

Willawong Distribution Centre

Gooderham Road, Willawong, QLD

Stage 2 & 3
areas from
3,500m²*

Building 3, Stage 2.

*Approx.



Stockland ∴ Willawong Distribution Centre

Introducing Willawong Distribution Centre

Stockland is proud to offer exciting leasing opportunities at our latest Queensland project, Willawong Distribution Centre.

Stage 2 has recently been completed and is now available for leasing. These two buildings are inclusive of 4 flexible warehouse tenancies with attached corporate offices, offering spaces up to 25,500m².

Stage 3 has development approval, and will be designed to meet your exact requirements, from 3,500m² to 40,000m² options. Expressions of interest for pre-leasing opportunities at Stage 3 are now being accepted.

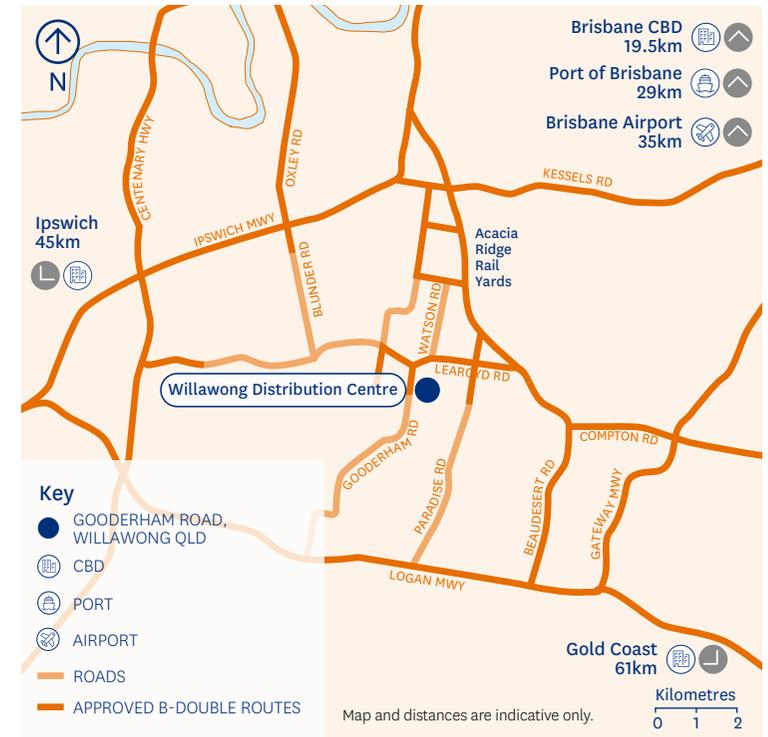
The Willawong Distribution Centre estate comprises a prime 22ha greenfield site, suitable for up to 100,000m² of high volume warehousing space. The Willawong locality provides excellent connectivity to local and regional markets, with the estate being located midway between the Logan Motorway to the south and the Acacia Ridge Rail Marshalling Yards to the north.

Development facts:

- A 22ha level, compacted and flood-free development site zoned for general industrial use with potential for 24/7 operation.[^]
- Direct access to B-Double approved routes to all Major Arterials.
- Flexible options[^] available to suit your current and future requirements.
- Centrally located with easy access to the Acacia Ridge Rail Yards, Beaudesert Road and the Logan Motorway.

All sizes and areas on this page are approximate only and subject to Stockland and Authority approvals.

[^] Subject to Stockland and Authority approvals.



Strategically connected



ACACIA RIDGE RAIL YARDS

LEAROYD ROAD

GOODERHAM ROAD

LOGRUNNER PLACE

Willawong Distribution Centre

Please note the boundary is indicative only, and the landscape is subject to change.

Great location with efficient and easy access

Distance from key locations*

 **ADDRESS**
Gooderham Road, Willawong

 **MOTORWAY**
5KM

 **PORT OF BRISBANE**
29KM

 **BRISBANE CBD**
19.5KM

 **BRISBANE AIRPORT**
35KM

 **RAILWAY STATION**
5KM

*All distances are approximate only.



Willawong Distribution Centre – Masterplan



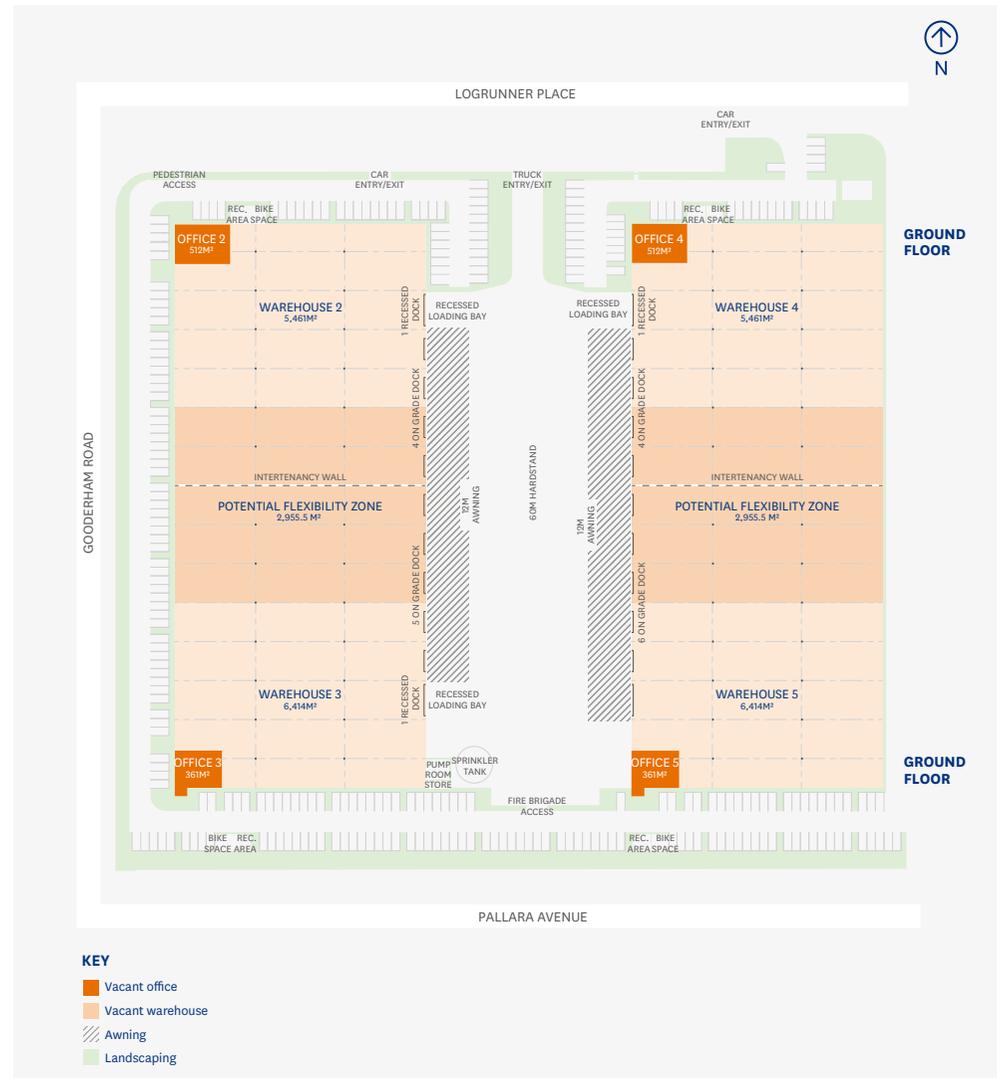
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Willawong Distribution Centre

– Stage 2 leasing now

After the success of 18,456m² building in Stage 1, Stockland are pleased to announce the next stage for Willawong Distribution Centre. Stage 2 delivers 25,496m² across two buildings, with an expansive 60m truck court. These premium high volume industrial facilities will provide a minimum storage height of 10.25m, rising to 13.70m at the ridge. Functionality of loading docks and multiple on-grade doors are protected by cantilevered 12m all-weather awnings. High quality corporate offices will be provided over two levels, with warehouse flexibility available from 5,000m². All new service infrastructure is available to the site, including NBN fibre to the building and natural gas to suit a wide variety of potential occupiers.

All sizes and areas are approximate, and subject to survey.



Note: This plan is indicative only and subject to survey. All sizes and areas are approximate only.
 The location of the dividing wall is indicative only - it may be relocated to suit specific tenant requirements.
 Floor space ratio (site area / total bldg area) 0.54:1.

Indicative tenancies schedule:

| | |
|--------------------------|----------------------------|
| Stage 2 site area | 46,947m² |
| Warehouse 2 | 5,461m ² |
| Office 2 (2 Levels) | 512m ² |
| SUBTOTAL | 5,972m² |
| Warehouse 3 | 6,414m ² |
| Office 3 (2 Levels) | 361m ² |
| SUBTOTAL | 6,775m² |
| Warehouse 4 | 5,461m ² |
| Office 4 (2 Levels) | 512m ² |
| SUBTOTAL | 5,972m² |
| Warehouse 5 | 6,414m ² |
| Office 5 (2 Levels) | 361m ² |
| SUBTOTAL | 6,775m² |
| TOTAL | 25,496m² |

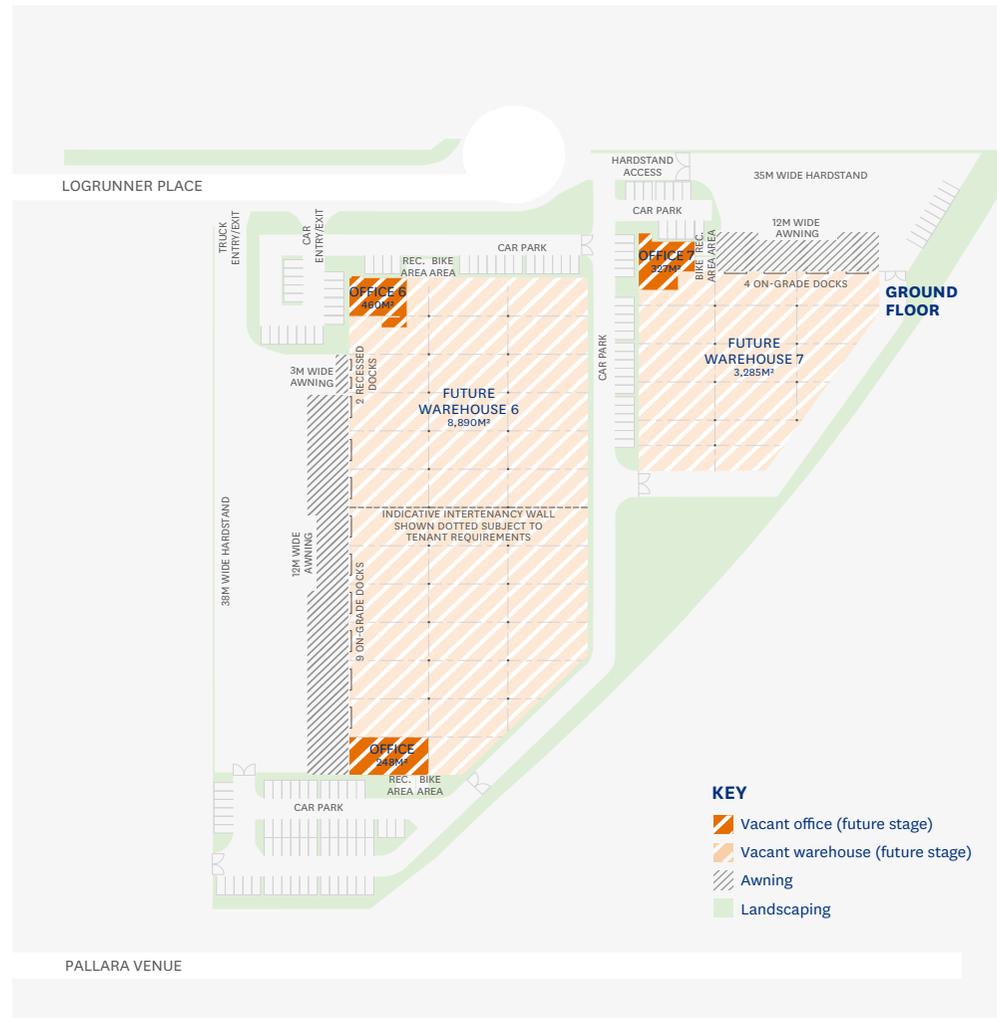
Please note all areas are approximate only.

Willawong Distribution Centre

– Stage 3 pre-leasing now

Stage 3 Willawong will be delivered as two independent warehouse buildings of 9,600m² and 3,600m². Each building will have exclusive use hardstand areas and multiple on-grade roller doors with 12m cantilevered all weather awnings. Contact our Stockland team to discuss pre-leasing opportunities further.

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Indicative tenancies schedule:

| | |
|--------------------------|----------------------------|
| Stage 3 site area | 34,016m² |
| Warehouse 6 | 8,890m ² |
| Office 6 | 460m ² |
| Provisional Office | 248m ² |
| SUBTOTAL | 9,598m² |
| Warehouse 7 | 3,285m ² |
| Office 7 | 327m ² |
| SUBTOTAL | 3,612m² |
| TOTAL | 13,210m² |

Please note all areas are approximate only.

Willawong Distribution Centre – Sustainable Design Features

Stockland is proud to announce that Willawong is being built to target a 5 Star Green Star rating, which represents Australian Excellence in sustainable design. Willawong Distribution Centre will minimise its impact on the environment, offering resilience to a changing climate while reducing occupancy costs, alongside delivering improved indoor environmental quality (IEQ) to support employee wellbeing.

Key features:

- Powered by renewable energy with a 4x99kW roof top solar PV system
- Energy efficient office air conditioning with provision of outdoor air 10% greater than NCC minimums
- Low volatile organic compound (VOC) flooring, paints and adhesives
- High-performance glazing to reduce solar radiation and heat gain
- Passive solar design of offices with window locations and awnings positioned to reduce energy consumption
- Maximised use of natural day light in warehouse
- Energy efficient LED lighting with intelligent control
- Sustainably sourced timber products used in building process
- Commitment to diverting construction waste from landfill during building process
- Water and energy metering systems to monitor building performance
- Water efficient toilets, tapware, and waterless urinals
- Rainwater collection for irrigation



Image is indicative only.

Willawong Distribution Centre Stage 1 – Building 1 showcase



Willawong Distribution Centre Stage 2 – Building 2 & 3 showcase



Willawong Distribution Centre

– Design specifications

The design and construction of the facility shall meet all Australian Standards, be in accordance with the regulations set out in the Building Code of Australia (BCA) and meet all authority requirements.

Warehouse

Concrete and floor slab

- Internal warehouse floors have been finished with a double helicopter trowel for a burnished finish.
- The warehouse floor has been designed for a minimum of 6t point load and 35kPa UDL.
- Unlimited hard-wheel forklift repetitions of 2500kg-lift capacity.

Structural steel

- Column-free spans of up to 30m can be accommodated at centres of approximately 11–12m, however depending on the building size, an appropriate number of rows of internal columns will be required to be included (refer to the concept drawings).
- Spacing of end-bay columns may be reduced to improve structural efficiency.
- Springing heights to a minimum of 10m.

External walls

- Precast concrete dado panels to 2400mm high above floor level (3000mm high where required to provide fire ratings for hydrants and services rooms in accordance with the BCA), painted externally with selected flat paint finish.
- Colorbond finish wall cladding above precast panels.
- Internally precast concrete panels are to be finished to a smooth steel trowelled finish.

Roof

- Zinalume sheeting (unless required otherwise by local authorities) with translucent sheets equal to minimum 10% of warehouse roof area.

Awnings and canopies

- Awnings to project a minimum of 12m from the external face of the building over on-grade roller shutters and 3m over recessed docks.
- Awnings are bird proof protected in an approved manner. Minimum 6m clearance under awnings to all structure and services.

Dock and access doors

- Docks at grade with 6m wide x 6m high motorised roller shutter doors.
- Roller shutter doors and guide covers have been painted with selected high performance paint or powdercoat finish.
- All docks have been provided with an appropriate level of lighting to be functional 24 hours.
- Sunken docks with dock levelers and 2.7m x 3.6m high motorised roller shutter doors (dock configuration depends on site and design conditions and tenant requirements – refer to concept plan).
- Dock levelers are hydraulically operated (Red Australia, Tieman710M or similar).
- Recessed docks have been designed for the provision for future door seals and truck dock locks (e.g. cast-in conduits provided and power and control wiring).

Warehouse lighting

- Lighting level is 200 lux (at 1.2m above floor level).
- Each third row of lighting to be switched separately to allow reduced 'night light' for security/safety out of operating hours.

Office/Office floor slab

- The office areas comprise glazed curtain walling /shop front glazing, painted CFC, masonry, concrete, and precast concrete or metal cladding to suit the architectural design.
- Floor slabs have been designed generally for a live load capacity of at least 3 kPa+ 1 kPa for partitions.
- Compactus areas of approximately 5% of each office floor level have been designated to have a load capacity of 10 kPa.

Services

Power capacity

- Premises design to accommodate a total supply load based on 25 VA/m² of warehouse, 120 VA/m² of office.

Mechanical

- Separate air-conditioning systems are provided to agreed zones within each office level.
- Each system is zoned to maintain and provide comfort conditions with office perimeters to be zoned separately to central office areas and entry/stair and void areas to be separately zoned.
- No ducts or equipment apart from diffusers, thermostats and controls are visible from the office space.

Willawong Distribution Centre

– Design specifications (continued)

Ventilation

- As required by the NCC.

Fire services

- EESFR Fire Sprinklers are provided relative to storage fire load and internal building height of the warehouse area.
- Hydrants, fire hose reels, smoke detection and extinguishers will be provided in accordance with the BCA, Australian Standard or other relevant authority' requirements.
- Fire hose reels and hydrants within office areas are enclosed within a cupboard.

General Site Works

Signage

- Directional signage as required for efficient operation of the car park area and estate.
- Tenant signage areas are provided.

Truck parking and turning aprons

- Aprons and truck areas are designed to accommodate semi-trailers and B-Double vehicles to Australian Standard turning circle requirements.

Landscaping

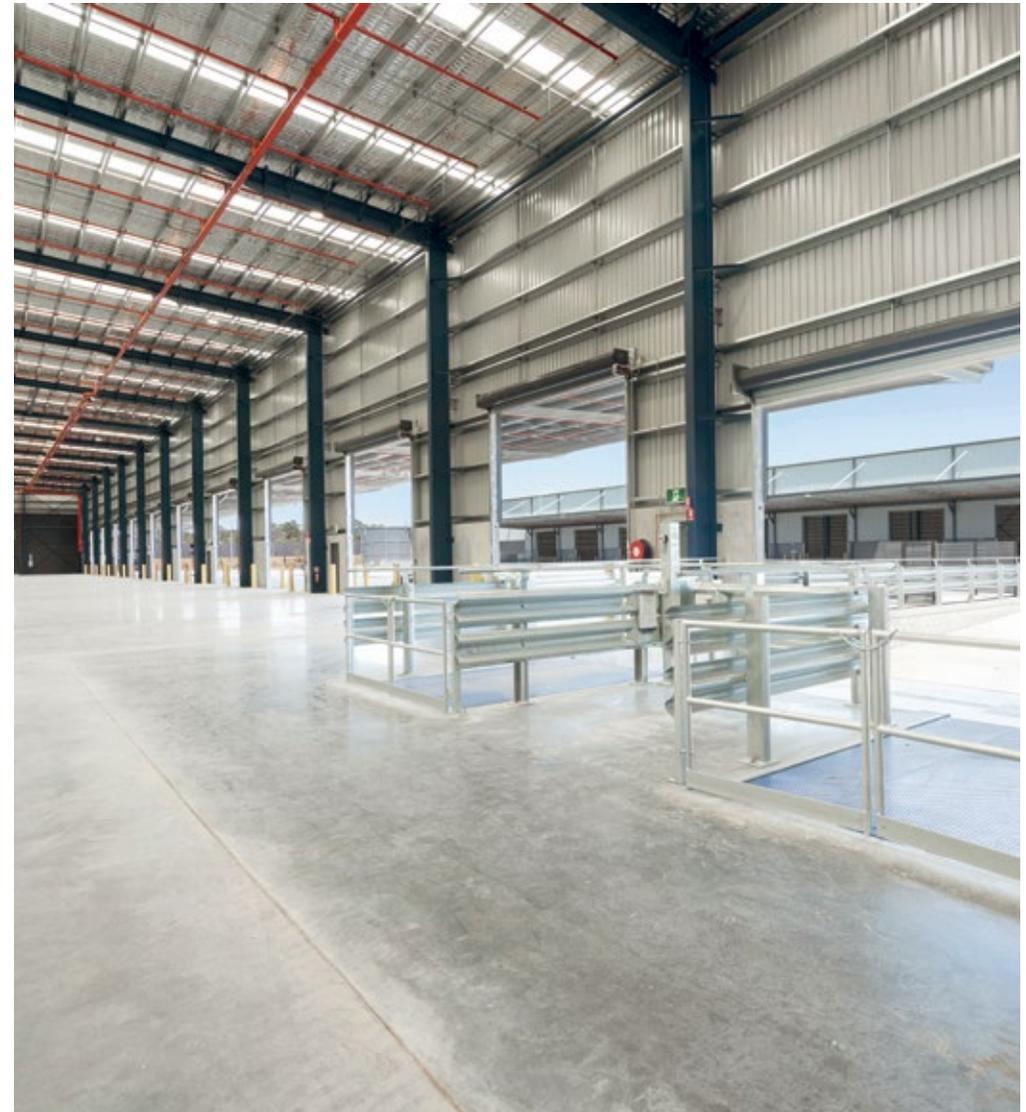
Plants are a selected range of Australian native ground cover.

Estate/facility operating hours

- The design of this project is to take into account that the built facility may operate on a 24 hour, seven day week basis.
- Final operating hours and conditions are subject to local authority approvals.

Environmental sustainability

- The building design includes energy and water saving initiatives such as solar water heating, energy efficient lighting, native landscaping and rainwater collection for irrigation and toilet flushing, subject to local authority approvals.



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Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$15.0 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 close to 1.4 million square metres of building area with a gross book value of \$4.1 billion*. Our properties are strategically positioned in key locations for logistics, infrastructure and employment.

Developer

Our Development business currently has a \$5.5 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 30 June 2020.

^Stockland's share of expected incremental development spend, including land cost and subject to planning approval. As at 25 August 2020.



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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