

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 buildings.

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**



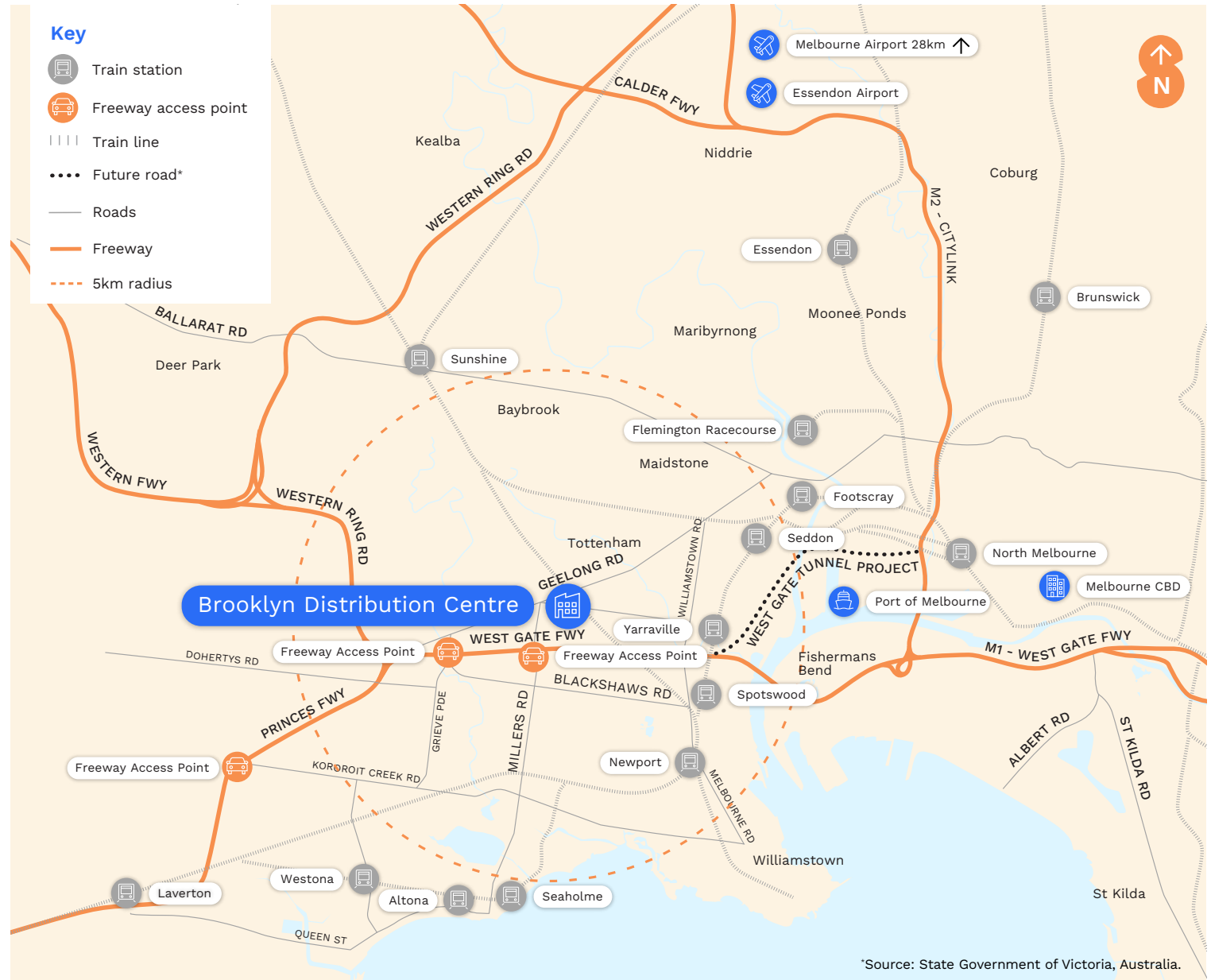
Melbourne Airport

**28km**



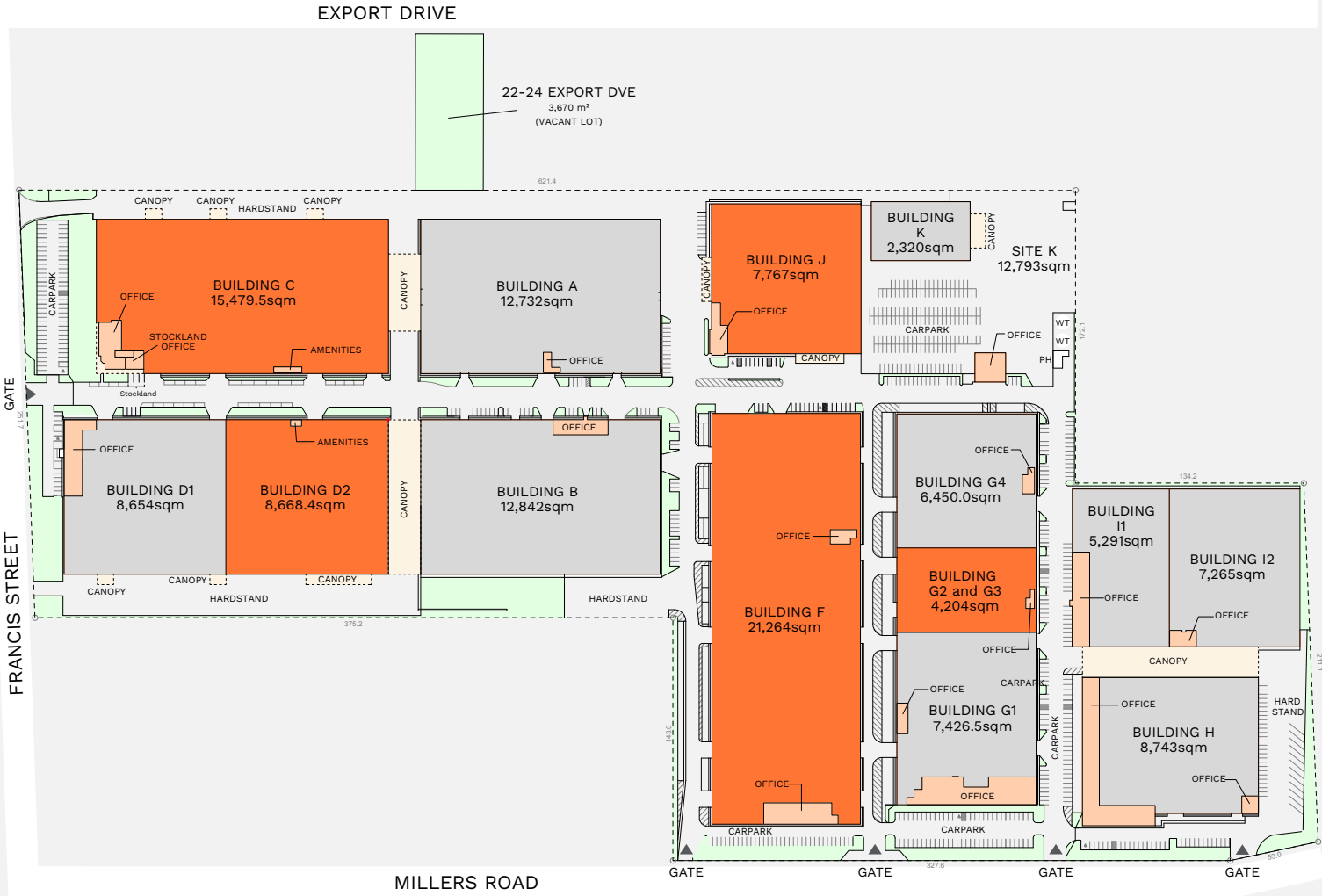
Port of Melbourne

**8.6km**



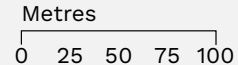
\*All distances are approximately only. Source: Google Maps.

# Brooklyn Distribution Centre estate plan



**Key**

- Available building
- Office/Amenities
- Canopy
- Tenanted/committed building
- 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
Building area	14,928sqm
<b>Total area</b>	<b>15,380sqm</b>

## Building features

 7  
Roller shutter doors

 3  
X 60sqm Awnings

 5.8m  
Min. height

 9.8m  
Max. height



\*Figures are approximate.

# Available space – Building D2



## Area schedule\*

Tenancy	Building D2
Amenities area	23.9sqm
Building area	8,644.5sqm
<b>Total area</b>	<b>8,668.4sqm</b>

## Building features

 **6**  
Roller shutter doors

 **2**  
X 60sqm Awnings

 **6.0m**  
Min. height

 **9.9m**  
Max. height



\*Figures are approximate.

# Available space – Building F



## Area schedule\*

Tenancy	Building F
Office area	836sqm
Building area	20,427sqm
<b>Total area</b>	<b>21,264sqm</b>

## Building features



11

On-grade doors



4

Recessed loading docks



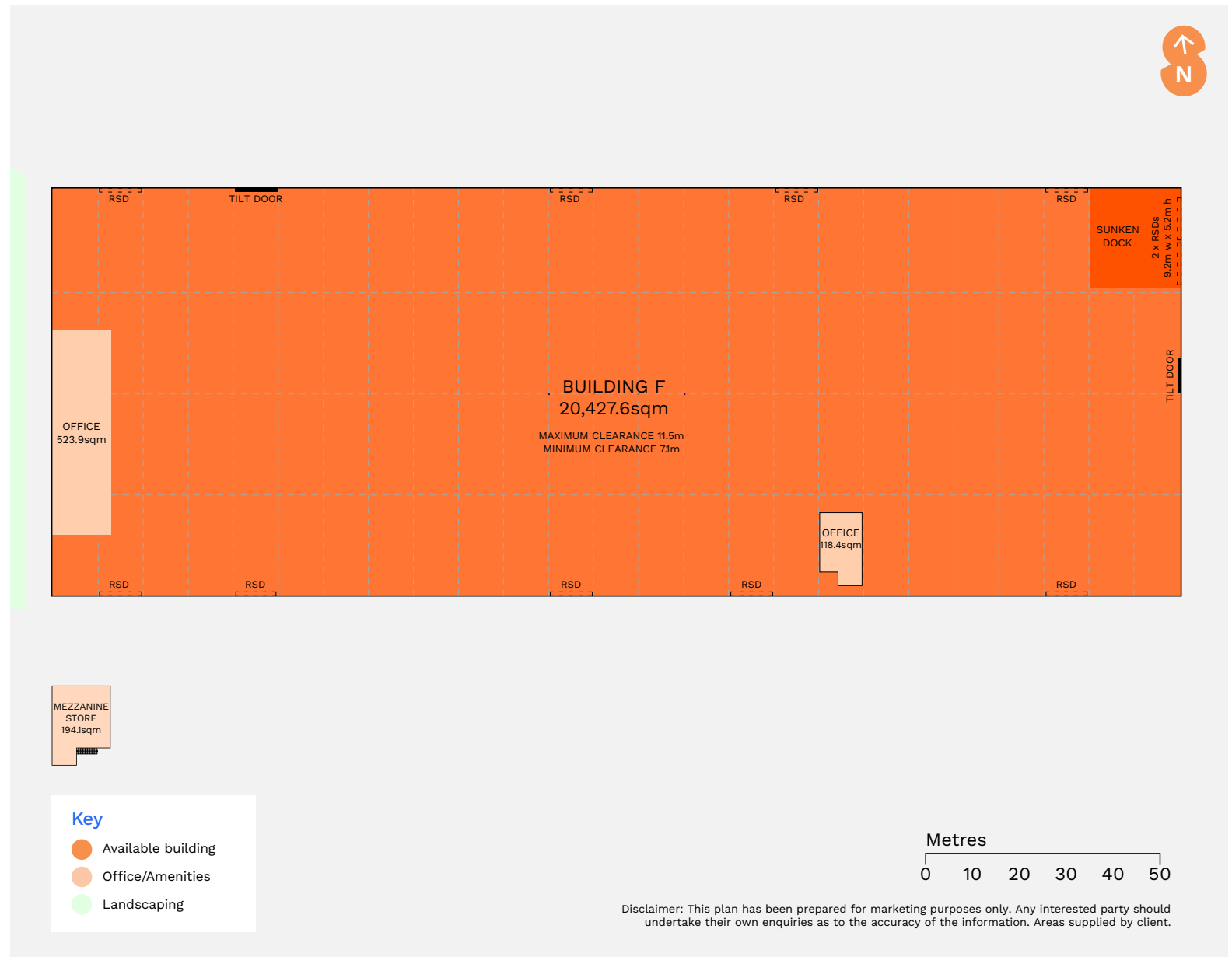
High-hazard sprinklers



7.1m-11.5m  
Clearance

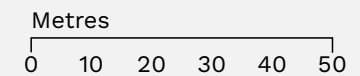


LED lighting throughout



**Key**

- Available building
- Office/Amenities
- 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.

\*Figures are approximate.



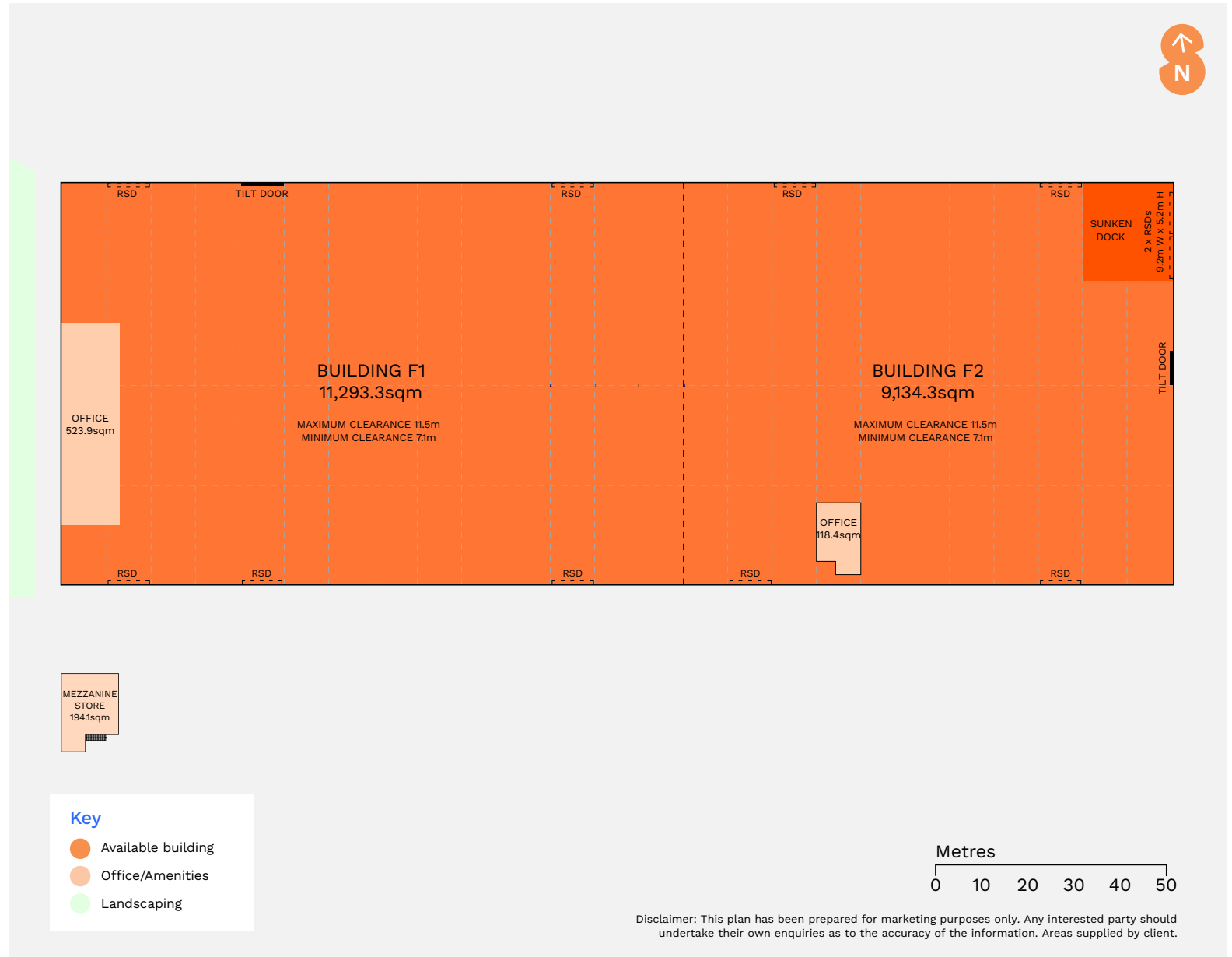
# Building F – Potential split



## Area schedule\*

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

Tenancy	Building F2
Office area	118.4sqm
Building area	9,134.3sqm
<b>Total area</b>	<b>9,252.7sqm</b>
Roller shutter/tilt doors	5
Min. height	7.1m
Max. height	11.5m



\*Figures are approximate.



## Area schedule\*

Tenancy	Building G2 & G3
Building area	4,162.1sqm
Office area	43.2sqm
<b>Total area</b>	<b>4,205.3sqm</b>

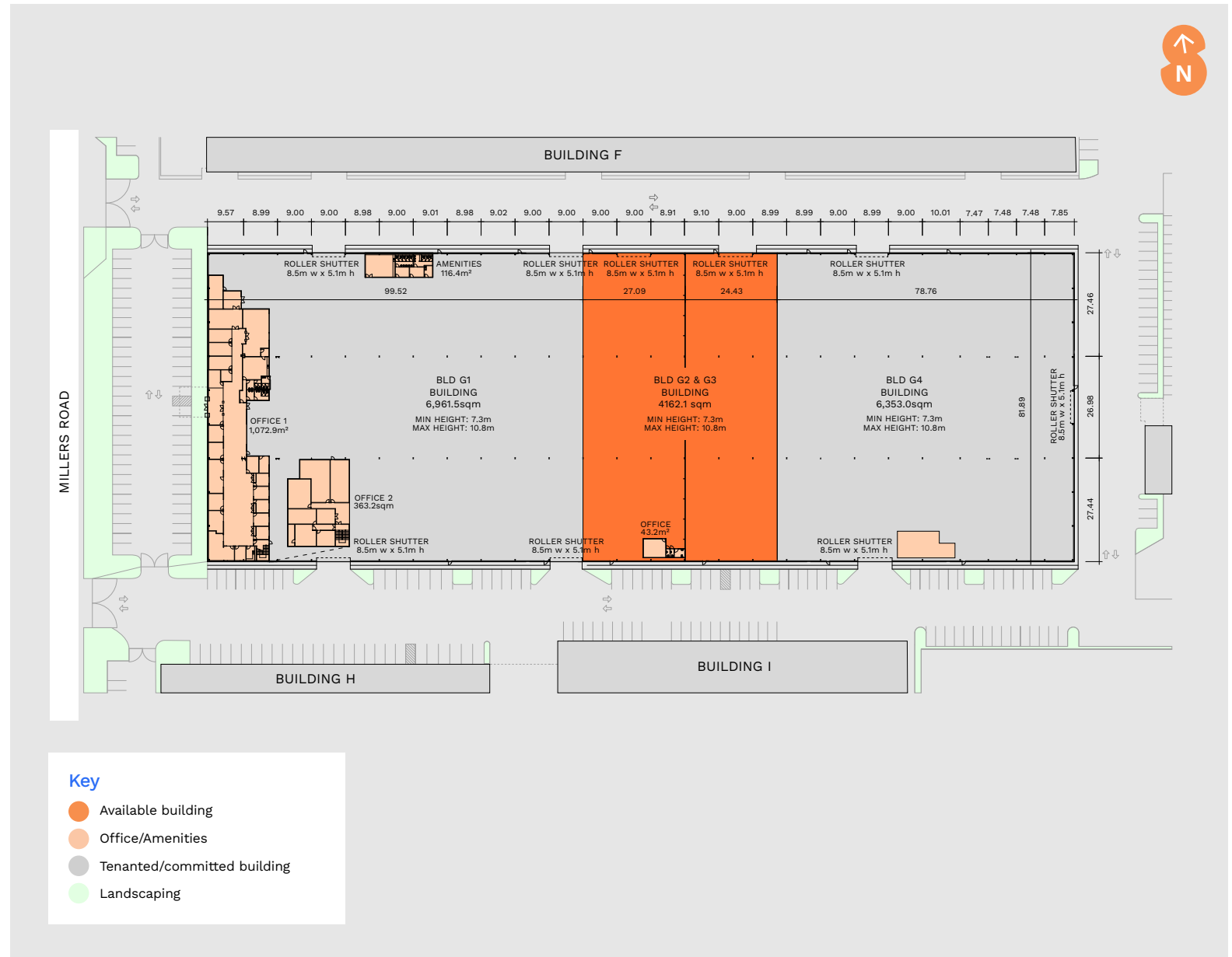
## Building features



High-hazard sprinklers



LED lighting throughout



\*Figures are approximate.



## Area schedule\*

Tenancy	Building J
Office area	245.8sqm
Building area	7,520.2sqm
<b>Total area</b>	<b>7,766sqm</b>

## Building features



4

On-grade doors



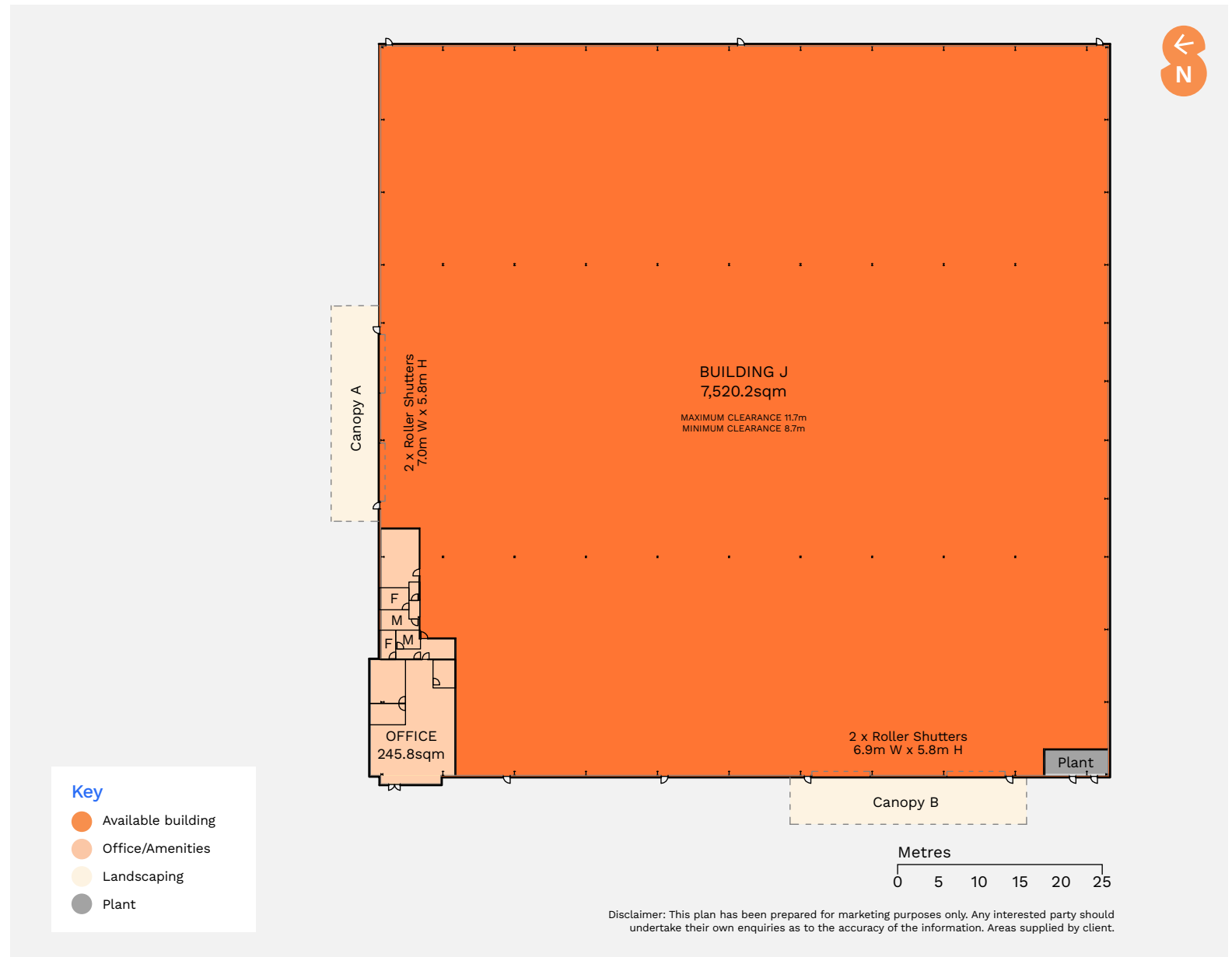
ESFR sprinklers



8.7m-11.7m  
Clearance



LED lighting throughout



### Key

- Available building
- Office/Amenities
- Landscaping
- Plant

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.

\*Figures are approximate.





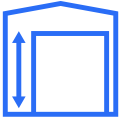




# Key features



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





# Your partner



### Over 70 years of experience

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



### 32 properties†

Our assets are strategically positioned for logistics, infrastructure, and employment, ensuring connectivity and efficiency.



### >80% customer satisfaction\*

Our results reflect the exceptional service and support you can count on to help your business thrive.



### 98.2% occupancy^

Our high occupancy levels mean stable, well-managed spaces that offer opportunities to grow.



### \$6.5bn development pipeline~

Our logistics development pipeline, fuelled by existing assets and strategic restocking, drives strong embedded value for growth.



### Over 1.4m sqm GLA^^

Our logistics portfolio provides the scale and versatility you need to grow and thrive in high-demand, strategic locations.

## Employer of choice

We are recognised as a leading organisation.

WGEA Employer of Choice for Gender Equality for the 15th consecutive year.



2024 AWEI gold status employer at the LGBTQ+ Inclusion Awards.



Equileap Gender Equality Global Report 2024 – ranked within Top 100 globally.



GradConnection Top 100 Graduate Employer 2024.



4th Reconciliation Action Plan – advanced to 'Stretch'.



To find out more about Stockland, please visit our website - [stockland.com.au](https://stockland.com.au)

\*2024 CX Monitor, FY24 Annual Report. ~Forecast end value on completion, subject to relevant approvals, FY24 Results Presentation. †FY24 Property Portfolio. ^By income, FY24 Property Portfolio.

^^Reflects 100% interest and excludes development and inventory land, FY24 Property Portfolio.

### **Divisional Asset Manager**

Tanvi Talwar

M: 0430 868 720

E: [tanvi.talwar@stockland.com.au](mailto:tanvi.talwar@stockland.com.au)

### **Head of Property Management – Logistics**

Amanda Elgammal

M: 0433 578 568

E: [amanda.elgammal@stockland.com.au](mailto:amanda.elgammal@stockland.com.au)

**[stockland.com.au/logistics/vic/brooklyn-distribution-centre](https://stockland.com.au/logistics/vic/brooklyn-distribution-centre)**