

POSITION. PROXIMITY. POSSIBILITY.

READY TO OCCUPY. INDUSTRIAL PROPERTY.

Exclusive Opportunity
Corner Global Avenue and Challenger Court

MOVE-IN Q2 2024

ef.com.au



ARTIST'S IMPRESSION

E ESSENDON
FIELDS

POSITION. PROXIMITY. POSSIBILITY.

AN UNPRECEDENTED OPPORTUNITY

UNDER CONSTRUCTION AND AVAILABLE FOR OCCUPATION Q2 2024

Essendon Fields 30ha Industrial Precinct offers Melbourne's only greenfield industrial development site within 15 minutes of the CBD.

Essendon Fields is currently constructing a new 5,637 sqm warehouse/office facility, ready for occupation in Q2, 2024.

This development offers an occupier the opportunity to take up a prime position in Essendon Fields' established business park, benefitting from enviable staff amenity and supply chain advantages.

With 1.1 million people located within 15 minutes, and direct access to the Tullamarine Freeway and Citylink, set your business up for success at Essendon Fields.

DEVELOPMENT FEATURES



503
SQM OFFICE



5,134
SQM WAREHOUSE



24/7
BUILDING ACCESS



43
ON SITE CAR PARKS



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A STRATEGIC LOCATION

Essendon Fields is a highly sought after location, suitable for a wide variety of warehousing, logistics, manufacturing and last mile delivery purposes.

Claim your position within the award-winning Essendon Fields business precinct, home to multi-national companies including Linfox, Australia Post, Visy, and Wilson Security, and excellent amenity via LaManna Melbourne, Hyatt Place Hotel and Event Centre, shopping at Essendon Fields Central and DFO Essendon, and numerous cafes and services.

Enjoy excellent connectivity to Melbourne's road network with fast access to the Tullamarine Freeway / M2, Calder Freeway, Western Ring Road and Melrose Drive. For employees, staff shuttle access takes them directly from Essendon Station or EF Central shops and dining.



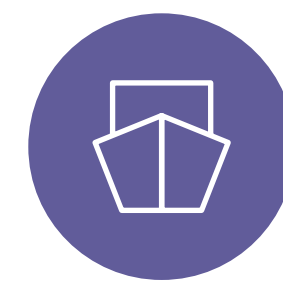
2min

TO TULLAMARINE FWY / M2 / CALDER



6min

TO WESTERN RING ROAD



17min

TO PORT OF MELBOURNE



20min

TO MELBOURNE CBD



8min

TO MELBOURNE AIRPORT



10min

BUS TO ESSENDON STATION

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A VIBRANT BUSINESS COMMUNITY



COLES AT EF CENTRAL



LA MANNA SUPERMARKET



MR MCCRACKEN BAR & RESTAURANT



MELBOURNE CBD

PORT OF MELBOURNE

ESSENDON STATION

BULLA ROAD

LIGHT INDUSTRIAL PRECINCT

WAREHOUSE OPPORTUNITY

ESSENDON DFO & HOMEMAKER CENTRE

EF AIRPORT TERMINAL

GYM

EF CENTRAL COLES, CAFES, & CHILDCARE

EF BUSINESS DISTRICT

LAMANNA MELBOURNE

DENTIST

MEDICAL CENTRE

477 BUS TO ESSENDON STATION

HYATT PLACE & EVENT CENTRE

TRAM 59 TO CITY AND STATION

MR MCCRACKEN BAR & RESTAURANT

BASQ CAFE, BAR & RESTAURANT

M2 / TULLAMARINE FREEWAY

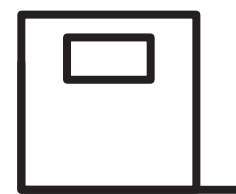


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A BETTER WAY TO DO BUSINESS

13.7m

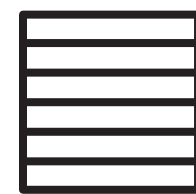
MAXIMUM BUILDING HEIGHT



HIGH PROFILE CORNER LOCATION WITH BUILDING SIGNAGE AVAILABLE

6t

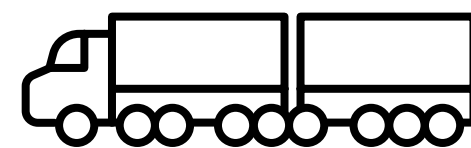
POINT LOADING SLAB



MULTIPLE ON-GRADE ROLLER DOORS

ESFR

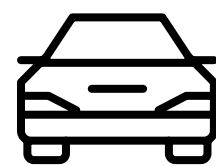
SPRINKLER SYSTEM



SUITABLE FOR B-DOUBLE ACCESS



DUAL ACCESS POINTS FOR HEAVY VEHICLES ALLOWING FOR 1-WAY INGRESS & EGRESS



SEPARATE CAR PARK ENTRY

400amps

MAXIMUM DEMAND



ESSENDON FIELDS HART PRECINCT

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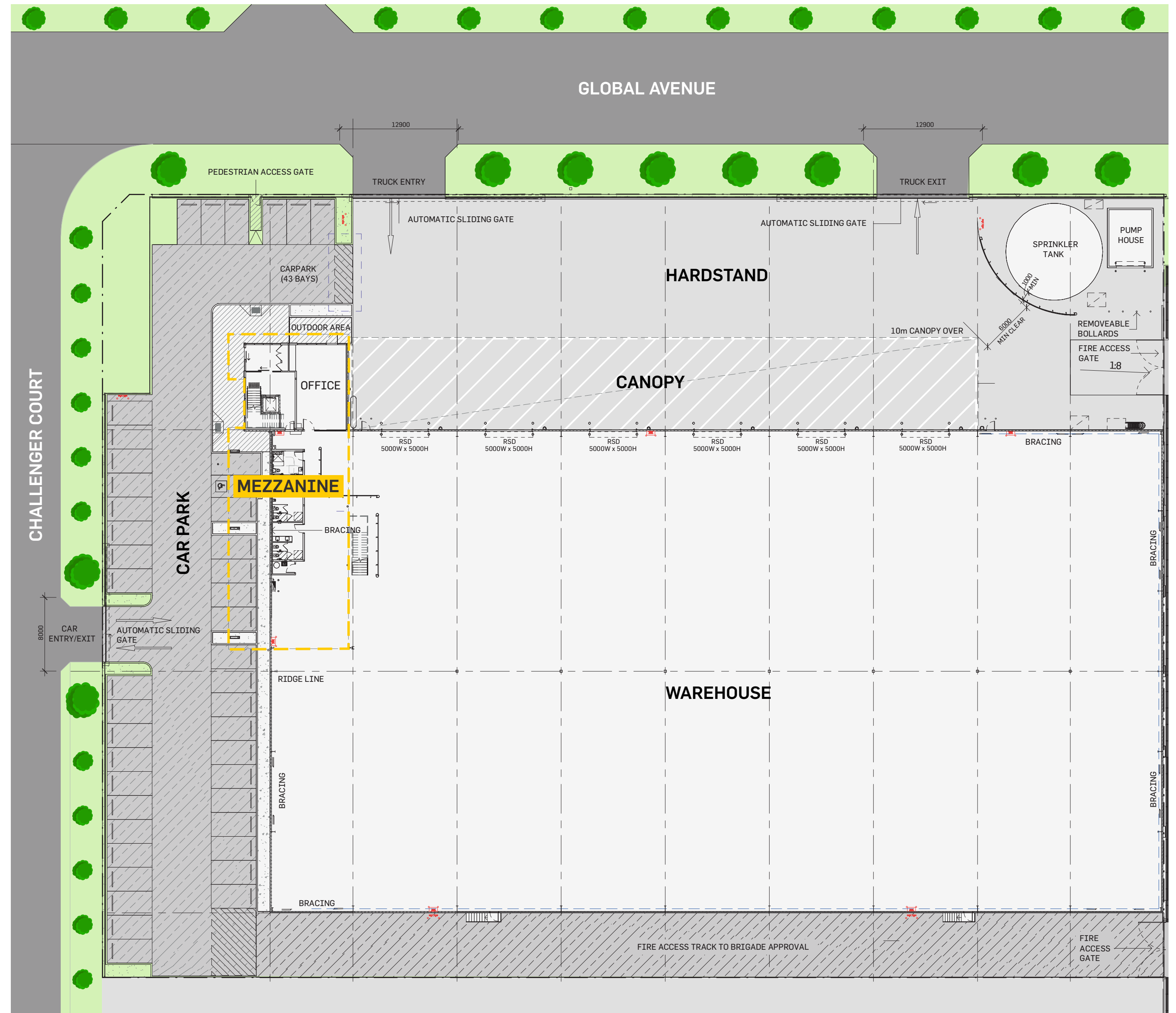
SITE PLAN

ESSENDON FIELDS INDUSTRIAL PROPERTY



AREA SCHEDULE

SITE AREA	9,790sqm
WAREHOUSE	5,134sqm
OFFICE	503sqm
TOTAL BUILDING AREA	5,637sqm



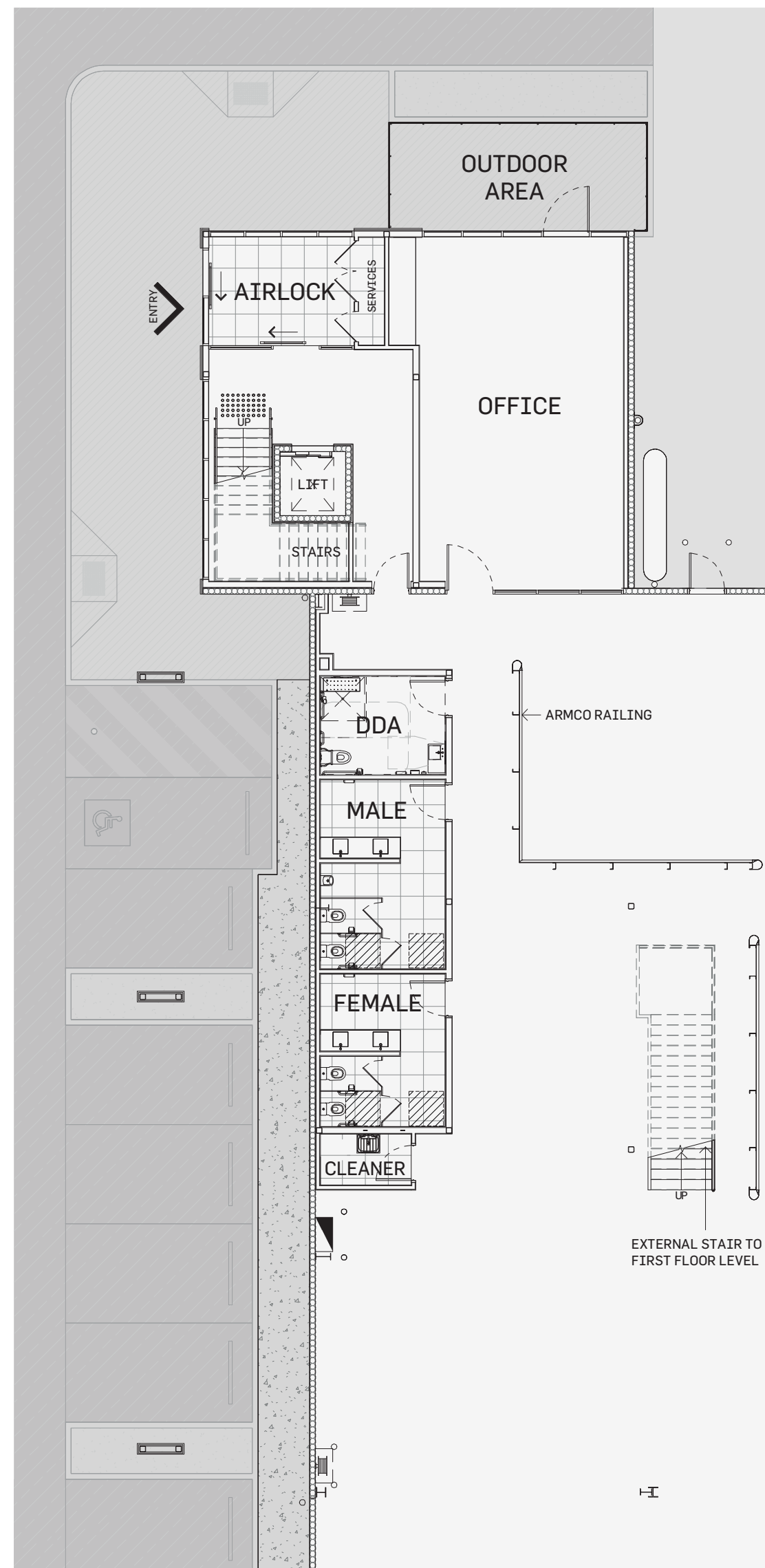
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OFFICE PLAN

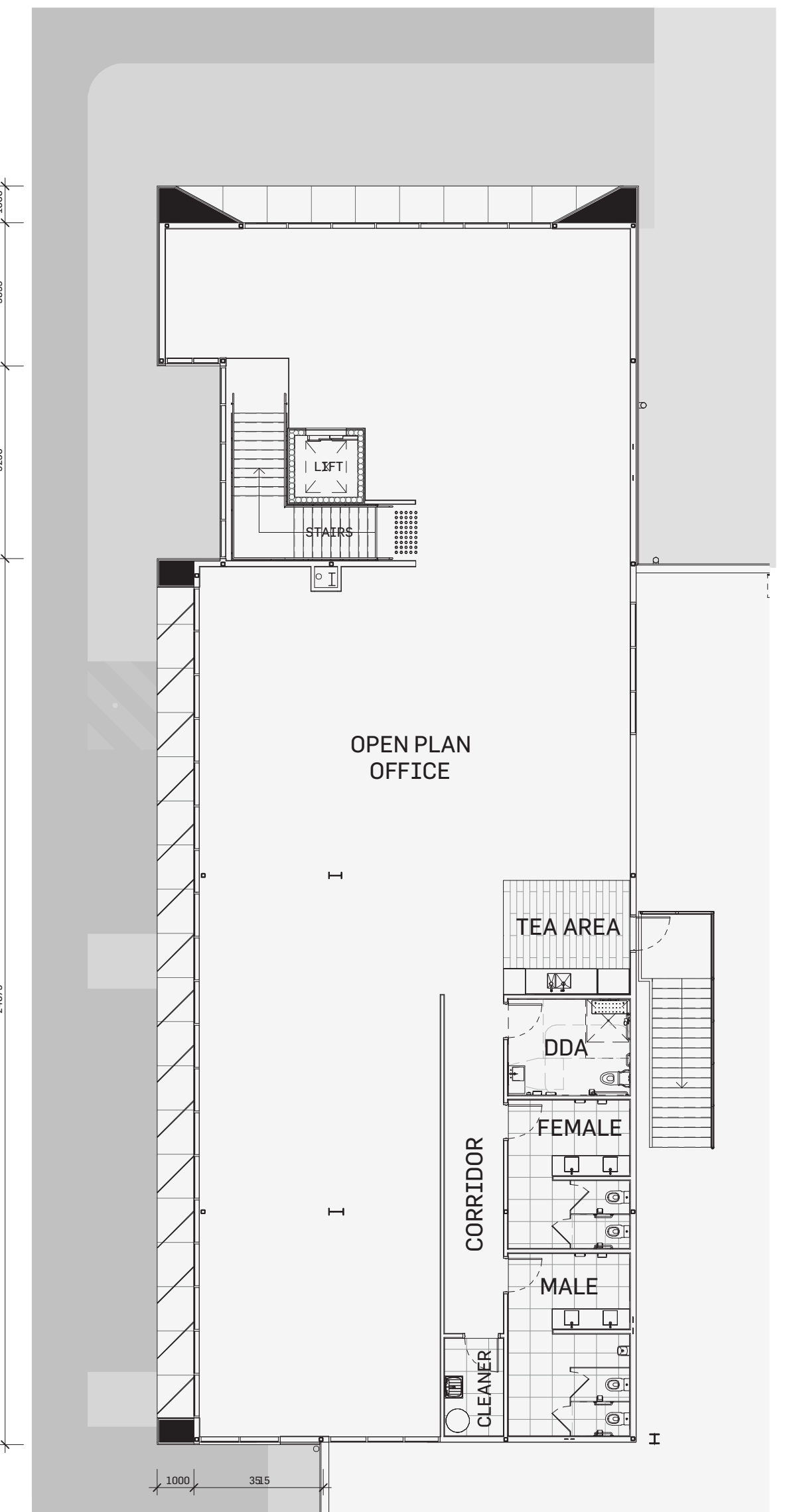


AREA SCHEDULE

GROUND FLOOR OFFICE / LUNCH ROOM	107sqm
MEZZANINE OFFICE	396sqm
TOTAL OFFICE AREA	503sqm

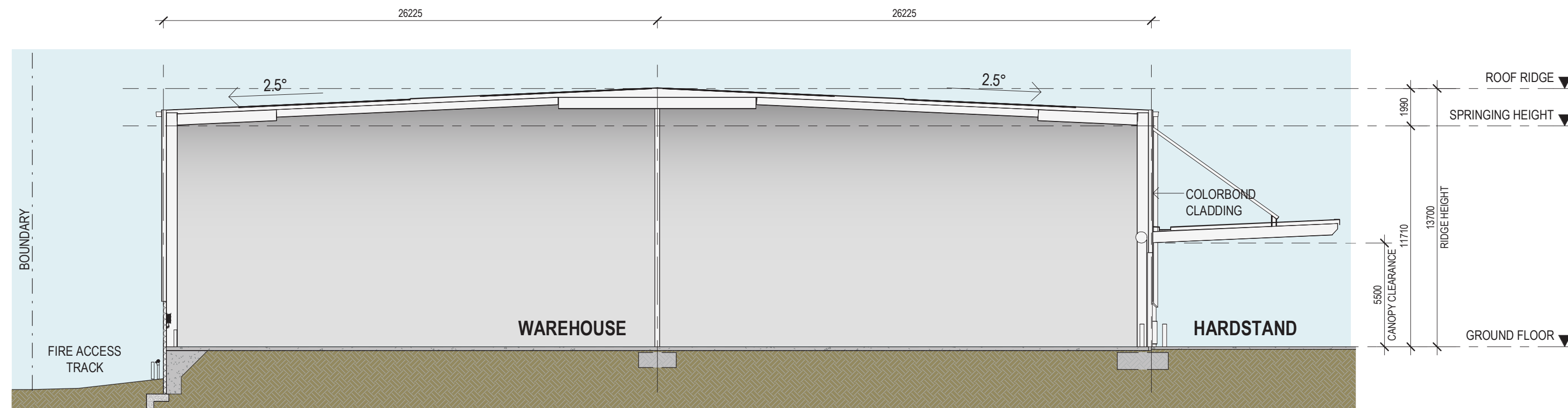


GROUND FLOOR

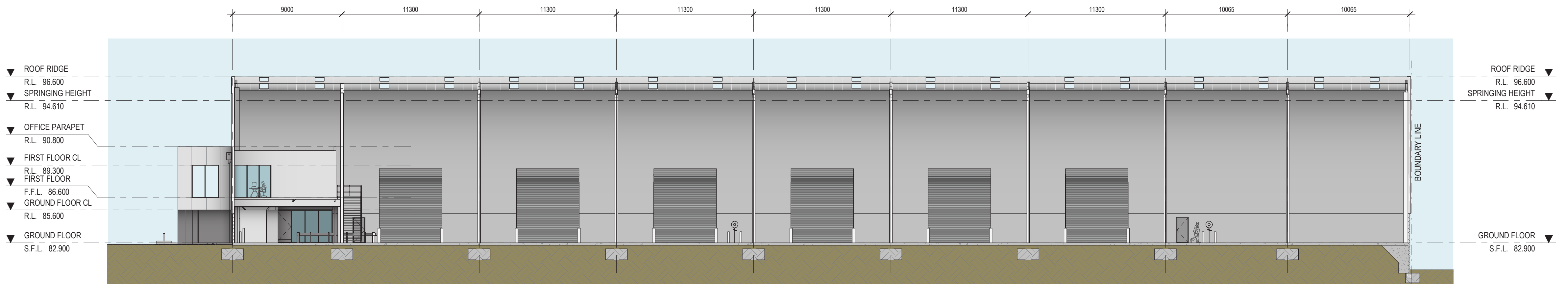


MEZZANINE FLOOR

BUILDING SECTIONS



SECTION A



SECTION B

POSITION. PROXIMITY. POSSIBILITY.

BUILDING SPECIFICATIONS

The design and construction of the warehouse/office facility shall meet all relevant Australian Standards and be in accordance with regulations as set out in the current edition of the Building Code of Australia.

GENERAL

Brand new 5,637 sqm warehouse and office facility for lease

High clearance warehouse with a springing height of 11.7m

Ridge height 13.7m

Warehouse fully sprinklered

Separate truck and car circulation

6 on-grade roller doors

10m cantilevered awning providing all-weather loading

25.5m wide hardstand with separate truck entry and exit

Stormwater system to be designed in accordance with local authority requirements and be based on 1 in 100 year flood levels

PAVING

Hardstands to allow for unlimited repetitions of B-Double truck with maximum front axle loads allowable by the relevant Mains Road authority

Truck crossover with a 12m wide sliding gate at truck entry and exit

Light duty asphalt paving with appropriate crushed rock subgrade to car parking areas

LANDSCAPING

Landscaping plans can be provided upon request for street frontage and within site boundaries

FENCING AND GATES

Fencing to be black powder coated pressed metal spear fencing

Fencing to other boundaries 2.1m high black PVC coated chainwire fencing with barbed wire

All vehicle gates will be sliding gates painted black to match fencing

Gates shall be fully automated, operated by access control system for entry and induction loop for exit



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BUILDING SPECIFICATIONS



GENERAL WAREHOUSE

Internal warehouse slabs designed to uniformly distribute live load of 30 KPa UDL with a 6.0 tonne point load

Burnished concrete slab finish

Surface level tolerance at +/- 10mm

EXTERNAL WALLS

Precast concrete dado panels to 2.4m above FFL with Colorbond 0.42 BMT metal sheet cladding above

50mm foil-backed insulation blanket

STRUCTURAL STEEL

The building will be of steel portal frame construction to structural engineer's design

Springing height is 11.7m

ROOFING

0.48 BMT Trimdeck roof cladding Colourbond finish with foil backed 50mm insulation blanket over safety mesh

Rainwater harvesting from warehouse roof to internal fixtures and fittings

ROLLER SHUTTER DOORS

Galvanized steel slat roller shutter doors

3-phase electric motors with manual chain operation. Supplied and installed in strict accordance with manufacturer's instructions

AWNINGS

10m wide cantilevered

Bird proofing mesh to underside of awning

Lux levels to meet Australian standards

DANGEROUS GOODS

Excluded



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BUILDING SPECIFICATIONS

GENERAL OFFICE AND AMENITIES

The main office / amenities as per plans

The office façade incorporates glazing, cladding & sunshades

Outdoor area

FLOOR FINISHES

Vinyl to kitchen

100mm vinyl skirting to kitchen

Carpet tiles to office

Tiling to amenities

CEILINGS

Acoustic tile ceiling to office

INTERNAL WALLS

Plasterboard lined walls constructed on steel studs

Internal linings on office external walls to be 10mm plasterboard on steel stud

All walls to be insulated

Amenities walls to the underside of slab or roof for noise insulation

LIFT

400kg (4 person) capacity

INTERNAL FINISHES AND FIXTURES

A finishes schedule with the selected colours can be provided to the customer upon request

FITOUT

Excluded (i.e. workstations and loose furniture)



RECENTLY COMPLETED ELENIUM FACILITY, ESSENDON FIELDS

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BUILDING SPECIFICATIONS

ELECTRICAL SERVICES

Three phase and single phase power to a Main Distribution Board complete with metering. Max demand of 400 Amps being provided

Battery charge area with 4 15 Amp single phase points to be provided

MECHANICAL SERVICES

Zoned heating and cooling to office area

DATA COMMUNICATION SERVICES

Comms cabinet to be located in level 1 of office

FIRE SERVICES

Fire hose reels in accordance with BCA and Australian Standards

Fire hydrants in accordance with BCA and Australian Standards

(REMOVE BALANCE OF TEXT)

Smoke vents if required by BCA

EXCLUSIONS

- Racking
- External blinds for windows
- Whitegoods
- All loose furniture
- Compressor
- Gas reticulation
- Security & Access control
- Data and Comms above the scope stated in the brief
- Supply and installation of PABX



ESSENDON FIELDS INDUSTRIAL PRECINCT



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PARTNER WITH A TRUSTED TEAM

Essendon Fields has delivered \$500 million and 260,000 square metres of NLA in development works since its privatisation in 2001.

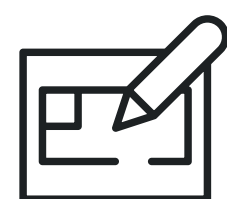
Single ownership and pre-existing syndicate funding see the Essendon Fields community benefit from focused decision making and faster planning approval.

Encompassing the Essendon Fields Airport, Essendon Fields is a significant employment and retail centre in Melbourne's north-west. Home to over 330 businesses and 6,000 daily workers, a figure set to increase to 20,000 workers in the next 20 years.



A COMMITTED OWNER

Essendon Fields is a privately owned and managed precinct. Our dedicated property and facilities teams are located here on site, working closely with customers and providing fast responses.



PLANNING ADVANTAGES

As a Commonwealth airport site, Essendon Fields benefits from a self-administered planning scheme. This project is underway, with future precinct improvements following a similar fast-track process.



AN AWARD WINNING ADDRESS

Our 305ha landscaped planned precinct is home to over 10,000 trees, a figure set to hit 15,000 in the coming years. The focus on quality presentation is evident, and why we were awarded Australia's best urban renewal precinct in 2020.

**POSITION.
PROXIMITY.
POSSIBILITY.**

**SEE WHERE ESSENDON FIELDS
COULD TAKE YOU.
CONTACT:**

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