

INFORMATION MEMORANDUM

120 NORTH CORP BLVD

BROADMEADOWS, VICTORIA

CBRE





INTRODUCTION

On behalf of Growthpoint Properties, CBRE is delighted to offer 120 Northcorp Boulevard, Broadmeadows for lease. A truly landmark asset, this substantial purpose-built warehousing facility is strategically located 15km north of the Melbourne CBD and on the doorstep of the Metropolitan Ring Road & Hume Freeway.*

The largest facility of its kind currently available within Melbourne's Northern industrial market, 120 Northcorp Boulevard is an essential consideration for all major industrial occupiers throughout Australia.

Designed & constructed for Woolworths in 2000, the site embodies a specialised distribution facility incorporating receiving/dispatch warehouse, 33m high-bay warehouse, 40 recessed loading docks, 21 B-double finger docks, expansive hardstand with drive around capability as well as 360 on-site car spaces. Whilst the building was initially intended for one occupier, 120 Northcorp has the potential to accommodate various sized occupiers with the ability to sub-divide the existing improvements to create a multi tenanted facility.

In addition to access to major arterial links, the site is also only 7km* from the Melbourne International Airport and within close proximity to the Wholesale Fruit & Vegetable market, Upfield Railway Line and the Austrak Intermodal Terminal, which allows direct container access to the Port of Melbourne. The area has also attracted a range of national and international corporations including Blue Star Logistics, CSL Behrig, Nestle & Coles.

To view the property video, please click on the link below:

[Property Video - 120 Northcorp Blvd, Broadmeadows](#)

EXECUTIVE SUMMARY



ADDRESS

120 Northcorp Boulevard,
Broadmeadows , Victoria 3047



SITE AREA

250,000sqm*



TOTAL GLA

60,044sqm* (Areas available from
6,000sqm to 60,000sqm)



ZONING

Commercial 2 Zoning (CZ2) under the
Hume City Council Planning Scheme

PROPERTY DESCRIPTION

120 Northcorp Boulevard, Broadmeadows is a substantial regional distribution facility, the key features of this landmark property include;

- Expansive hardstand, drive around capability & large truck and car-parking allocation
- Purpose built distribution centre including multiple staging, picking & warehousing areas
- Multiple recessed loading docks, on-grade roller shutter doors & B-Double finger docks
- Existing Automation
- Fully Sprinklered
- High-bay warehousing area (33m*)
- Potential expansion opportunity



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LOCATION

The suburb of Broadmeadows is situated within the municipality of the Hume City Council in the heart of Melbourne's northern suburbs 15km from Melbourne's CBD.*

Broadmeadows is a sub-regional centre within the northern suburbs and is often used as a reference for suburbs around it. The area and its immediate surrounds is experiencing significant growth with the population set to increase substantially over the next three decades, forecast to grow to 345,446 residents by 2041.

120 Northcorp Boulevard is located within the highly regarded Northcorp Business Park which is situated on the north side of Camp Road and bounded by the Upfield Rail Line to the east and the Merylstown Creek & Seabrook reserve to the west. The estate provides outstanding connectivity to major road networks including the Metropolitan Ring Road (1.5Km*), Hume Highway, Hume & Tullamarine Freeways and the Calder Highway.

A key locational feature of note is the close proximity to the Austrak Business Park and its Intermodal Terminal which provides direct container movement to the Port of Melbourne. The terminal combines road & rail interface which works to enhance an occupiers supply chain and achieve high volume efficient freight movement from the dock to your door.

Investment into Melbourne's North is set to increase over the next decade with the State & Federal Government investing into upgrading and expanding road infrastructure within the area. Projects such as the North-East Link, O'Herns Road widening & diamond interchange & proposed Outer Metropolitan Ring Road demonstrate the confidence and growth of Melbourne's northern region.



PUBLIC TRANSPORT

- 1.5Km* from the Gowrie Train Station (Upfield Line)
- Bus 538 & 902 service the Northcorp/Camp Road bus stop at the entrance to the estate.



HEALTHCARE

- 3km* from the Broadmeadows Northern Hospital



RETAIL

- 1km* from Campbellfield Plaza which includes KMART, Coles, Aldi & Officeworks



AIRPORT

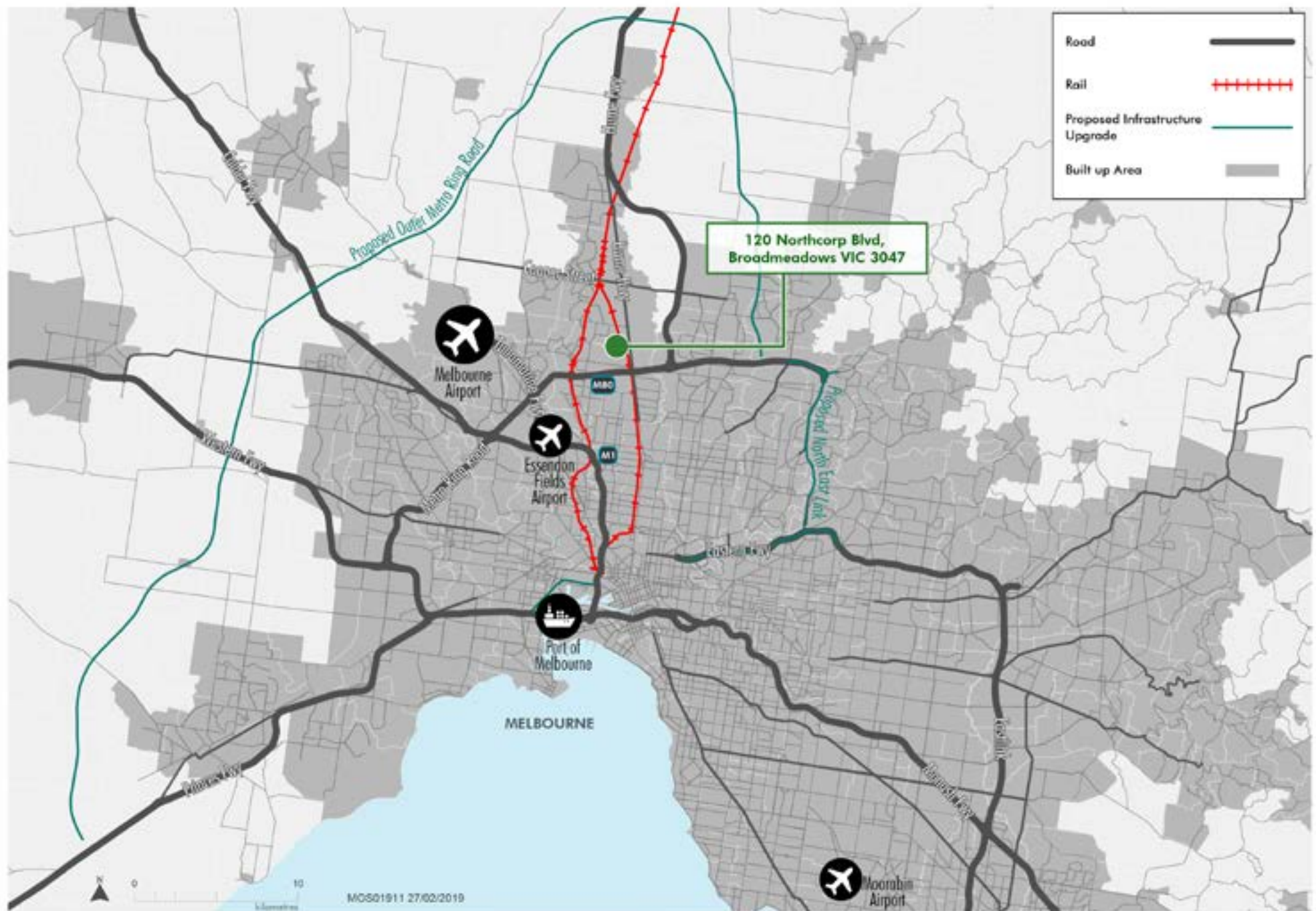
- 10km* from Tullamarine International Airport



WHOLESALE MARKET

- 7km* to Fruit & Vegetable wholesale market





UNDERSTANDING THE ASSET

EXISTING IMPROVEMENTS

Total GLA of 60,044sqm* segregated into the following areas;

- 32,202sqm* of receiving/staging & dispatch warehouse including 1,736sqm* of ground and first floor office
- 6,890sqm* high-bay warehousing
- Pick to Belt Hall warehouse of 11,536sqm*
- External warehouse of 6,222sqm*
- 2,509sqm* warehouse mezzanine level
- 685sqm* of external amenity including guard house & pump station

LOADING

- 40 recessed loading docks
- 21 B-double finger docks including 'high cube' docks for low belly B-doubles
- Multiple loading faces

ADDITIONAL FEATURES

- ESFR ceiling mounted sprinkler system throughout the warehouse.
- High power supply
- Varying warehouse heights with a maximum of 33m*
- Truck wash & fuel station
- Gas available along Northcorp Boulevard





OPERATIONAL BENEFIT & POTENTIAL SUB-DIVISION

Given the expansive nature of the site, 120 Northcorp Boulevard is a versatile distribution centre with the capability to be sub-divided into multiple tenancies to accommodate various warehousing and hardstand requirements. Available areas can range from 6,222sqm – 60,044sqm* allowing occupiers a multitude of flexibility when considering this opportunity.

The existing improvements on 120 Northcorp Boulevard equate to only 24% of the sites total land area (250,000sqm*). Operationally this allows excellent truck maneuverability, separate truck & car entry points, full drive around access, ample separate car & truck parking and multiple loading points.

Furthermore, due to the abundance of surplus land within the site, additional hardstand, yard or future expansion building requirements can be accommodated.



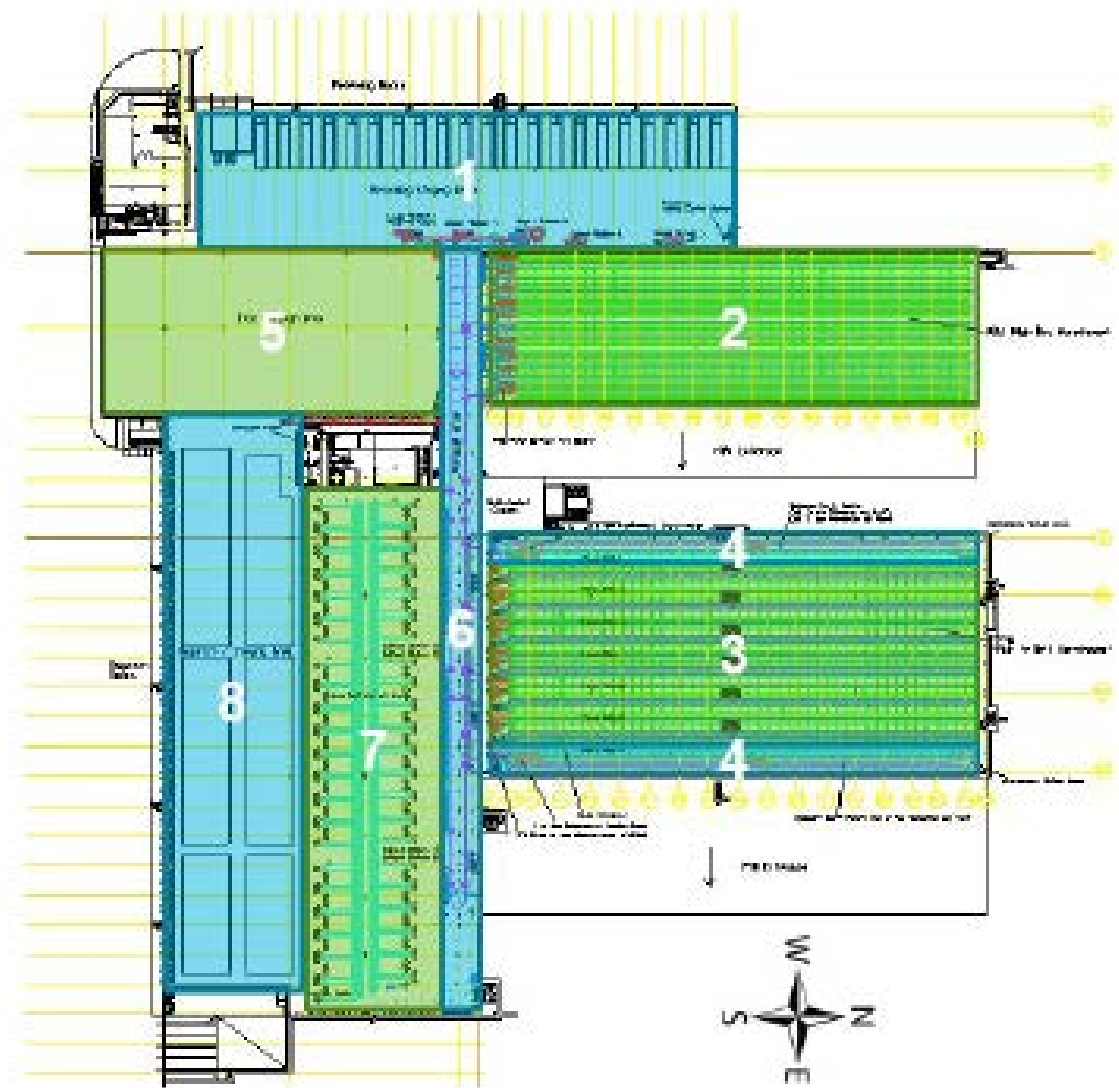


OVERVIEW OF THE CURRENT FACILITY CONFIGURATION

120 Northcorp Boulevard was originally designed as a distribution centre for fast moving grocery items. However, use of standard modules and simplified flows allow the facility to be re-purposed to suit other industries.

KEY FEATURES OF THE EXISTING FACILITY

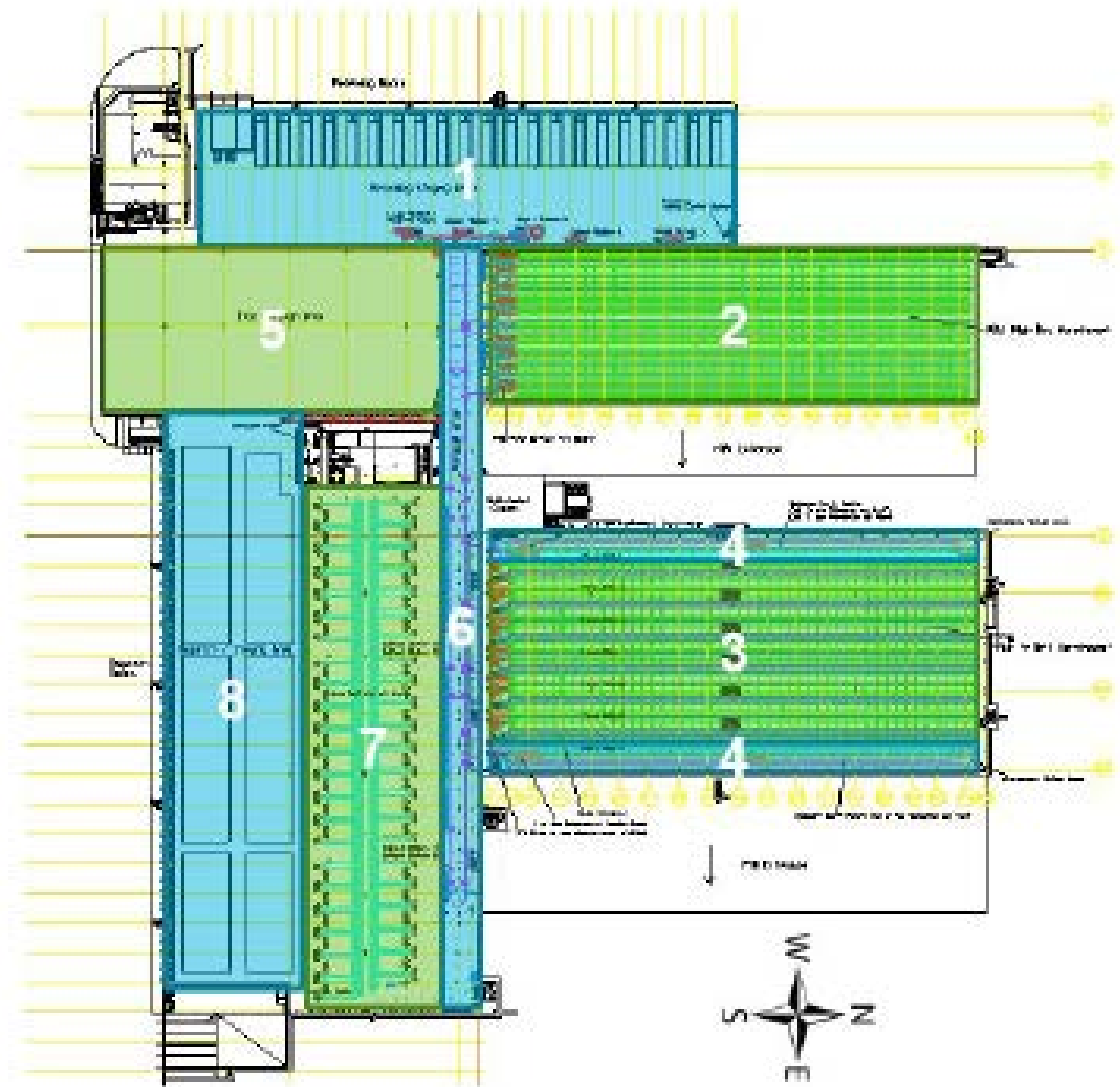
- Single deep HBW for 27,600 pallets providing:
 - Fully automated storage and retrieval capable of 440 pallet movements per hour
 - Single deep automated storage is well suited to operations with a wide range (high number of units)
 - Maximum flexibility with all pallets accessible in a single movement
 - HBW incorporates in-rack sprinklers
- Integrated picking module suitable for 4,000 fast moving units
- High speed sortation system capable of sorting in excess of 11,000 items per hour to 76 chutes
 - When combined with picking module this provides a high level of flexibility to efficiently pick, sort and consolidate orders optimally with minimal labour
- 21 finger docks for side unloading/loading of curtain sided trailers
- 40 recessed docks for rear unloading/loading of trailers
- 16,000 sqm of open floor space well suited for cross docking and staging or installation of racking



OVERVIEW OF OPERATIONAL AREAS

BASIS OF THE SOLUTION IS AS FOLLOWS

1. **Receiving:** 21 finger docks + 2 recessed docks + 6 conveyor infeed points + 4,000m² of staging space
2. **Pallet Storage:** HBW for storage of 27,600 pallets
3. **Manual Pick Module:** 4 tier pick module automatically replenished for picking of 4,000 fast moving conveyable SKUs
4. **Automatic Order Selectors:** 8 robotic order pickers for full carton processing.
5. **Flow Through, XD, Manual Pick Area:** 5,500m² of clear floor space. Originally designed as a cross dock and flow through area.
6. **Monorail:** Transportation of pallets between HBW and Pick hall
7. **Sorter:** Consolidation of orders enabling efficient batch picking of orders
8. **Despatch Area:** 6,000m² of staging space and 36 recessed docks



MARKETING AGENTS

For further information please contact the exclusive marketing agents CBRE.



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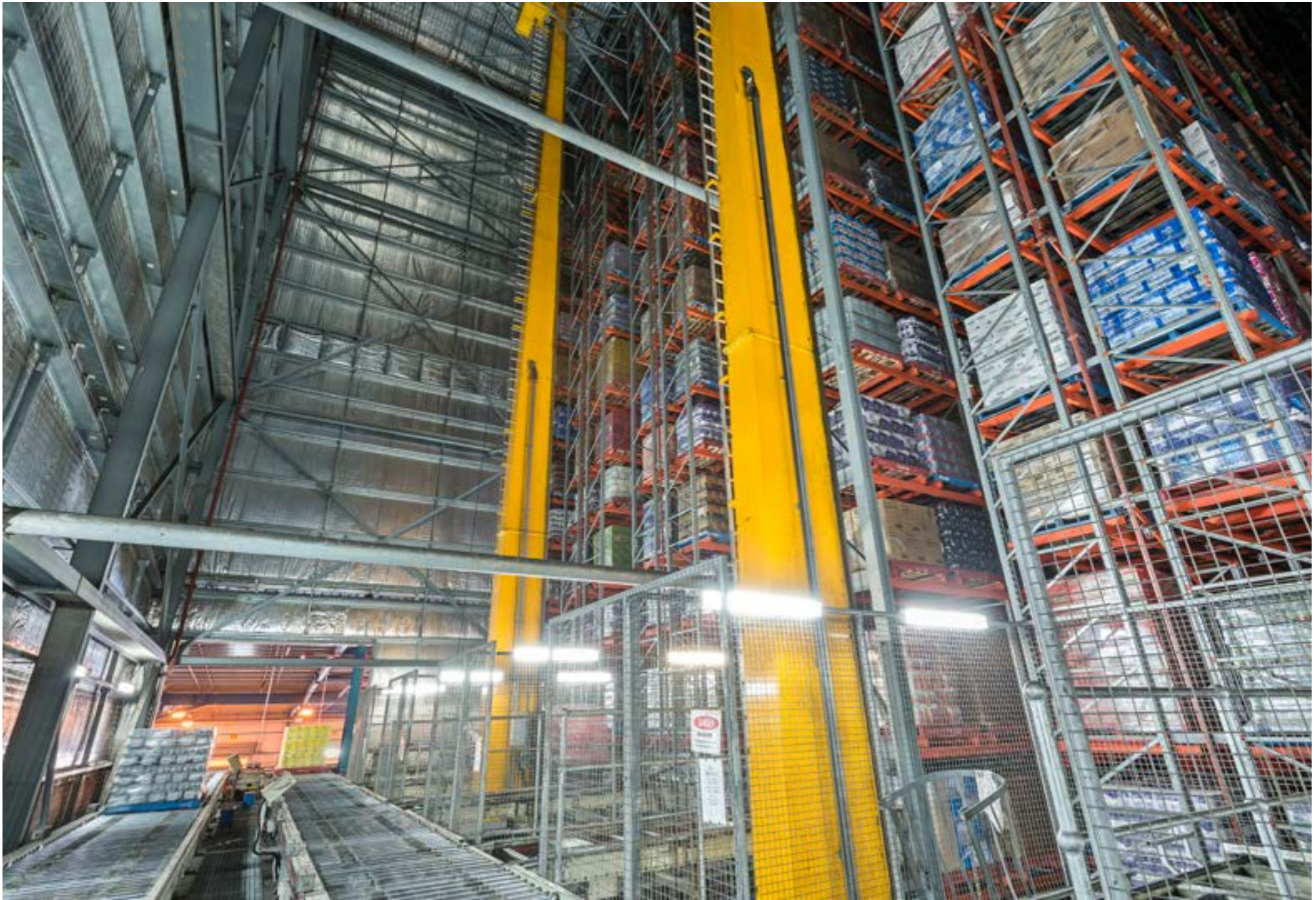
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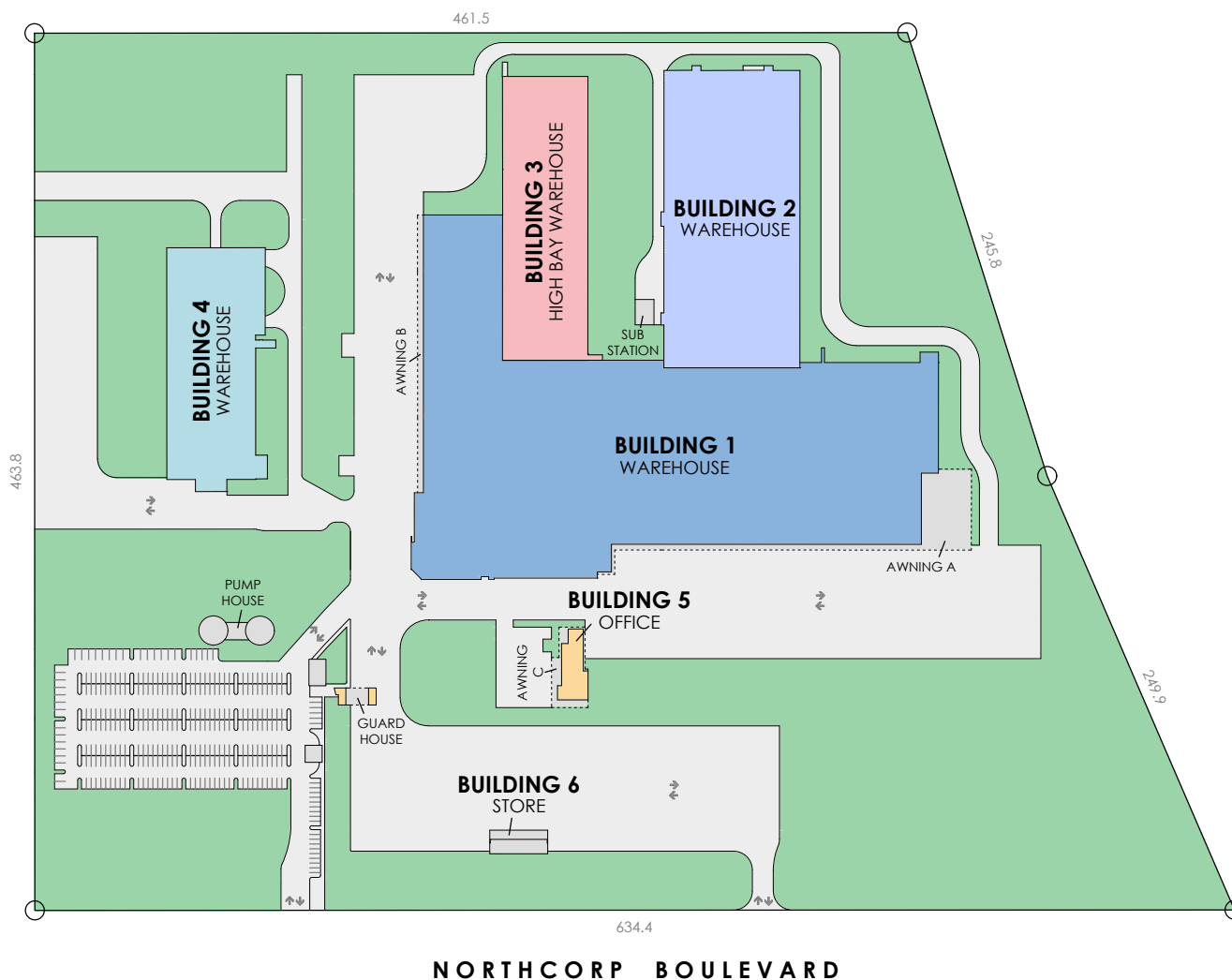
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SCHEDULE

120 NORTHCORP BLVD	
TITLE DETAILS	L1 - PS348064
LAND AREA	25 ha
BUILDING 1	32,202 m ²
BUILDING 1 (MEZZANINE)	2,509 m ²
BUILDING 2	11,536 m ²
BUILDING 3	6,890 m ²
BUILDING 4	6,222 m ²
BUILDING 5	457 m ²
BUILDING 6	150 m ²
GUARD HOUSE	78 m ²
AWNING A	1,643 m ²
AWNING B	456 m ²
AWNING C	264 m ²

CAR-PARKING 344

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BROADMEADOWS, VIC

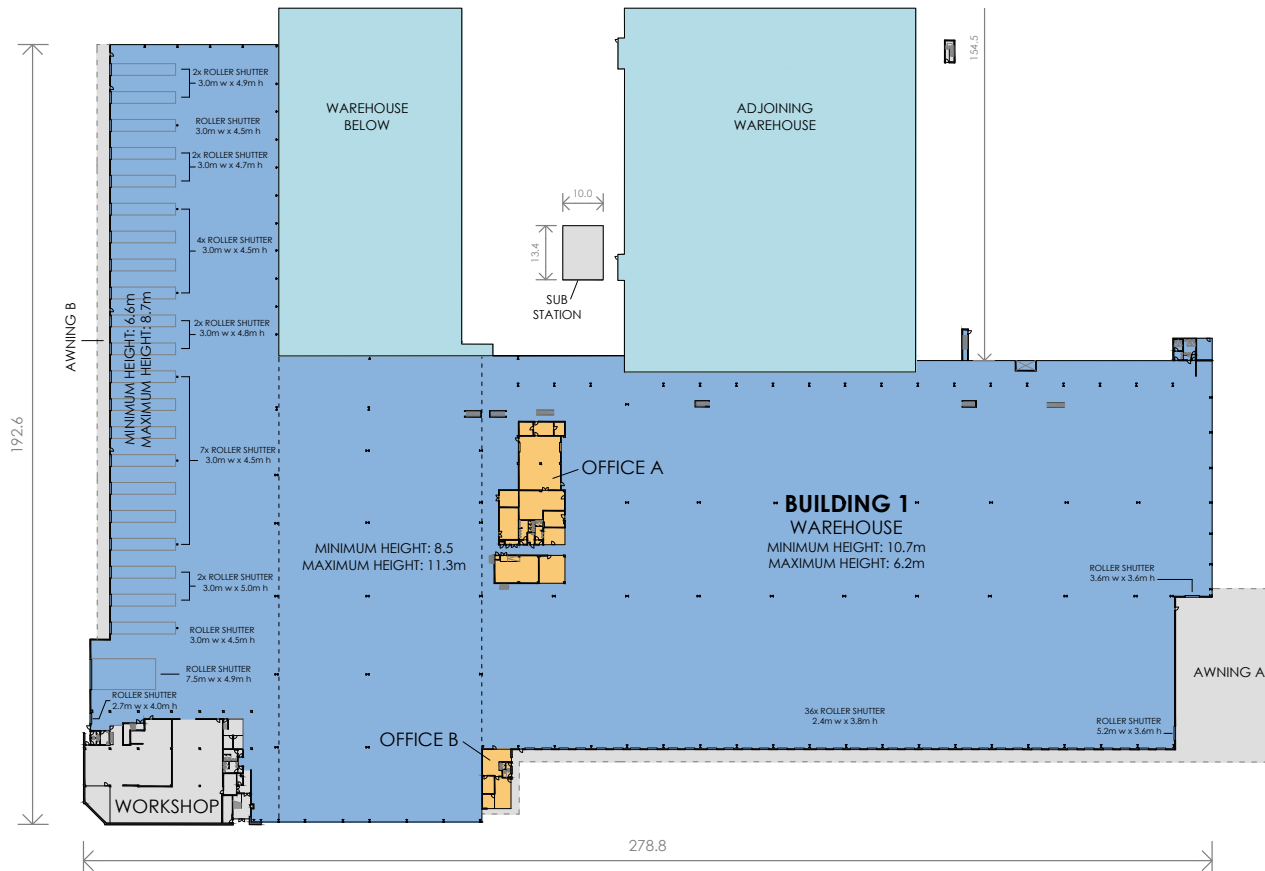
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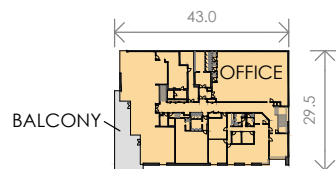
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GROUND FLOOR



FIRST FLOOR



PLANT

MEZZANINE

SCHEDULE OF AREAS

BUILDING 1	
GROUND FLOOR	
WAREHOUSE	29,446 m ²
OFFICE A	518 m ²
OFFICE B	108 m ²
WORKSHOP	997 m ²
FIRST FLOOR	
OFFICE	1,110 m ²
MEZZANINE	
PLANT	23 m ²
TOTAL AREA	32,202 m²
AWNING A	
AWNING B	1,643 m ²
BALCONY	456 m ²
	93 m ²

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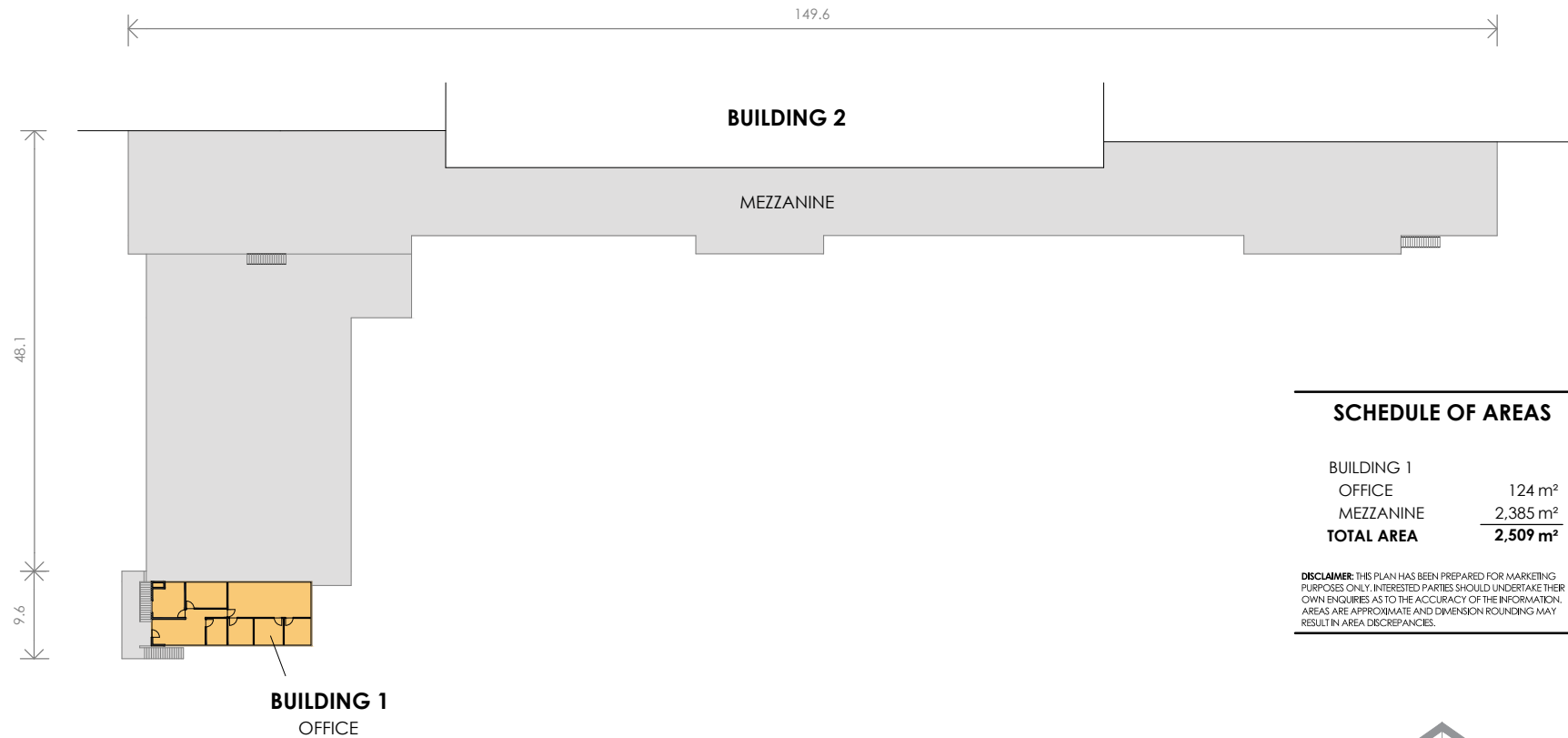
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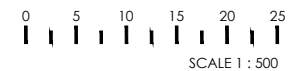
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SCHEDULE OF AREAS

BUILDING 1	
OFFICE	124 m ²
MEZZANINE	2,385 m ²
TOTAL AREA	2,509 m²

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BUILDING 1 MEZZANINE, 120 NORTHCORP
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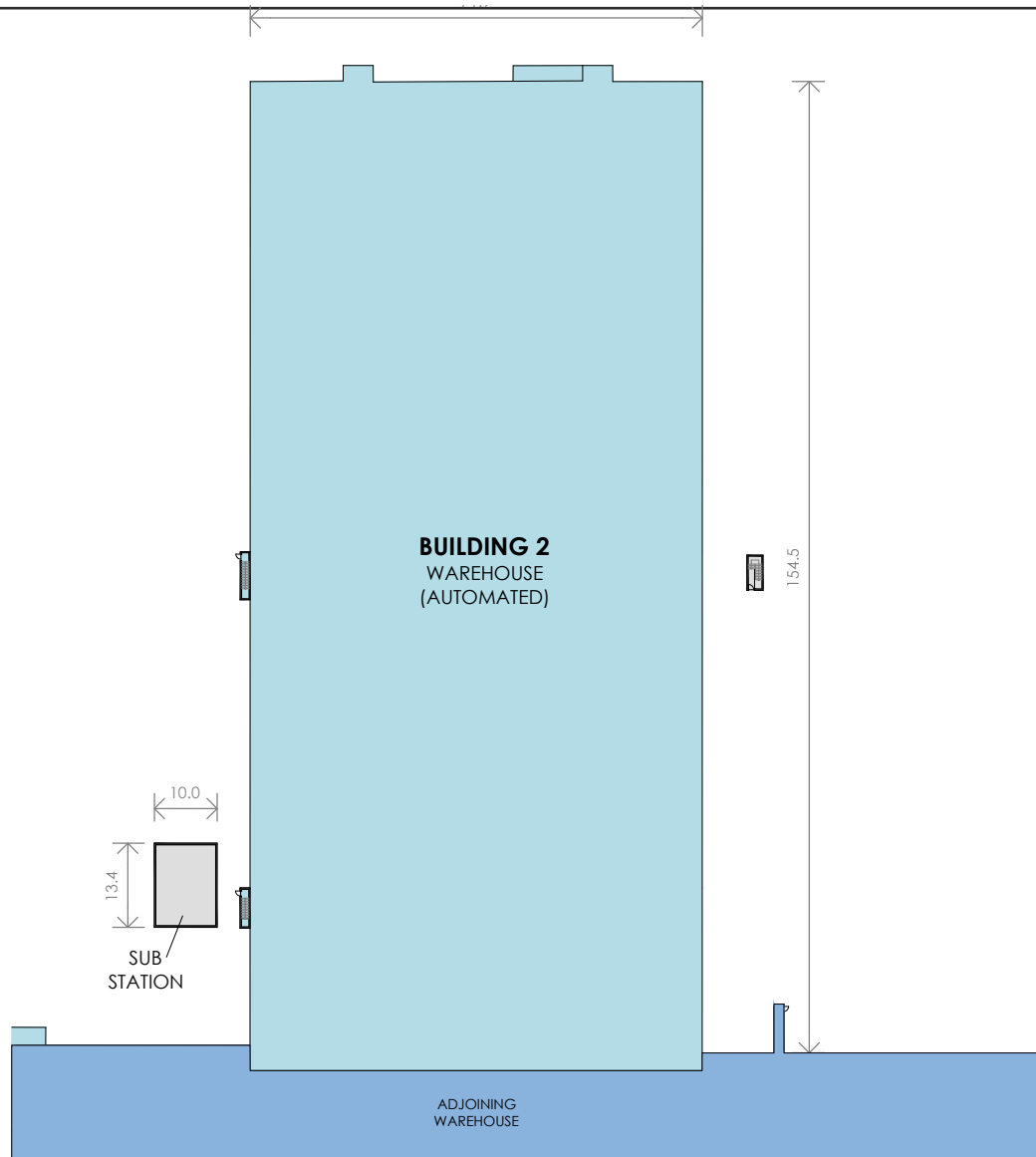
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SCHEDULE OF AREAS

BUILDING 2 WAREHOUSE	11,403 m ²
SUB STATION	133 m ²
TOTAL AREA	11,536 m²

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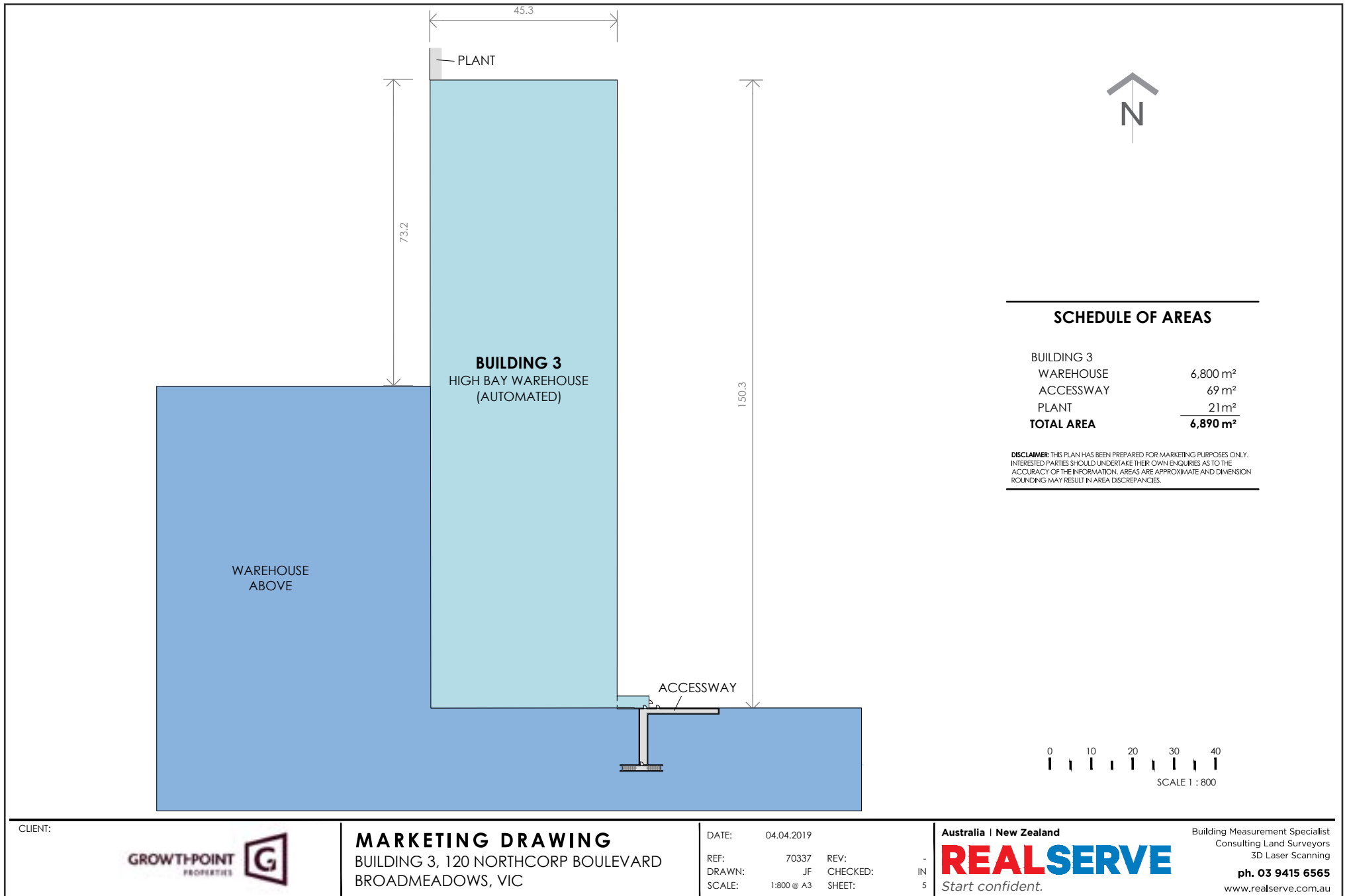
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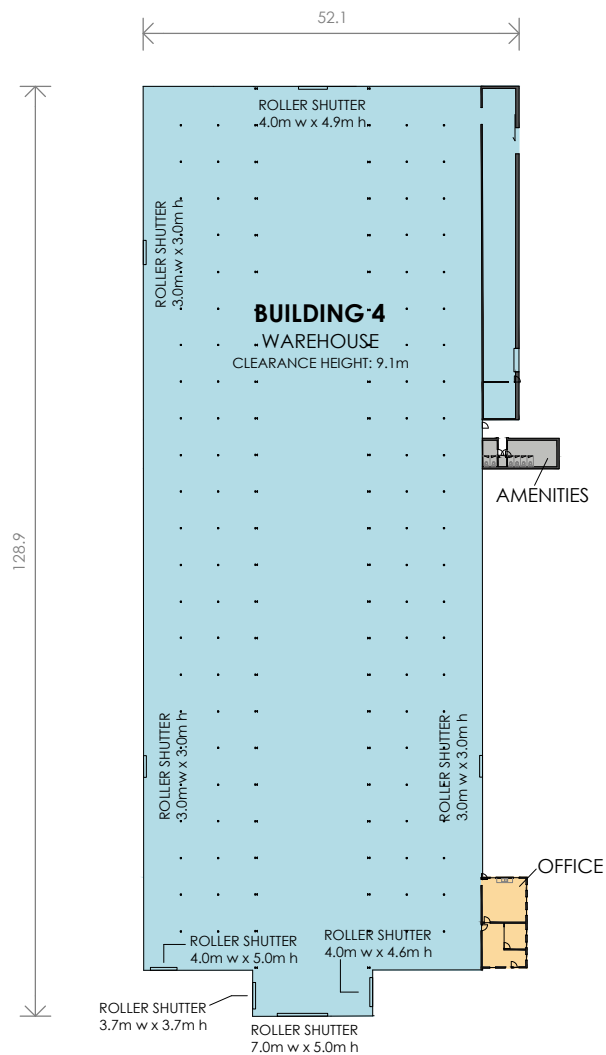
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SCHEDULE OF AREAS

BUILDING 4	
WAREHOUSE	6,101m ²
OFFICE	79 m ²
AMENITIES	42 m ²
TOTAL AREA	6,222 m²

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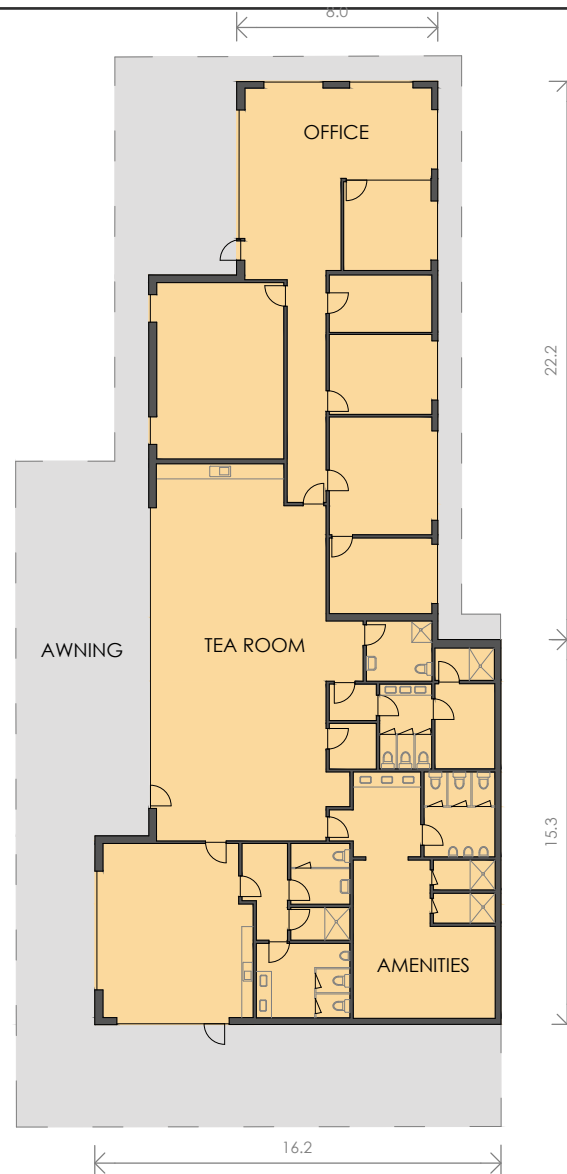
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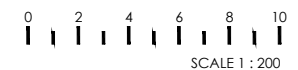
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SCHEDULE OF AREAS

BUILDING 5	
OFFICE	176 m²
TEA ROOM	153 m²
AMENITIES	128 m²
TOTAL AREA	457 m²
AWNING	264 m²

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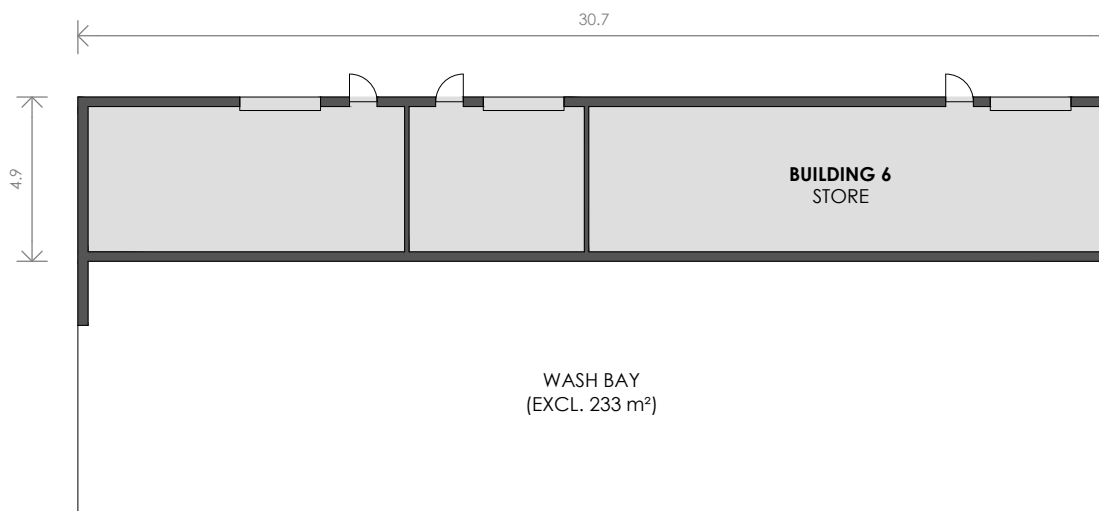
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SCHEDULE OF AREAS

BUILDING 6	
STORE	150 m ²
TOTAL AREA	150 m²

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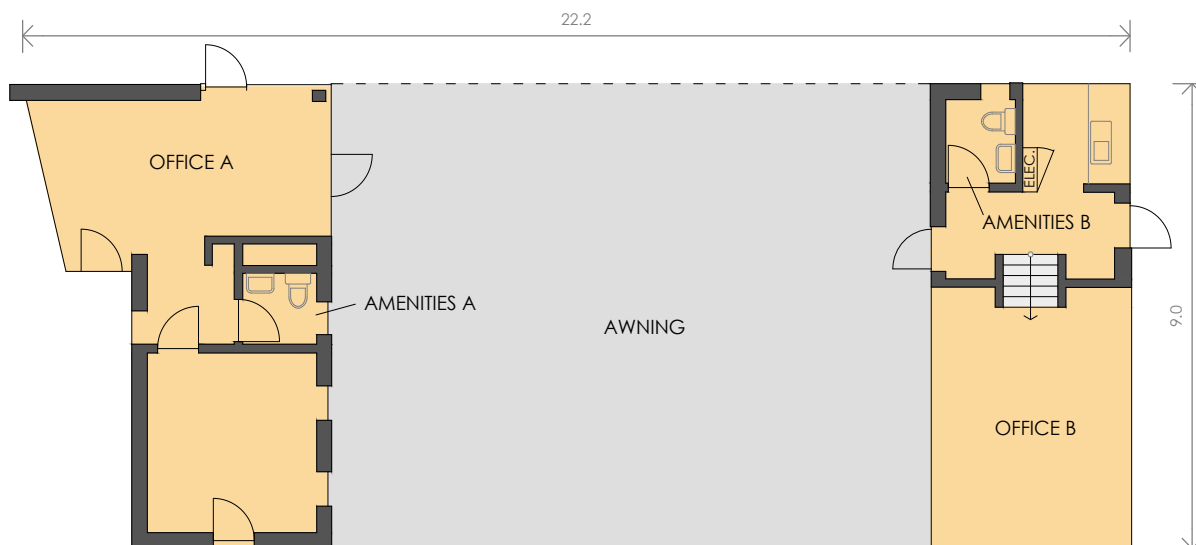
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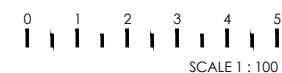
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SCHEDULE OF AREAS

GUARD HOUSE	
OFFICE A	38 m ²
OFFICE B	28 m ²
AMENITIES A	4 m ²
AMENITIES B	8 m ²
TOTAL AREA	78 m²
AWNING	108 m ²

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