

ParkWest Industrial Estate

10 ParkWest Drive,
Derrimut VIC

Information
Memorandum

Charter Hall 





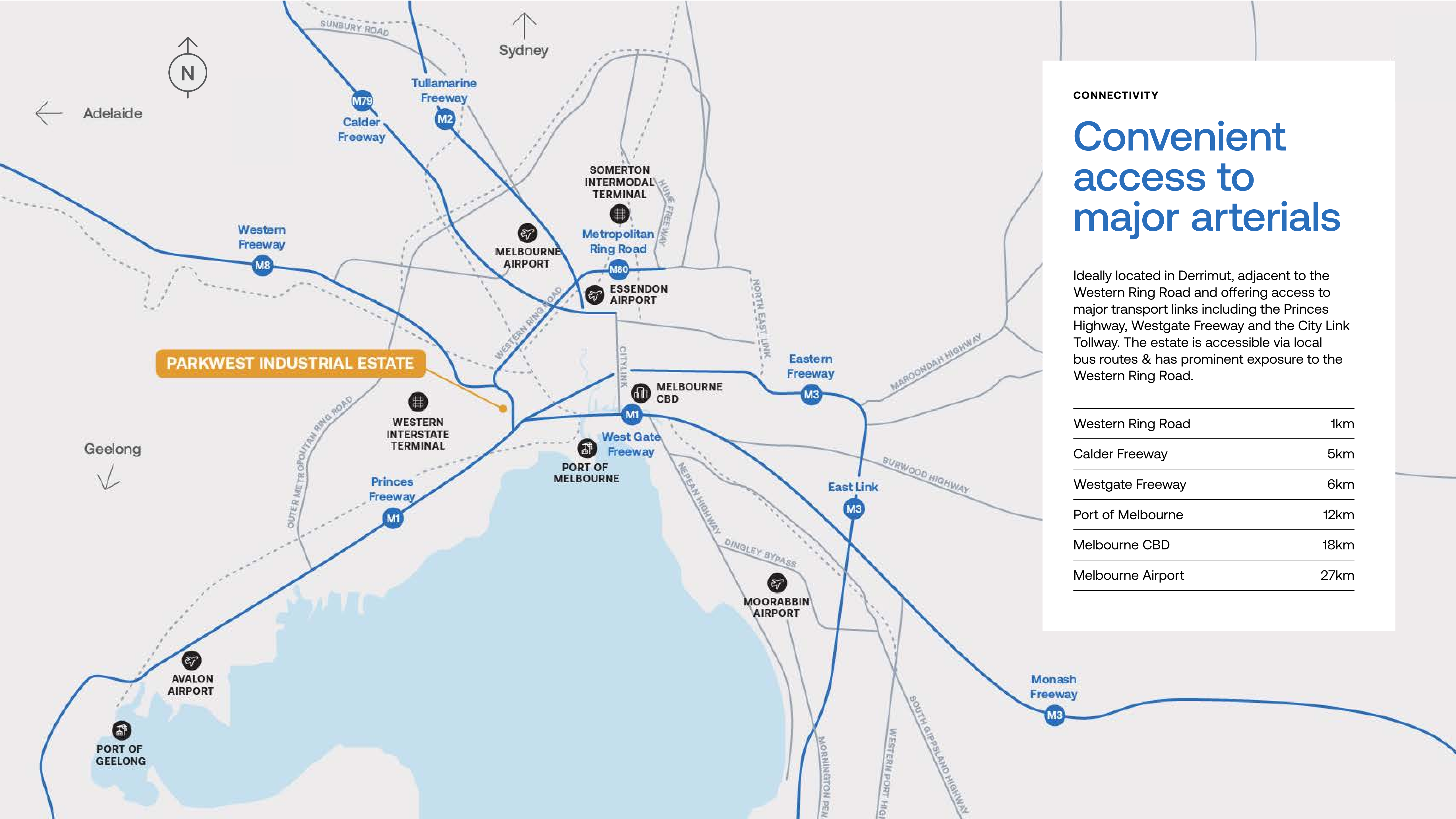
Limitless possibilities

Take your brand and business to new heights in this unique location

Opportunity to secure a sizable 19,562sqm warehouse or split the building into two separate tenancies, both with corporate grade offices and immediate access to major transport links and adjacent to the Western Ring Road.

10 ParkWest Drive is located within one of Melbourne's premier industrial precincts at ParkWest Industrial Estate.

The ParkWest Industrial Estate is comprised of 18 modern warehouse buildings, and is situated on the intersection of Boundary Road and the Western Ring Road within the western Melbourne suburb of Derrimut 17 kilometres west of the Melbourne Central Business District. The estate is central to numerous major arterial roads and networks with excellent access to the Westgate Freeway, Princes Highway, the Melbourne CBD and the CityLink Tollway network.



PARKWEST INDUSTRIAL ESTATE

CONNECTIVITY

Convenient access to major arterials

Ideally located in Derrimut, adjacent to the Western Ring Road and offering access to major transport links including the Princes Highway, Westgate Freeway and the City Link Tollway. The estate is accessible via local bus routes & has prominent exposure to the Western Ring Road.

Western Ring Road	1km
Calder Freeway	5km
Westgate Freeway	6km
Port of Melbourne	12km
Melbourne CBD	18km
Melbourne Airport	27km



THE SPACE

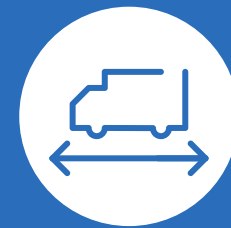
Key building features



Opportunity for single warehouse or to split into two separate tenancies



Fully sprinklered 17,807sqm warehouse



16 on-grade & 8 recessed docks all with roller shutter doors



Internal clearance height of 9.4m to 11.1m



1,698sqm of all-weather canopies



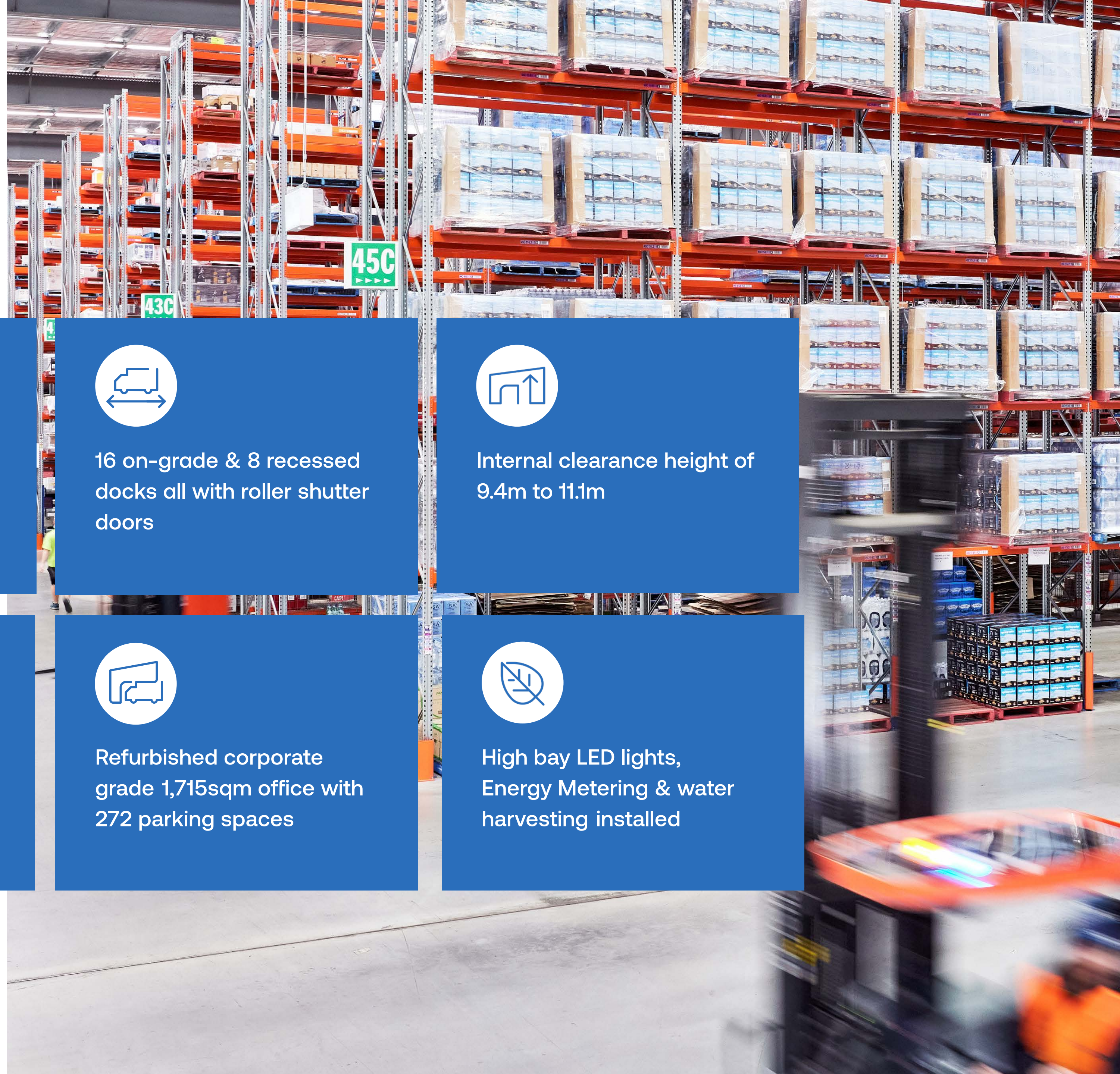
Automatic security gate with 24/7 access



Refurbished corporate grade 1,715sqm office with 272 parking spaces



High bay LED lights, Energy Metering & water harvesting installed

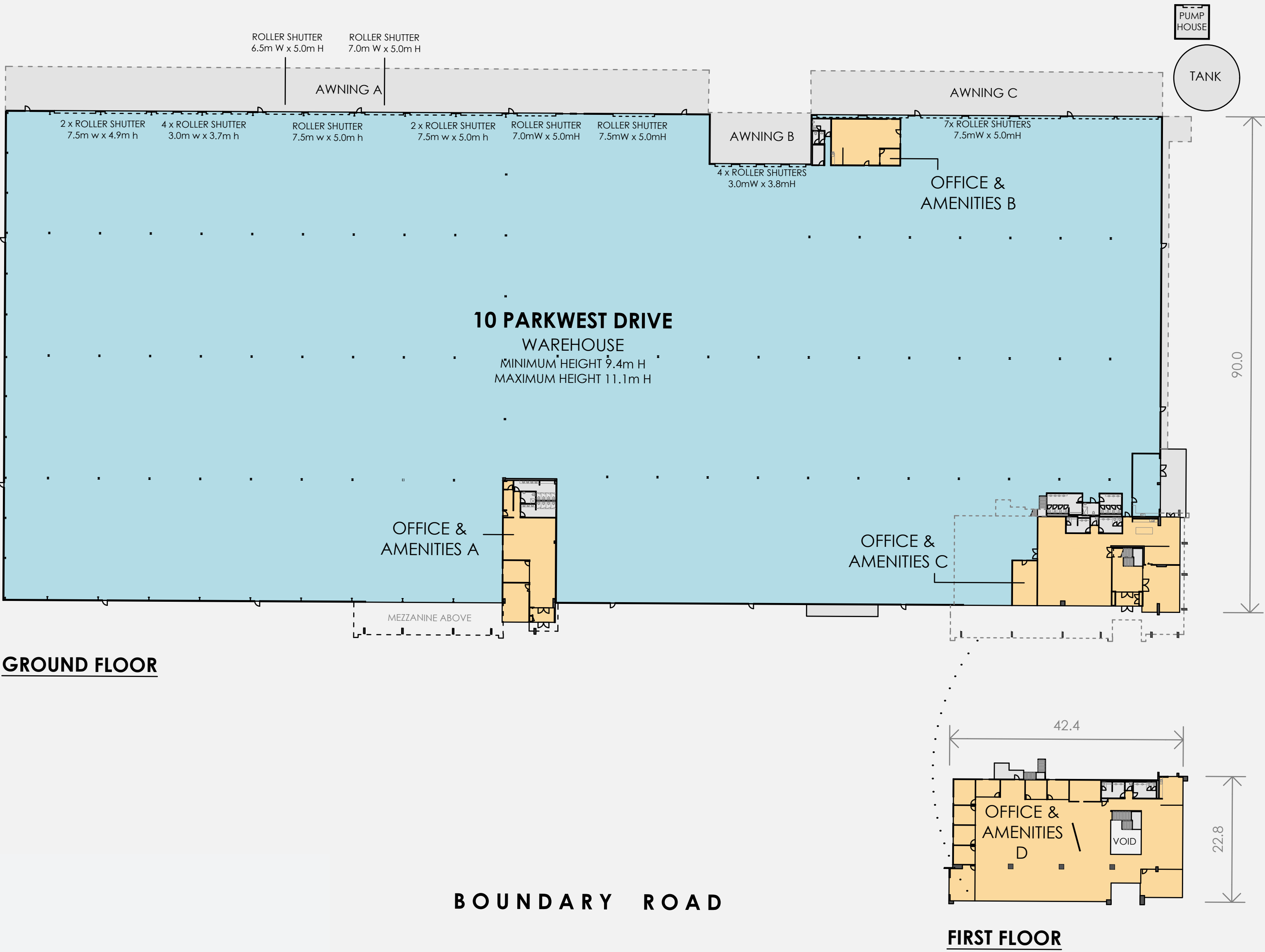


PLANS

Design option 1

Single warehouse

Site	Area (sqm)
10 Parkwest Drive	
Warehouse	17,847
Office	1,715

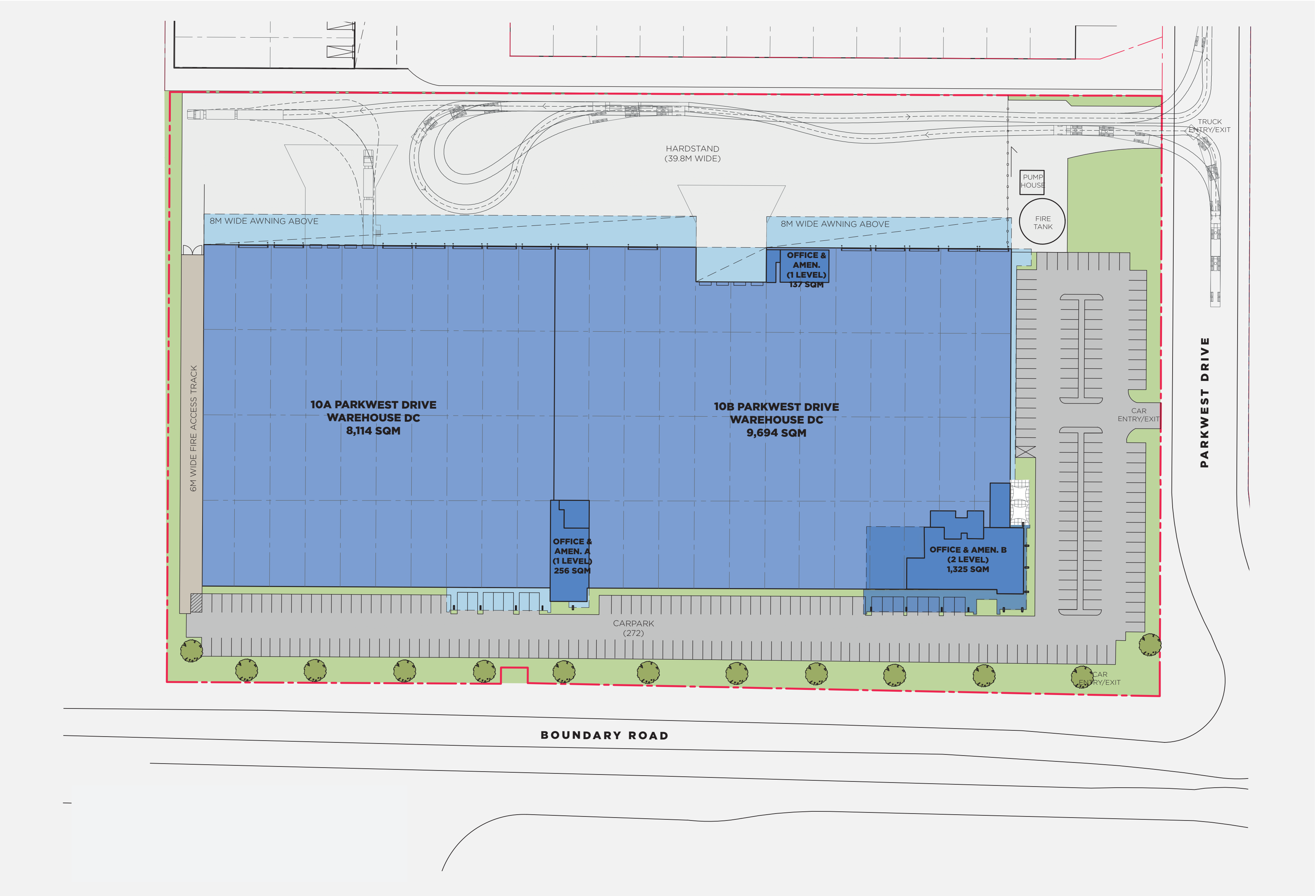


PLANS

Design option 2

Split tenancies

Site	Area (sqm)
10A Parkwest Drive	
Warehouse	8,114
Office & Amenities	256
10B Parkwest Drive	
Warehouse	9,694
Office & Amenities (1 level)	137
Office & Amenities (2 levels)	1,325



CONNECTIVITY

You're in good company

Join well known brands such as John Deere, Linfox, Maersk, New Aim and GWA (Caroma).



Powered by partnerships

80+ TEAM OF INDUSTRIAL SPECIALISTS

By partnering with Charter Hall, you'll have access to the largest national team of in-house industrial property specialists in Australia. Our locally-based team is experienced in asset management, development, supply-chain management and sustainability and our people are passionate about delivering innovative solutions that enable your business to grow.

PARTNERING FOR THE FUTURE

Active partnerships are at the core of our business and our success is demonstrated by the long-term repeat relationships we have with tenant customers, investors and capital partners, service providers and industry stakeholders.

We take a markedly different approach to our peers founded on mutual success. We provide certainty of delivery with an agile, nimble and entrepreneurial approach.

LANDLORD OF CHOICE

As a landlord of choice, we develop, own and manage assets for the long term. Our locally based team of specialists offer strategic property advice, enabling you to focus on what you do best. Our customer engagement is consistently high with a +50 Net Promoter Score, 84% Engagement Index and 99% average occupancy across our portfolio.

ACCESS TO CAPITAL

Our scale, strong balance sheet and investment capacity means we can move quickly to meet your property needs, whenever you're ready to move or grow. We pride ourselves on our strong investor relationships built on long-term performance.



A better journey together

With over 30 years’ experience in property investment and funds management, we’re one of Australia’s leading fully integrated property groups. We use our property expertise to access, deploy, manage and invest equity across our core sectors – Office, Industrial & Logistics, Retail and Social Infrastructure.

Operating with prudence, we’ve curated a diverse portfolio of high quality, long leased properties. With partnership at the heart of our approach, we’re creating places that help grow communities;


turning them into the best they can be and unlocking hidden value. Taking a long-term view, our development pipeline delivers sustainable, technologically enabled projects for our customers.

The impacts of what we do are far-reaching. From helping businesses succeed by supporting their evolving workplace needs, to providing investors with superior returns for a better retirement, we’re powered by the drive to go further.

“
Our commitment to our tenants runs deep, and we continue to challenge ourselves to go above and beyond in our service.


\$80.9bn

Funds Under Management



1,618

Industrial & Logistics, Retail, Office & Social Infrastructure Properties




\$12.5bn

Development Pipeline



45,000+

Investor & Tenant Customers





Better futures, mutual success

We're one of Australia's largest owners of industrial and logistics property, focused on both established and key growth areas. Our expertise is national, but it's our local knowledge that builds value and ensures success for both our customers and investors.

With an integrated service offering, asset and facilities management, and in-house development teams who are as passionate about the latest industrial and logistics designs as our customers, our national portfolio footprint and expertise is unrivalled in Australia.

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As a landlord and long-term owner, we're actively involved in ensuring all of our properties meet the ever-changing needs of businesses.



\$25.1bn
FUM



99.3%
Occupancy



340
Number of
properties



9.3years
WALE



Our sustainability framework



Environment

Creating resilience through meaningful climate action, rethinking our approach to resources and restoring nature.



Governance

Operating a responsible business and ensuring effective risk management as well as ethical and sustainable supply chain engagement.



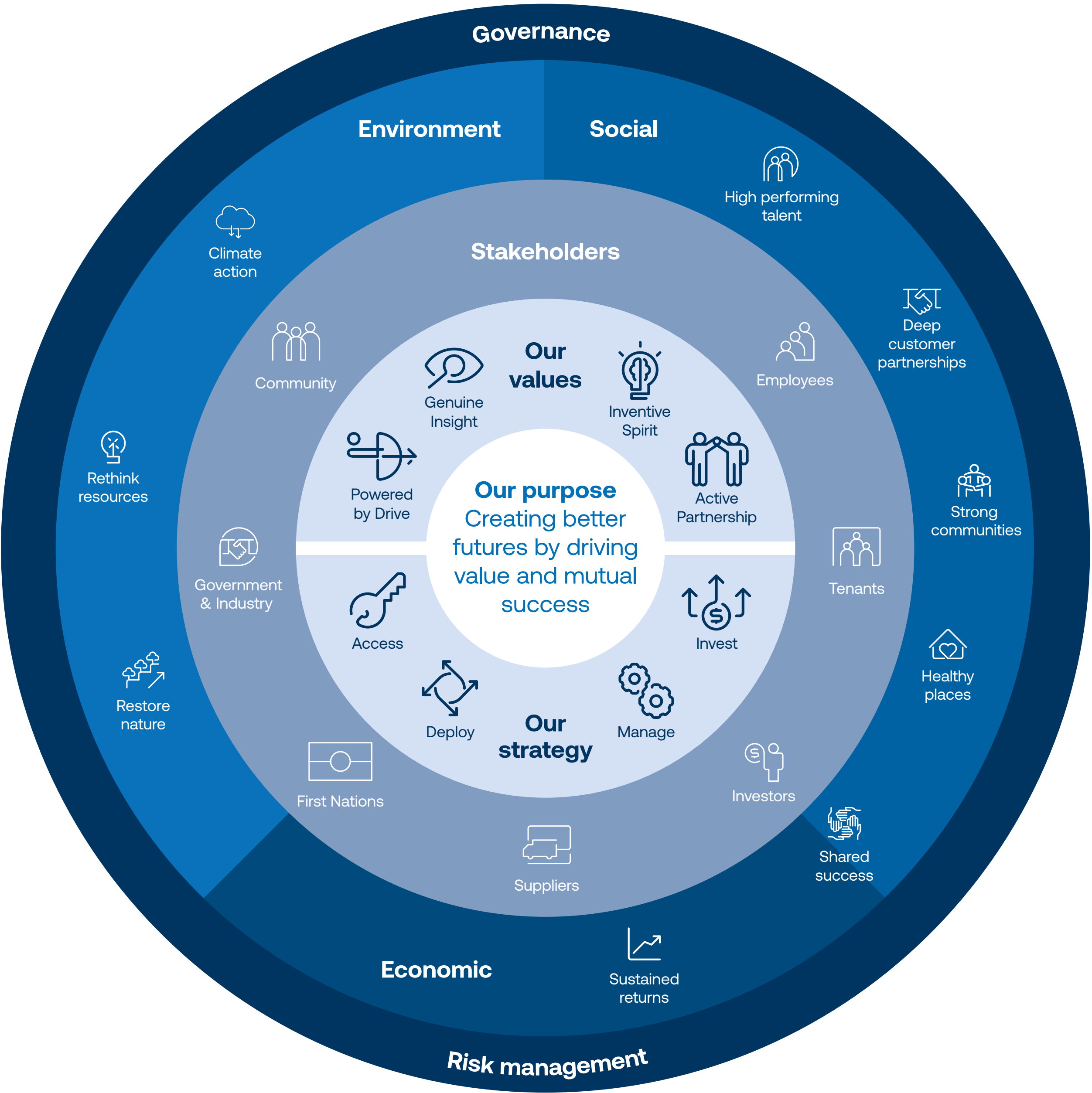
Social

We focus on talent development and customer partnership, as well as building community connection, inclusion and delivering healthier, safer places and people.



Economic

Through shared economic prosperity and sustainable growth and mutual success.



Social and wellbeing initiatives

We take an industry-leading position to create healthy work environments in the Industrial & Logistics sector.

We consciously invest in places and create opportunities that help our customers and communities thrive.



SSI Employment Project

Charter Hall is committed to making a difference in the local communities, and has partnered with Settlement Services International (SSI) to provide employment opportunities to local unemployed people during construction phases at our development projects.

- National partnership across 2 active developments
- 4 week pre-employment training
- Development of labour skills, with ongoing mentoring and support from SSI candidates



Morsl

Charter Hall has partnered with Morsl, which offers a 24/7 self-service, healthy micro market to employees in warehouses, providing convenient access to healthier food and a healthier lifestyle.

Employees who work in the industrial and logistics sector are faced with many environmental impacts to their mental and physical health, including long, physical work shifts, elevated noise levels, and limited access to healthy food options in and around their workplace.



Healthy Heads in Trucks & Sheds

Charter Hall is proud to be a Corporate Partner of Healthy Heads in Trucks & Sheds, an organisation focused on improving the mental health and well-being of employees within the road transport, warehousing and logistics industries.

We partner with tenant customers to drive awareness, generate support for the initiative, and create work environments that prioritise well-being.

Contact us for more information or
to arrange an inspection.

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CBRE

This brochure is intended as a general guide only and should not be relied upon in making a decision to lease all or any part of the property at 10 Parkwest Drive, Derrimut, VIC.

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