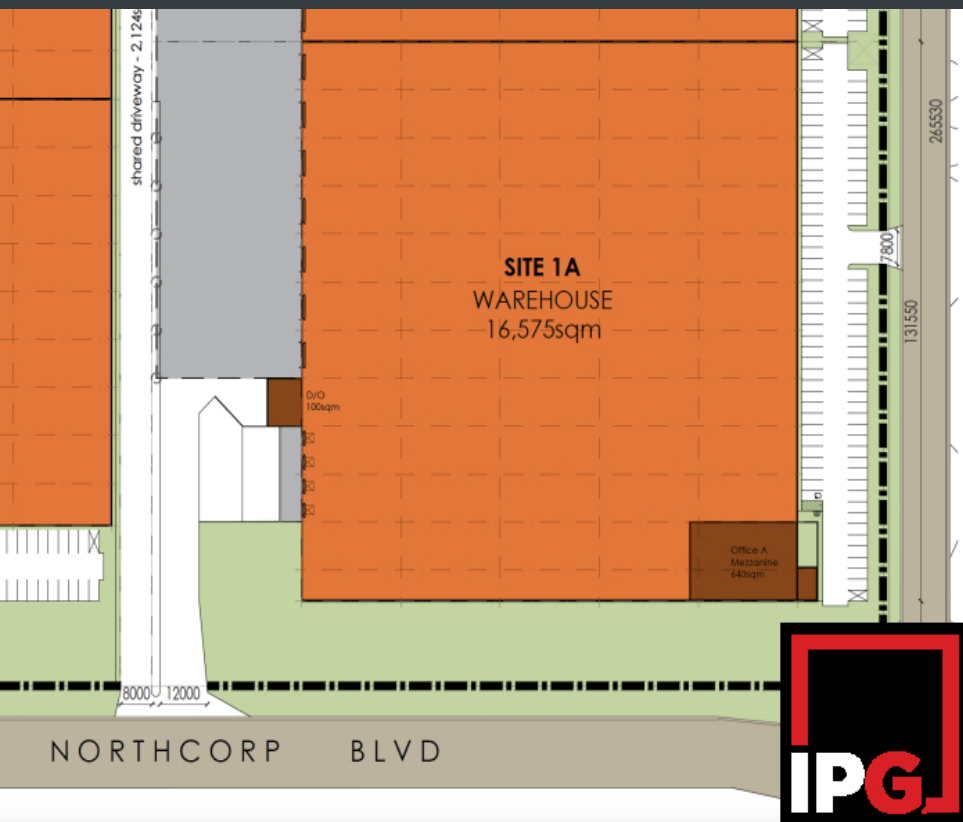


120 Northcorp Boulevard, BROADMEADOWS, VIC

Industrial Property For Lease - Price: Price on Application

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Broadmeadows Logistics EstateBroadmeadows Logistics Estate is a 25ha premium estate that will comprise up to 130,000 sqm of sustainable, high-quality warehouse space. The available units range in size from 13,000 sqm to 30,000 sqm across two main buildings.

The estate is positioned in a prime location north of Melbourne, close to major road networks including the Western Ring Road, Tullamarine Freeway and the Hume Highway interchange. The development is the first industrial estate in Victoria to target a Green Star Communities rating. With a cafe on-site, substantial car parking, and easy access to public transport and local retail amenities, the estate offers outstanding connectivity and a sense of community. Current tenants include Allied Express, Holman and GPC Asia Pacific.

Site Features / Facilities

Targeting 5 Star Green Star Design and As Built certification

A Grade industrial facilities

High quality office spaces and warehouse amenities

Heavy duty floor slab with 7T racking post loads

On grade roller shutter doors

Recessed docks

Semi and B-Double access

13.7m high ridge height

Separate car parking for staff

Zincalume metal deck roof sheeting

Secure perimeter fencing

ESFR sprinkler system

LED lighting

Rainwater harvesting

Minimum 99kW solar array

5 Star Green Star Communities Rating for the estate

Andrew Macqueen

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Stuart Macqueen

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stuart@industrypropertygroup.com.au

Office Size: 640.00

Warehouse Size: 16,575.00

Total Size: 17,215.00

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, boundaries or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry

Group has not undertaken a view of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.

Zoning: Commercial