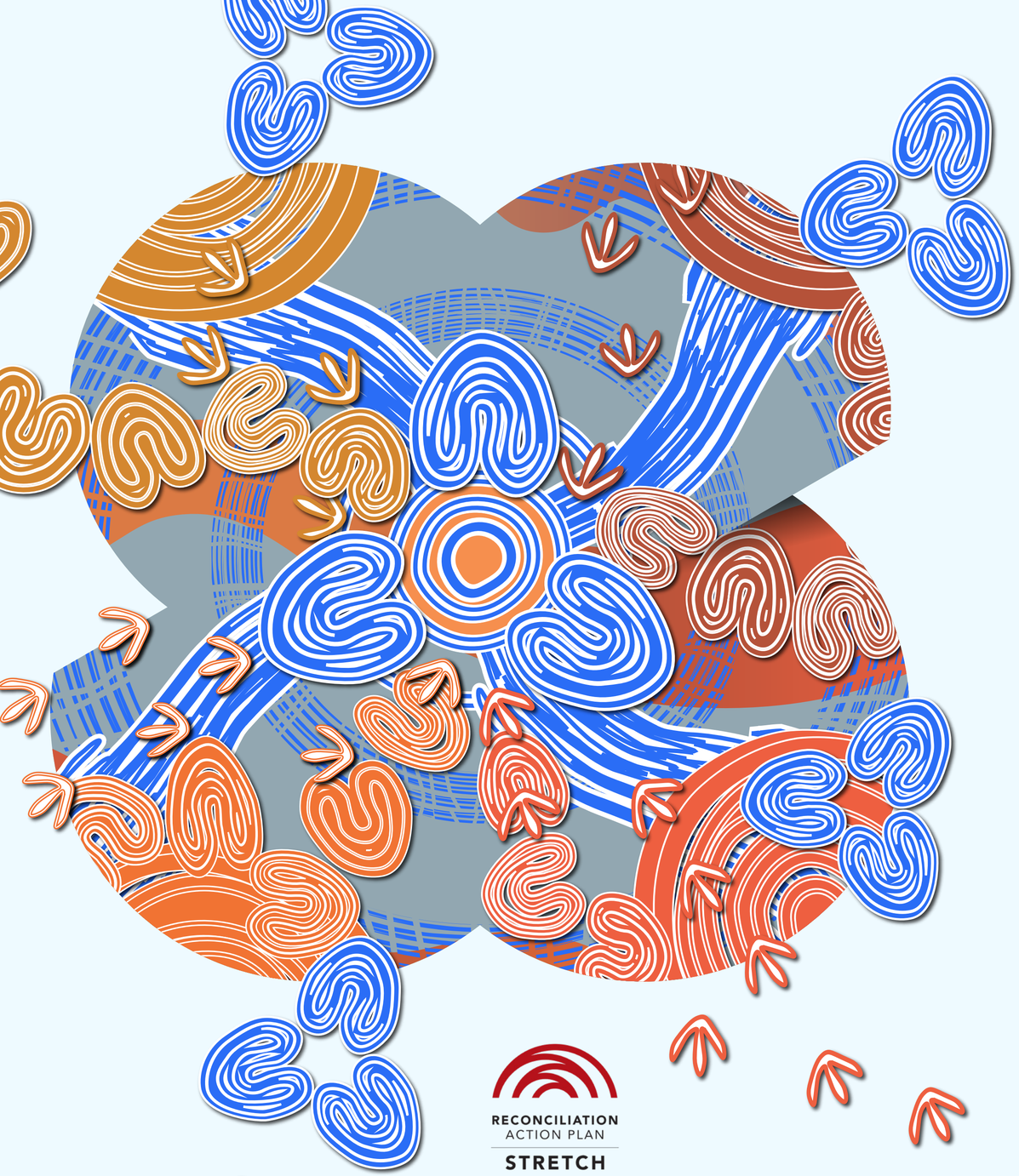
Brooklyn Distribution Centre



Stockland

413 Francis Street, Brooklyn Vic 3012



Nakiliko Booran - *See the Dream* by Saretta Fielding (Wonnarua and Anaiwan)

Acknowledgement of Country

Stockland acknowledges the Traditional Custodians and knowledge-holders of the lands on which we live, work and play.

We recognise the Wurundjeri Woi Wurrung People of the Kulin Nation and their historical ownership of this land and value their continued and inherent connection to land, sea, culture and community. We also pay our respects to their Elders past and present and extend that respect to all Aboriginal & Torres Strait Islander peoples.



Welcome

Brooklyn Distribution Centre is an established 22 hectare estate offering approximately 130,000sqm* of versatile warehousing and office spaces across 10 buildings.

Ideally located just 12km west of the Melbourne CBD and benefitting from immediate access to the West Gate Freeway, including the newly opened West Gate Tunnel, the estate enjoys faster, more reliable connections between the western suburbs and the CBD via twin tunnels under Yarraville and a new bridge over the Maribyrnong River.

This enhanced accessibility provides seamless connectivity to Melbourne's major commercial and freight destinations, including the Port of Melbourne, Melbourne Airport and Altona Railway Station.

*Approximate and subject to authority approvals.



5.8m–11.5m clearance heights

After–hours security onsite

250m to the West Gate Freeway

Offices and amenities

Excellent signage and street exposure

Multiple awnings and canopies

24/7 B-double operational hours

Hardstand

Ample parking available

Strategically located

Brooklyn Distribution Centre is a well-established estate conveniently located west of Melbourne CBD, adjacent to the interchange of the West Gate Freeway and Princes Highway.

20m Princes Highway

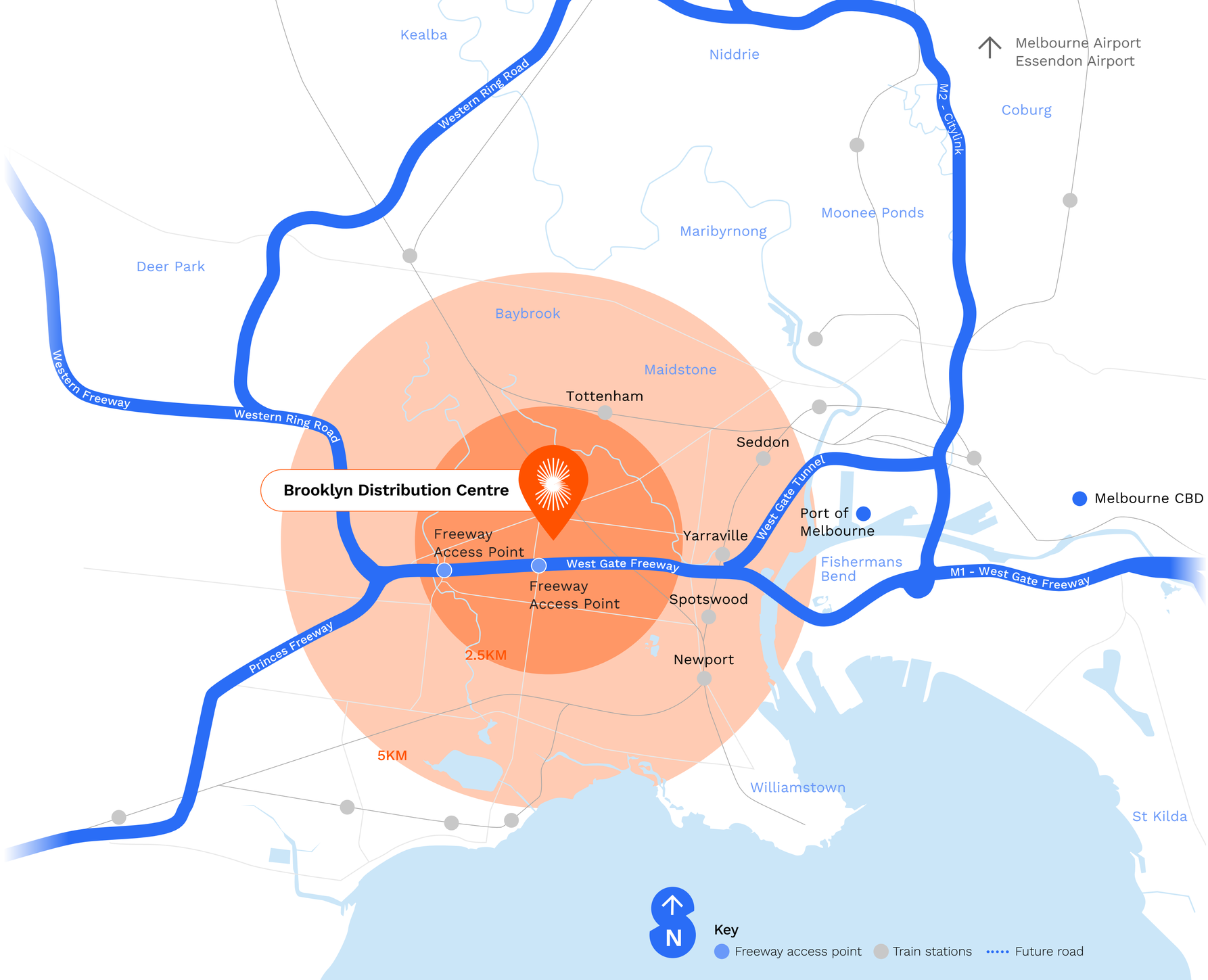
250m West Gate Freeway

850m Altona Railway Station

8.6km Port of Melbourne

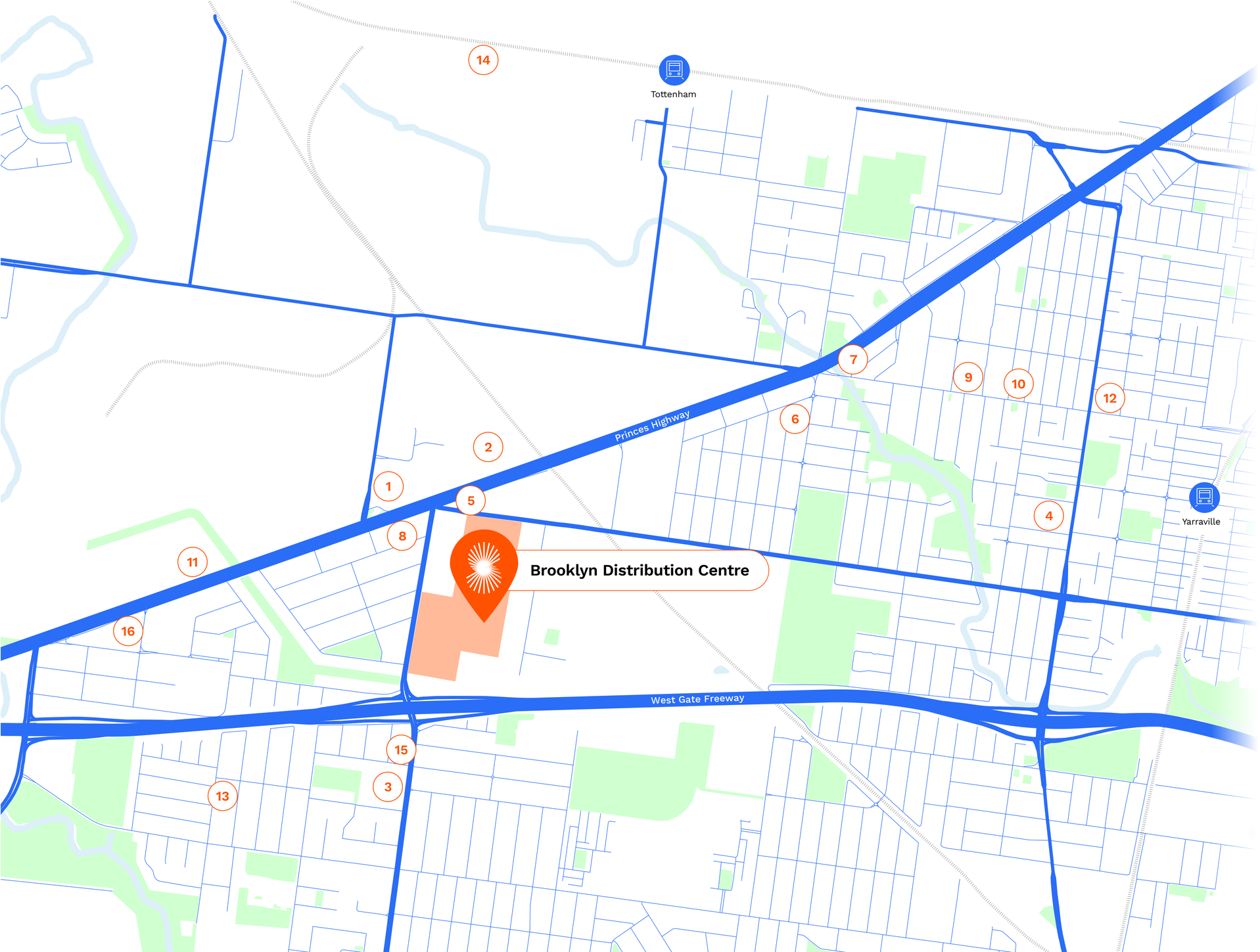
12km Melbourne CBD

28km Melbourne Airport



Map supplied for the purpose of providing an impression of Brooklyn Distribution Centre and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change and relevant authority approvals. Not to scale. Map source: Google Maps.


N
Port of Melbourne
Geelong Road
Francis Street
West Gate Freeway
Brooklyn Distribution Centre
Millers Road
This map is indicative only and the landscape is subject to change.



Local amenities

To help you get familiar with the area, we'd like to introduce you to some of the amenities and services available to you*.

1. Ampol Brooklyn (3 mins)
2. Brooklyn Fitness Centre (5 mins)
3. Altona Gate (5 mins)
4. Yarraville Shopping Centre (6 mins)
5. Tico's Drive Thru (1 min)
6. Rocco's Deli (4 mins)
7. Hungry Jack's Footscray (7 mins)
8. Shine Early Learning (3 mins)
9. Kingsville Early Learning (6 mins)
10. Big 5 Fitness (6 mins)
11. Mister Truong's (4 mins)
12. McDonald's (7 mins)
13. Only About Children (8 mins)
14. Shell Tottenham (7 mins)
15. EG Ampol (4 mins)
16. BP Truckstop (5 mins)

*Indications of location, distance or sizes are approximate and for indicative purposes only. Minutes = drive time. Source: Google Maps.

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.



West Gate Tunnel Project

Now open following its completion in December 2025, the West Gate Tunnel delivers faster, more reliable travel between the west and the CBD. The project's expanded lanes, twin tunnels beneath Yarraville and new bridge over the Maribyrnong River help remove thousands of trucks from inner-west residential streets.



Suburban Rail Loop

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

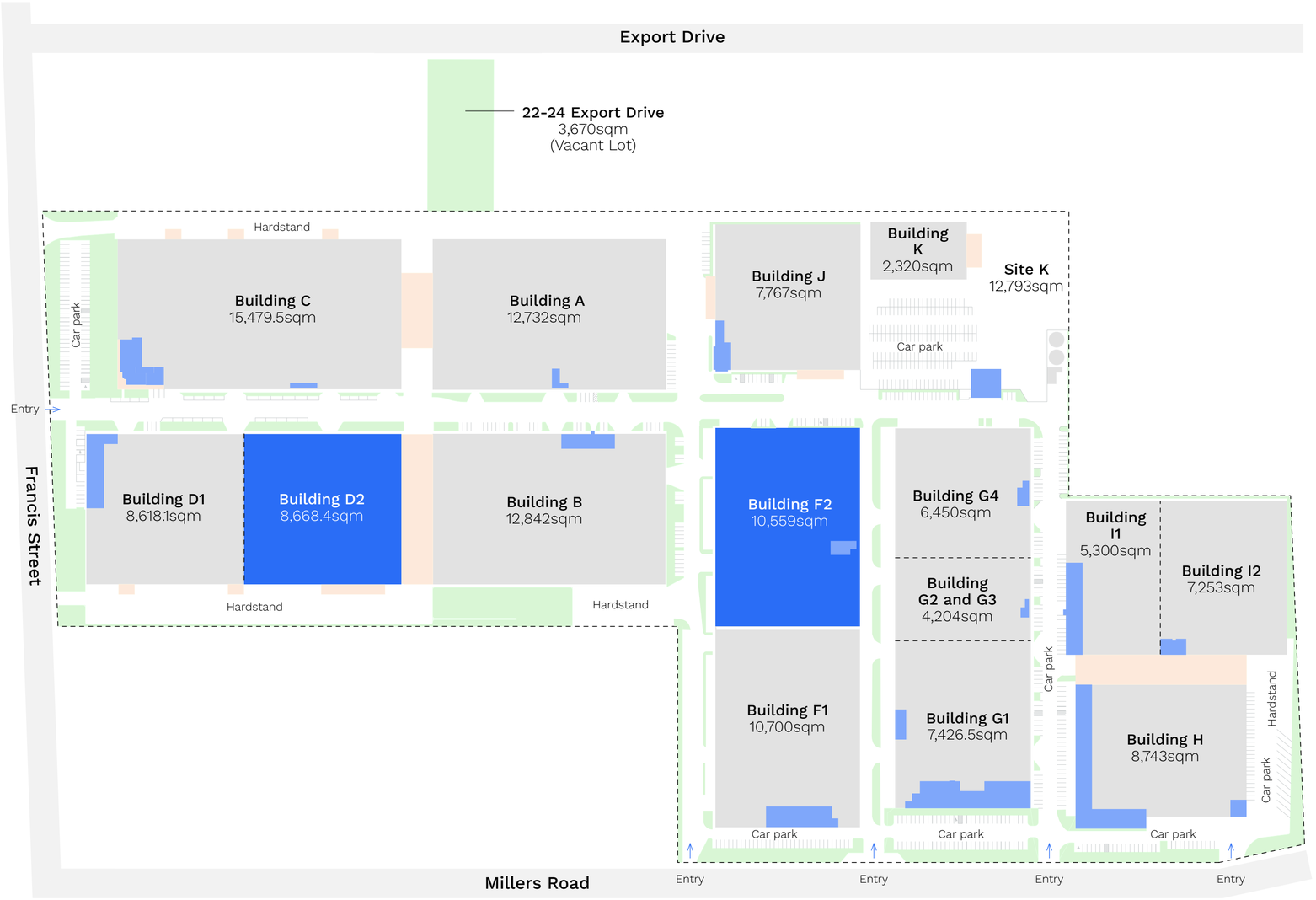


The M80 upgrade

With construction underway, the M80 upgrade will widen the freeway, on and off ramps and install a new freeway management system.


N
2
1
Brooklyn
Distribution Centre
1 Building D2
2 Building F2

Estate plan



N

Key

Available warehouse | Tenanted/committed | Office space | Awning | Landscaping

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

Building D2

Area schedule*

Tenancy	Building D2
Amenities area#	23.9sqm
Building area	8,644.5sqm
Total area	**8,668.4sqm**

Building features

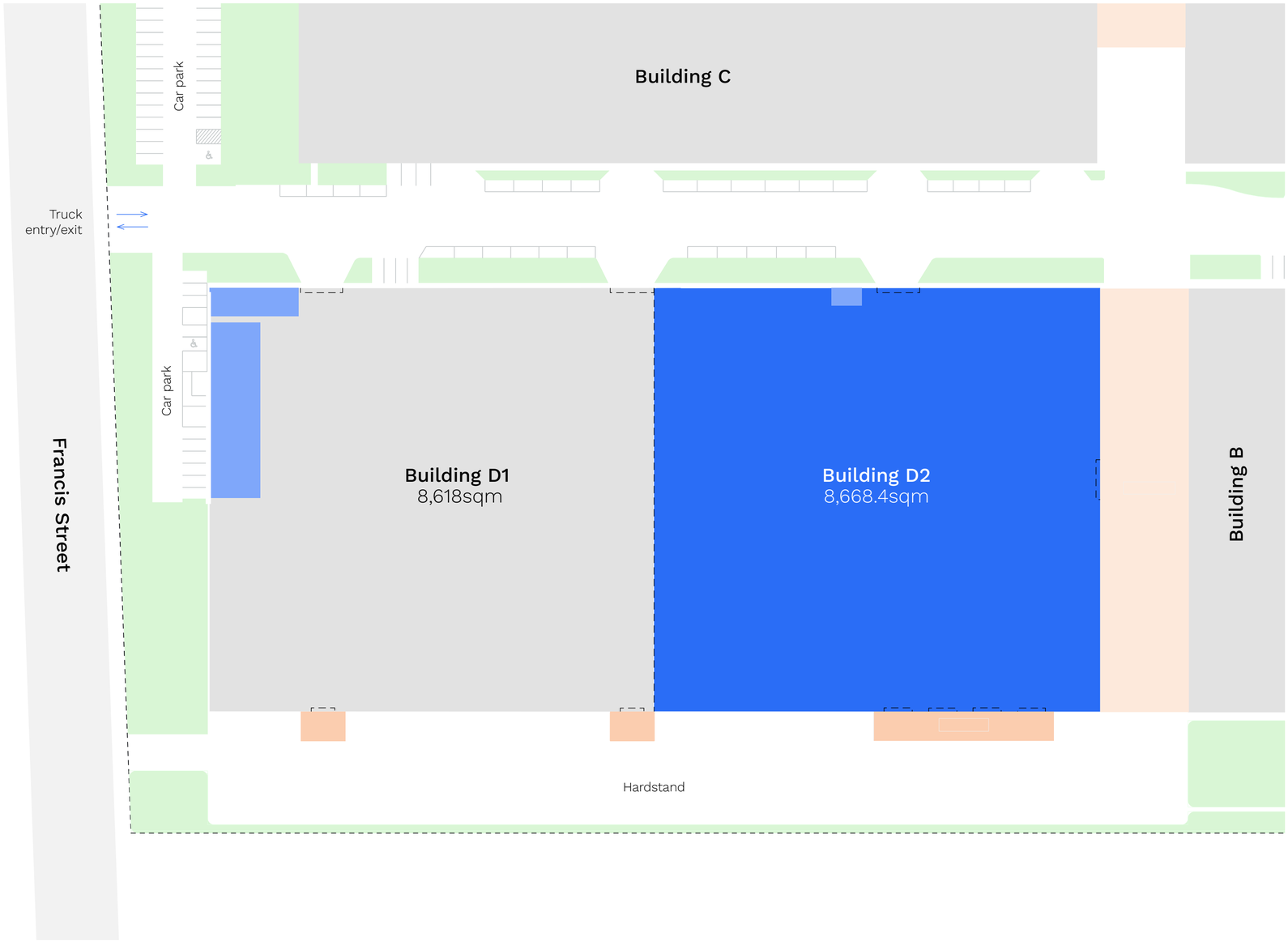
6
Roller shutter doors

2
Ample awnings

6.0m
Min. height

9.9m
Max. height

*Figures are approximate. #Office area includes dock office area.

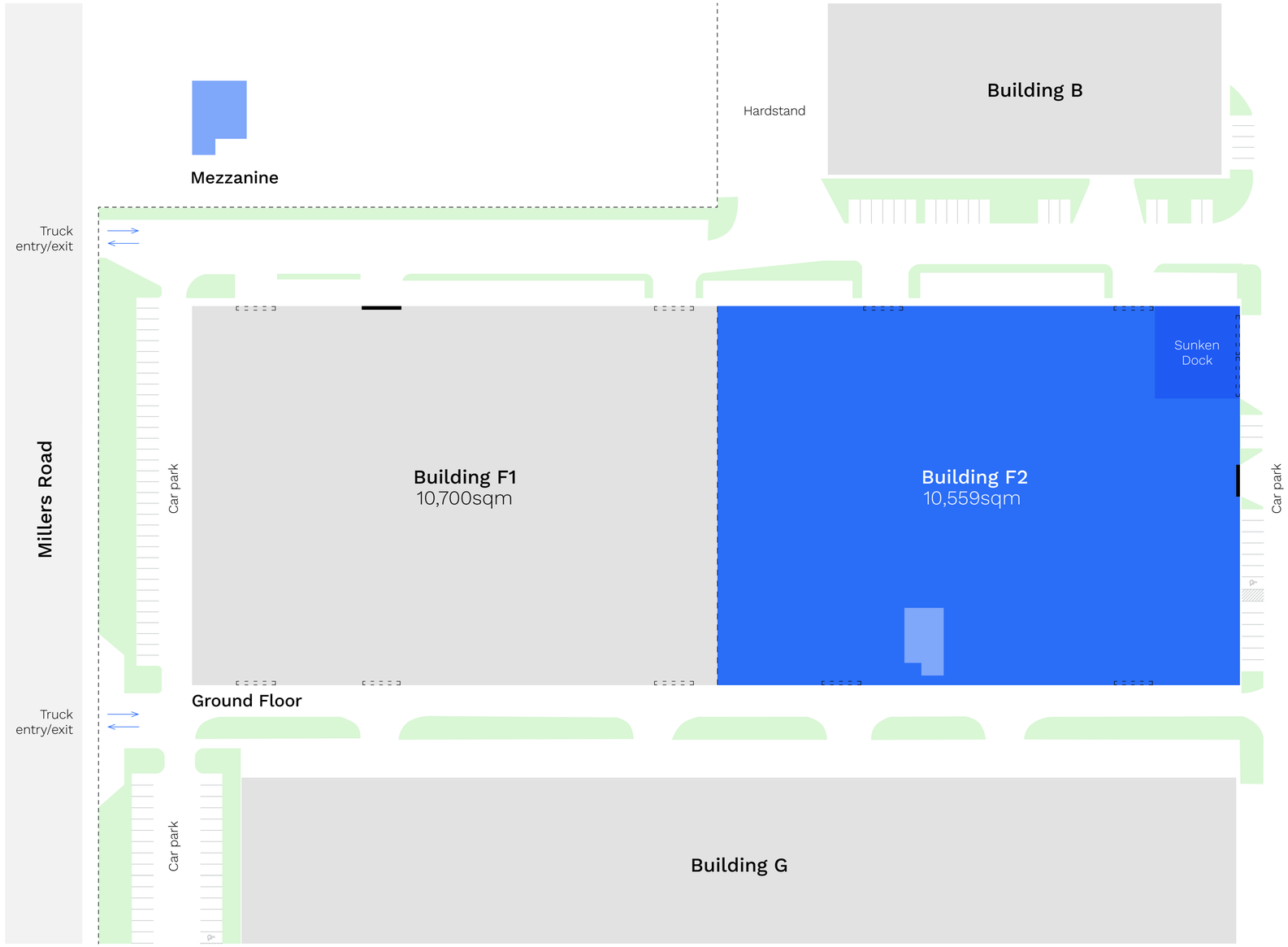


Plans are indicative only. Subject to change and all relevant approvals.

Building F2

Area schedule*

Tenancy	Building F2
Office area#	118.4sqm
Building area	10,440.6sqm
Total area	**10,559sqm**
Roller shutter	5
Min. height	7.1m
Max. height	11.5m



*Figures are approximate. #Office area includes dock office area.

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

Stockland – your partner

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

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

>86% 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.

$10.1bn+ development pipeline~
Our logistics development pipeline, fuelled by existing assets and strategic restocking, drives strong embedded value for growth.

Over 1.35m sqm GLA^^
Our logistics portfolio provides the scale and versatility you need to grow and thrive in high-demand, strategic locations.

*2025 CM Monitor, FY25 Annual Report.
~Forecast end value on completion. Stockland Property Portfolio 30 June 2025.
+FY25 Property Portfolio.
^By income, FY25 Property Portfolio.
^^Reflects 100% interest and excludes development and inventory land, FY25 Property Portfolio.

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'.

Stockland | Brooklyn Distribution Centre

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Brooklyn Distribution Centre

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Check out our website

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