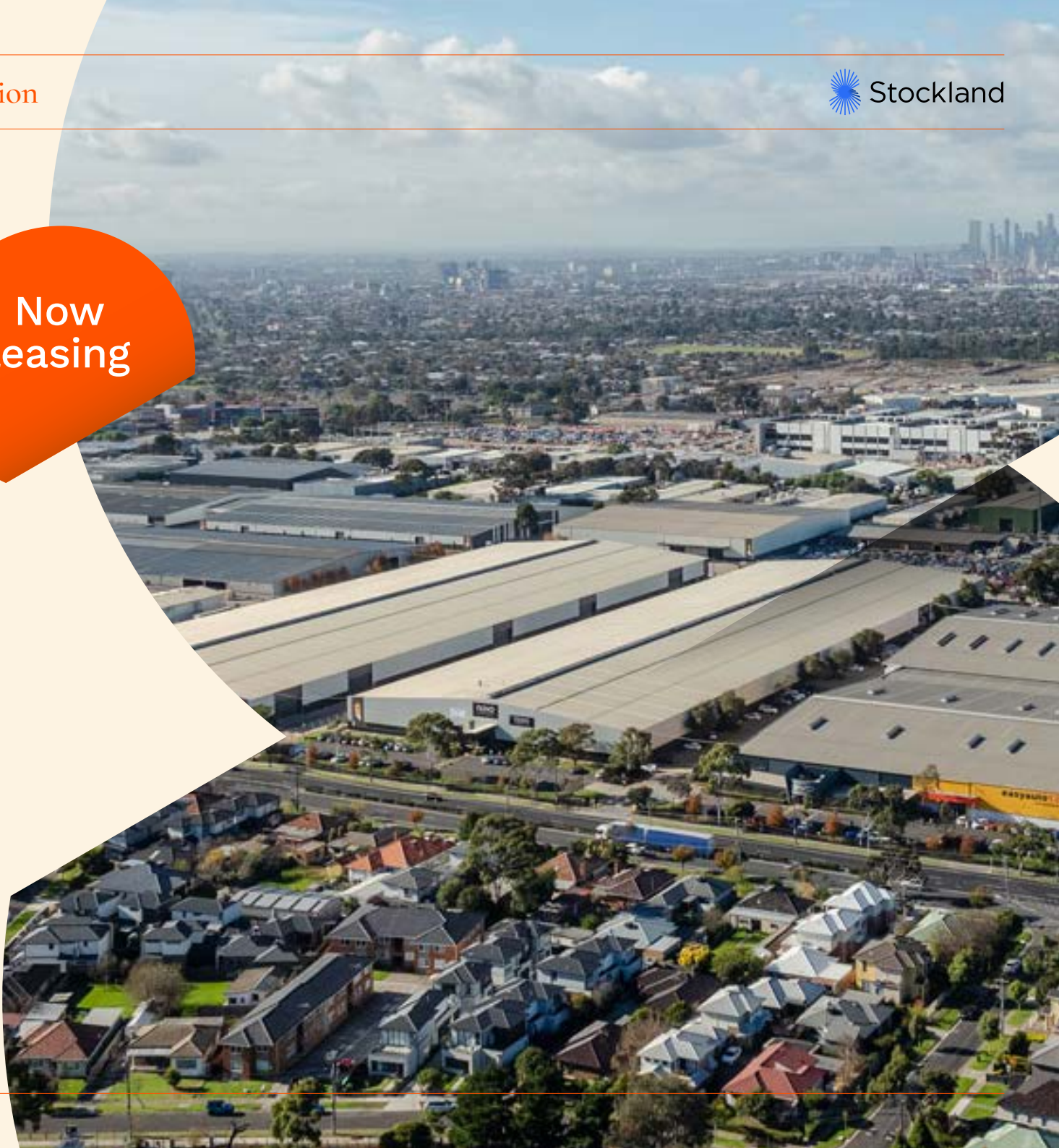
Place your business in an enviable position



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.

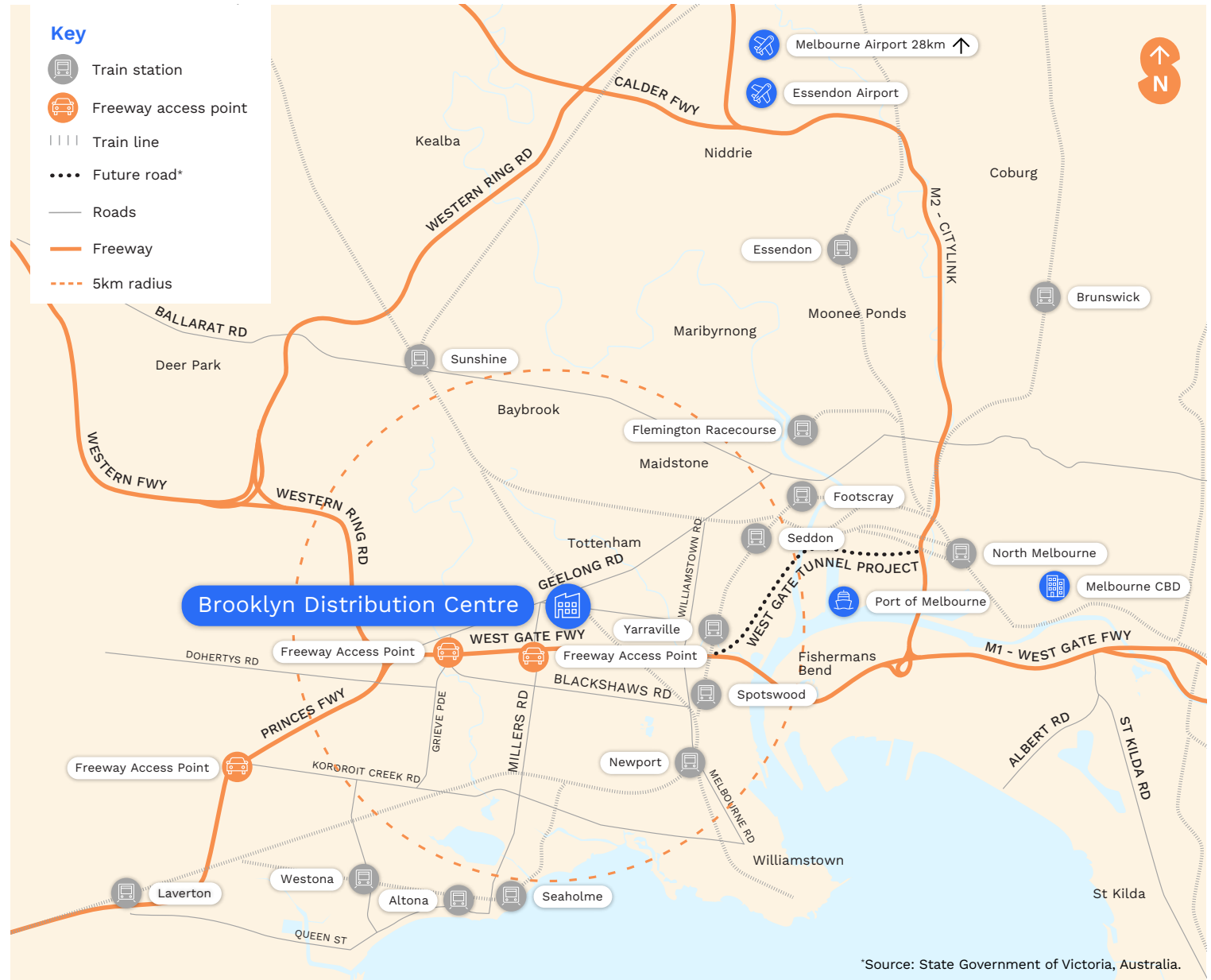






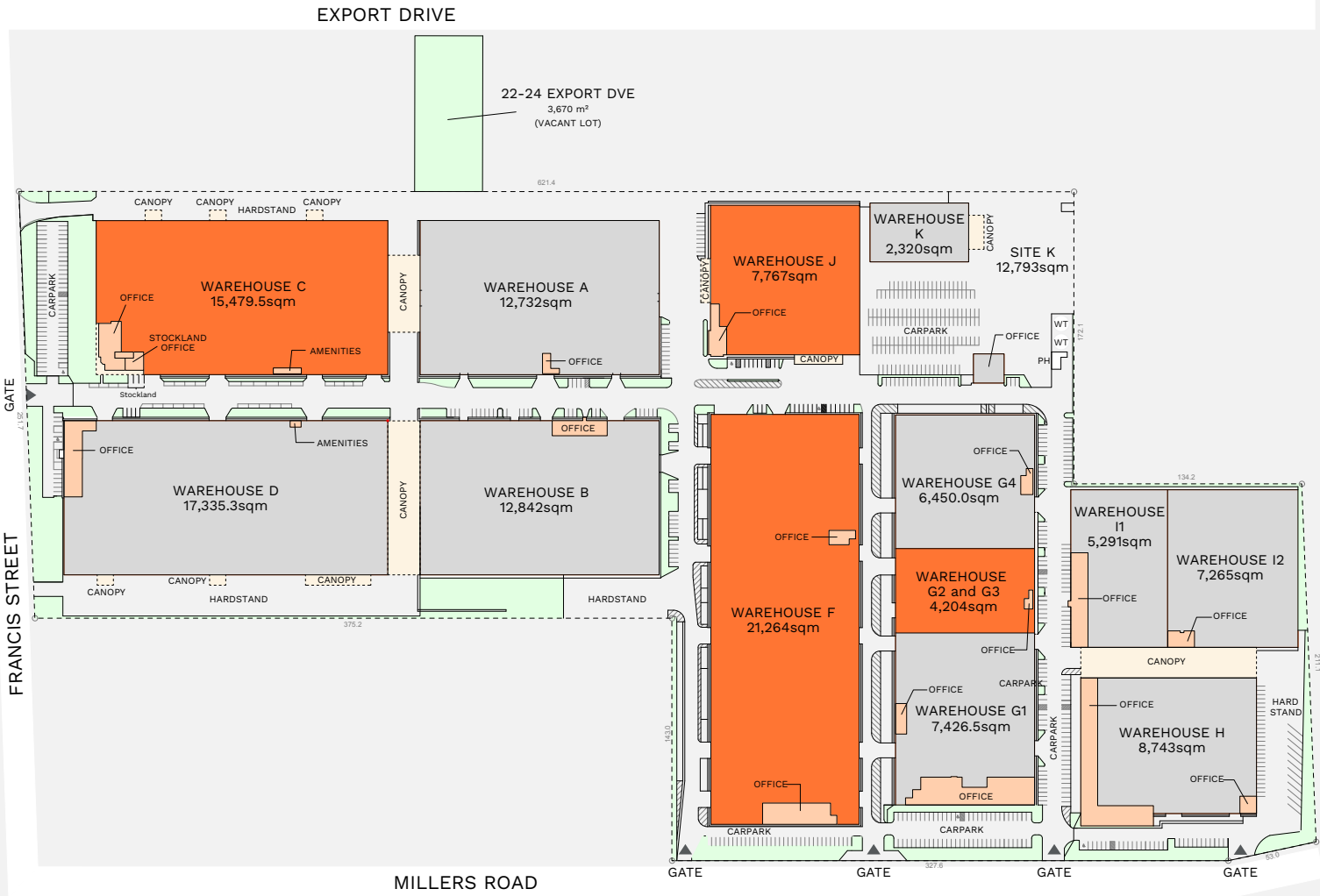
Distance from key locations*

- 🚗 Princes Highway
20m
- 🚗 West Gate Freeway
250m
- 🏢 Melbourne CBD
12km
- 🚆 Altona Railway Station
850m
- ✈️ Melbourne Airport
28km
- 🚢 Port of Melbourne
8.6km



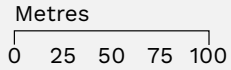
*All distances are approximately only. Source: Google Maps.

Brooklyn Distribution Centre estate plan



Key

- Available warehouse
- Office/Amenities
- Canopy
- Tenanted/committed warehouse
- Landscaping



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. Plans are indicative only. Subject to change and all relevant approvals.


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.

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Available space – Building F



Area schedule*

| Tenancy | Building F |
|-------------------|------------------|
| Office area | 836sqm |
| Warehouse area | 20,427sqm |
| Total area | 21,264sqm |

Building features



11

On-grade doors



4

Recessed loading docks



High-hazard sprinklers

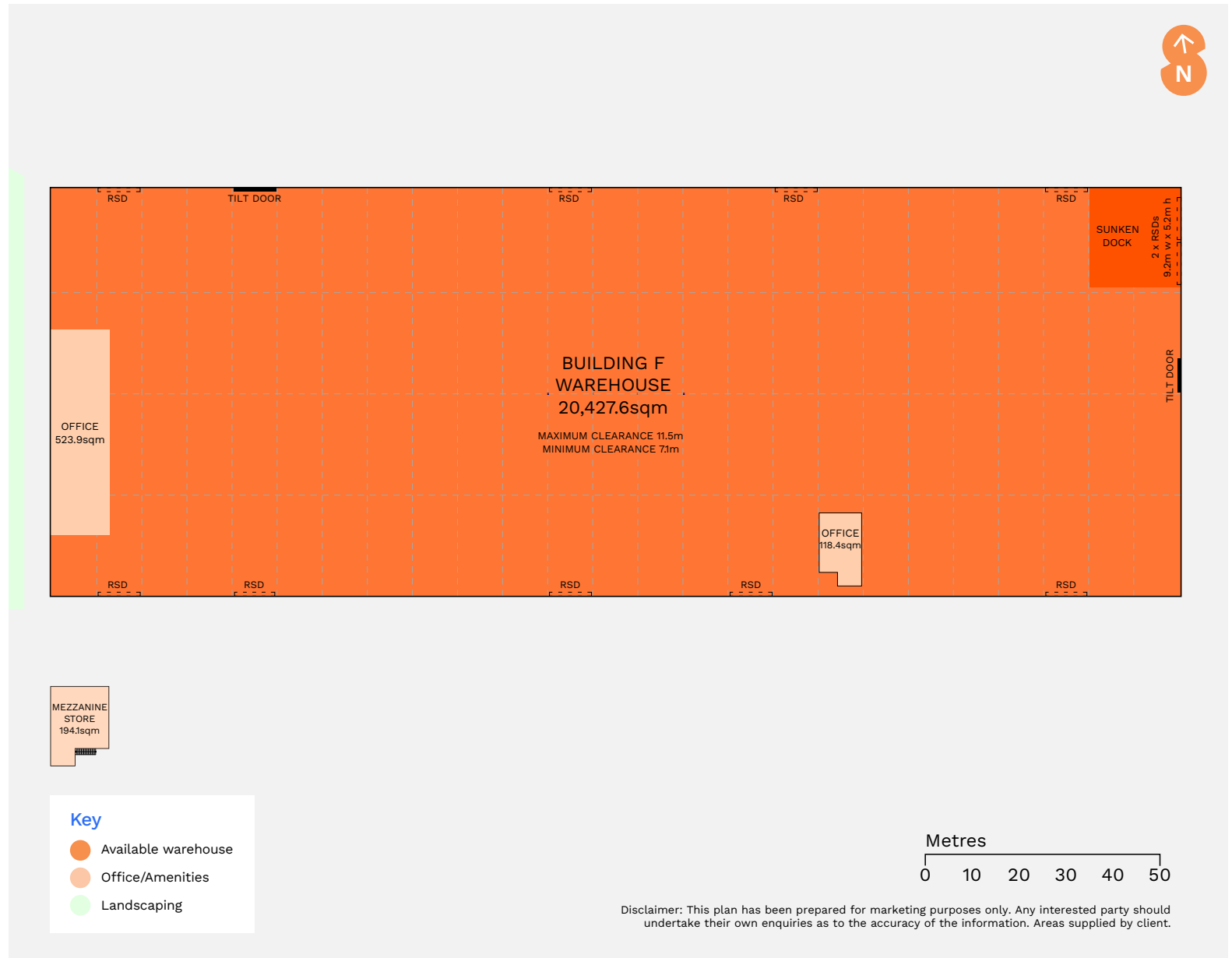


7.1m-11.5m
Clearance



LED lighting throughout

Available **March 2024**



*Figures are approximate.

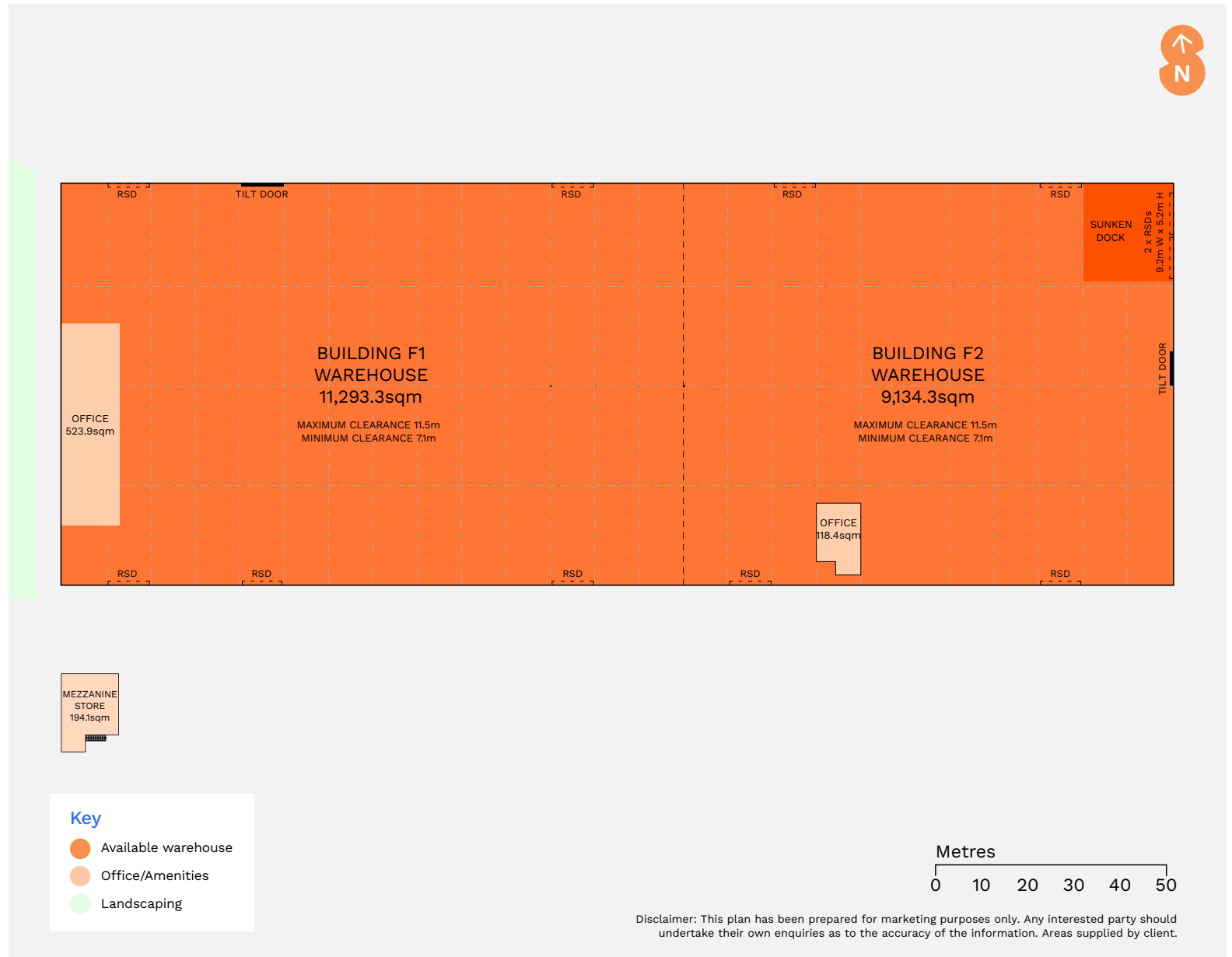
Building F – Potential split



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 |



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*Figures are approximate.



Area schedule*

| Tenancy | Building G2 & G3 |
|-------------------|-------------------|
| Warehouse area | 4,162.1sqm |
| Office area | 43.2sqm |
| Total area | 4,205.3sqm |

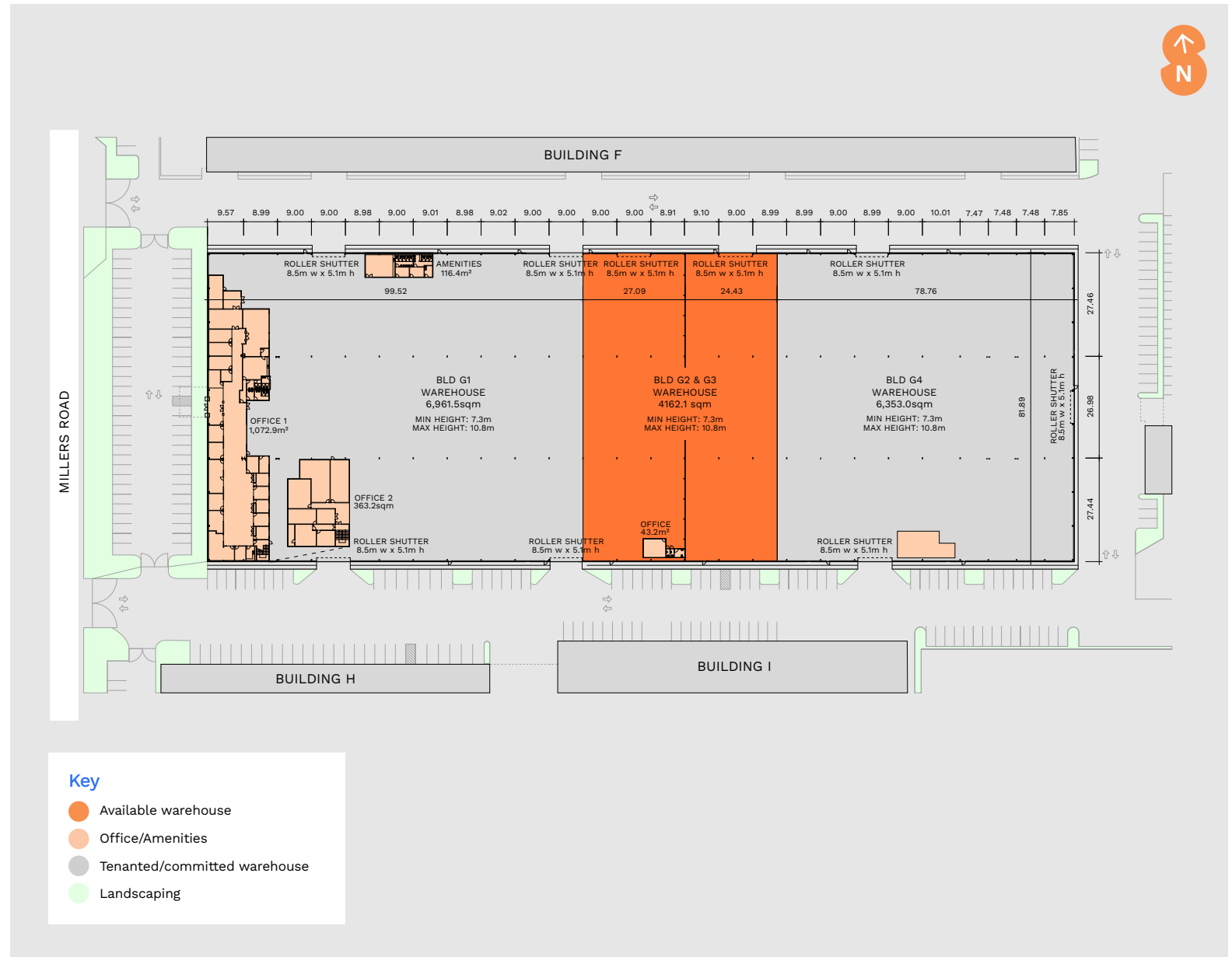
Building features



High-hazard sprinklers



LED lighting throughout



*Figures are approximate.

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

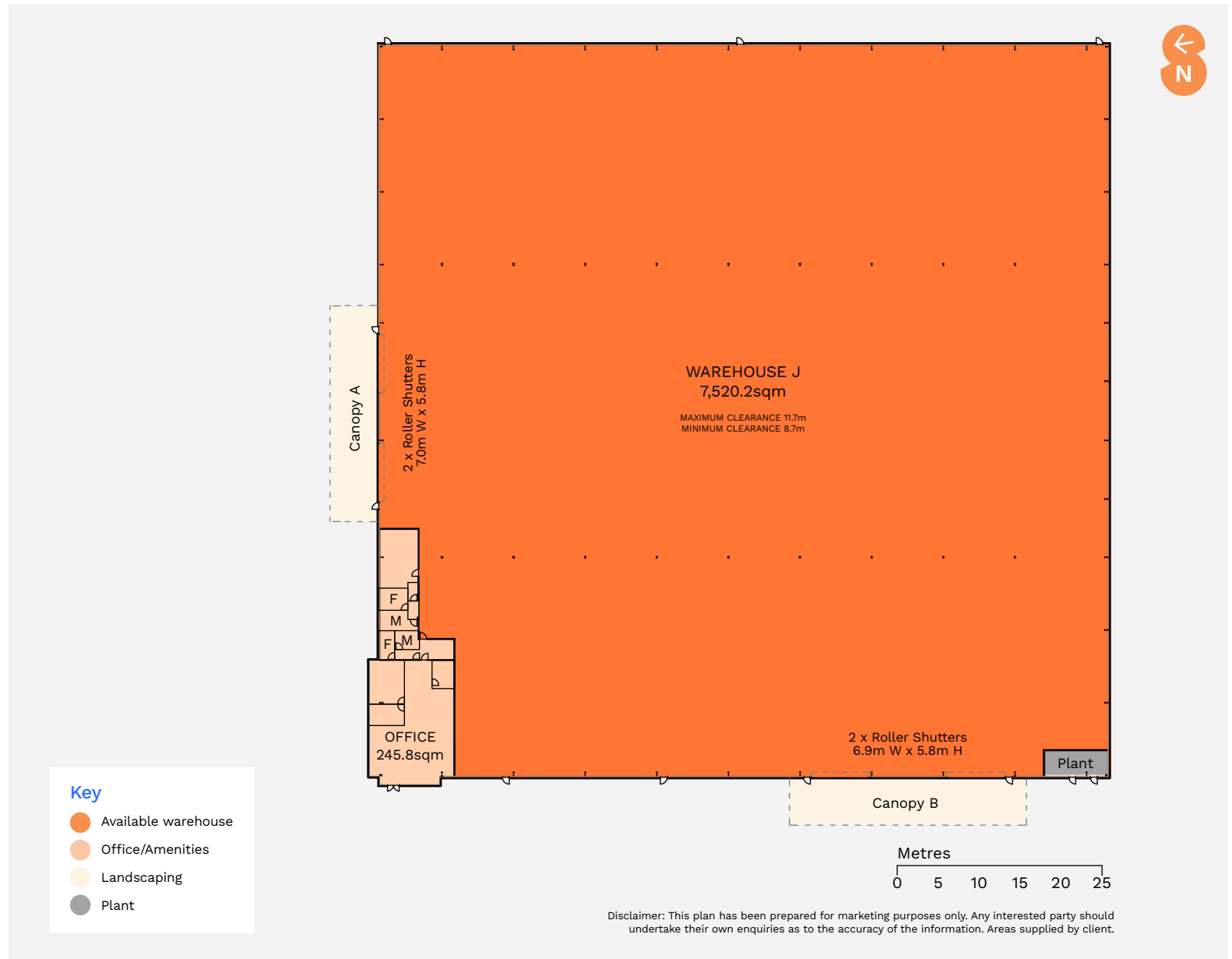


8.7m-11.7m
Clearance



LED lighting throughout

Available **April 2024**



*Figures are approximate.

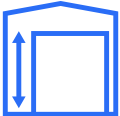




Key features



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



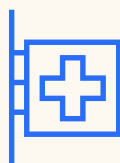
Food & Beverage

- 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





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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

Member of
Dow Jones Sustainability Indices
Powered by the S&P Global CSA

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 Ivanhoé Cambridge, at 100% share. Correct as at As at 29 April 2024. ^As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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