



merrifield

BUSINESS PARK



MAB **GPC**

"This is one of the best examples of a truly masterplanned community, where economic and employment opportunities are just as important, and have been just as carefully planned as the residential amenity."

THE PREMIER OF VICTORIA,
THE HON. DANIEL ANDREWS MP.

BE PART OF VICTORIA'S **LARGEST BUSINESS PARK**

Merrifield Business Park offers premium land for sale, turnkey packages and pre-lease opportunities, tailored to suit the individual needs of your business. Every square metre has been carefully designed to provide the convenience, exposure, connectivity and flexibility required for businesses to thrive and expand.



PLANNED FOR PROSPERITY



330HA SITE



\$1.2B INVESTMENT



CREATING 25,000 JOBS



24/7 OPERATIONS

FLEXIBILITY FOR YOUR ENTERPRISE

OPPORTUNITIES FOR SALE OR LEASE FROM 1 – 30ha

LAND

Prime, development ready land in the booming northern corridor.

- Suitable for a wide range of industrial and commercial uses
- Opportunities for future expansion

PRE-LEASE

Purpose built opportunities for lease.

- Flexible facilities from 10,000m² – 100,000m²
- Buildings designed and constructed to suit the needs and specifications of our clients' leasing requirements

TURNKEY

Purpose built opportunities for sale.

- Tailored building solutions designed and constructed by MAB/GPC on behalf of our clients to purchase
- Flexible facilities from 10,000m² – 100,000m²
- Streamlined process from inception to handover



Artist's Impression



Alliance Business Park



Alliance Business Park



Kangan Institute, Southbank

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“Merrifield Business Park presents unrivalled flexibility and long term sustainability for businesses, who are able to customise their own building on a purpose-designed lot.”

MICHAEL MARTIN
DIRECTOR BUSINESS PARKS, MAB

“Merrifield also offers an unparalleled opportunity for growth, expansion and high-tech industrial projects that make use of the current innovations taking place in the design and development sectors.”

ADRIAN YOUNG
DIRECTOR, WATSON & YOUNG ARCHITECTS

BE ACCESSIBLE BE CONNECTED



15 kilometres to -
MELBOURNE AIRPORT



30 kilometres to -
MELBOURNE CBD



Easy connections to -
WESTERN RING ROAD



Direct access to -
HUME FREEWAY

Future direct access to -
OUTER METROPOLITAN RING ROAD



30 kilometres to -
MELBOURNE PORT

80 kilometres to -
GEELONG PORT

87 kilometres to -
HASTINGS PORT



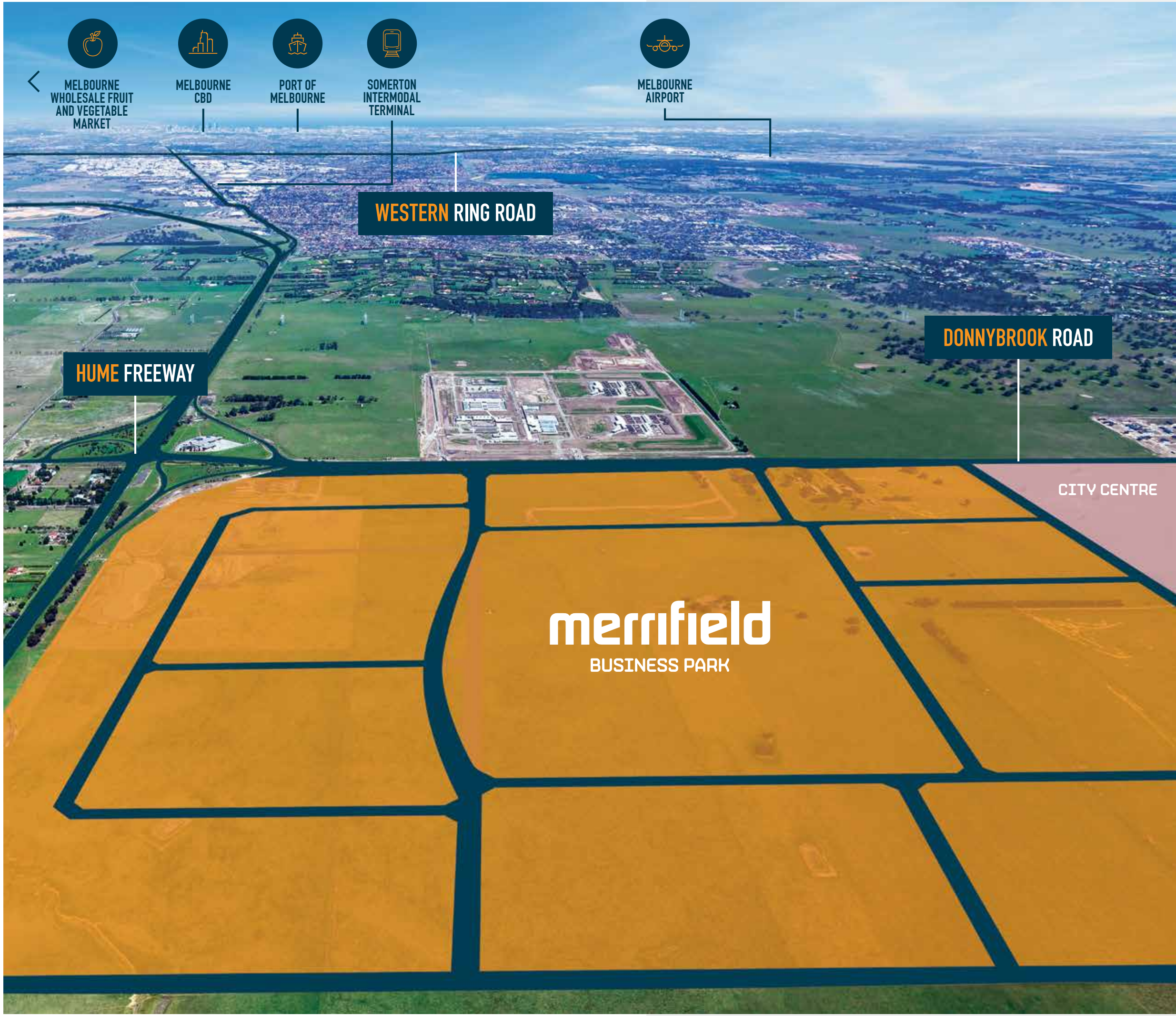
10 kilometres to -
INTERSTATE FREIGHT
TERMINAL (FUTURE)
BEVERIDGE

10 kilometres to -
INTERMODAL TERMINAL
SOMERTON



7.5hours to -
SYDNEY





BUILT FOR BUSINESS



405,000 LABOUR FORCE*
within a 30 minute drive (growing to 658,000 by 2040)



SUPPLY CHAIN BENEFITS
24/7 operations and unrestricted B double and B triple access



MARKET REACH
Deliver to over 80% of Australia within 12 hours



COMPETITIVE TRANSPORT ADVANTAGES
Key infrastructure links to local and global markets



DEVELOPMENT READY
Planning approved and fully serviced sites available now



DESIGN GUIDELINES
High quality development to protect your investment

*Australia Bureau of Statistics; ABS, Census, 2001, 2006, 2011; DPTI, Victoria in Future, 2014; Essential Economics Pty Ltd

POWER AND MORE TO YOUR PEOPLE



POWER
ACCESS TO IN
EXCESS OF 70+ MVA



WATER
DRINKING & RECYCLED
WATER UP TO 36L/S



GAS
HIGH PRESSURE
515KPA MAIN



ROAD
FULLY INTEGRATED
TRUCK ROAD NETWORK



NBN
HIGH CAPACITY
TELECOMMUNICATIONS



FUELLING
TRUCK FRIENDLY SERVICE
LOCATION CLOSE BY



Artist's Impression

BE ALONGSIDE
INNOVATIVE
LEADERS



Market leading paint and decorating specialist Dulux has chosen to establish its \$165 million state-of-the-art, architecturally designed water-based paint manufacturing facility in Merrifield Business Park.



"We chose Merrifield for its strategic location and connectivity to the Eastern Seaboard. It also provides access to a growing, skilled workforce and the flexibility for potential expansion to support the business now and into the future."

The fact that the Merrifield Business Park is part of a mixed-use community with a City Centre

and residential aspect resonated with us.

We could see the potential for us to be in the community over the long term. With Merrifield being in a growth area, we can grow with the community."

PAT JONES
EXECUTIVE GENERAL MANAGER, DULUX



A recognised market leader in smallgoods and fine foods for over 60 years, D'Orsogna has elected Merrifield Business Park to be their Eastern Seaboard manufacturing headquarters, positioning them to explore greater opportunities in the South East Asian market.



"We have ambitious expansion plans for the business over the next few years. The scale and flexibility of Merrifield provides us with an opportunity where

we can essentially double our manufacturing footprint."

BRAD THOMASON
MANAGING DIRECTOR, D'ORSOGNA



One of Australia's largest automotive parts distribution centres, Ford has signed a 10 year pre-lease for a 51,480m² facility. The new logistics facility represents the biggest investment in Ford Australia's parts business in 60 years.



"Our focus is on giving our customers the best experience possible, and that means making sure we have an efficient parts supply system for both our dealers and Ford owners."

"With space and great transport infrastructure links, this new site will enable us to store and distribute the parts we need for the current and future generations of vehicles, including electrified

vehicles. It will also give our team the space it needs to grow our business into the future.

"We know that it isn't enough to offer great vehicles; we also need to offer exceptional customer service and to support our dealers to do that. That's why this investment is so important to us."

KAY HART, PRESIDENT & CEO OF FORD AUSTRALIA AND NEW ZEALAND





Artist's Impression

THE BUSINESS OF LIFE

ONSITE



CAFÉS, RESTAURANTS
AND SHOPS



10 KM OF
DEDICATED WALKING
AND BIKE TRAILS



CENTRALLY LOCATED
FEATURE PARK
AND WETLAND

OTHER FEATURES

NEARBY



MERRIFIELD
CITY CENTRE



MERRIFIELD 80,000M²
FUTURE REGIONAL
SHOPPING CENTRE



NEIGHBOURHOOD
PARKS
OUTDOOR SPORTING
FACILITIES

- + 5,000 trees to be planted at completion
- + 21 ha of quality landscaped open space and reserves for relaxation and recreation
- + Architecturally designed buildings by Plus Architects and Watson Young Architects
- + Signature entrance feature on Donnybrook Road

'Our long-term vision is to deliver a best-in-class, major town centre that meets the evolving needs of the community, and engages them in many ways. Our philosophy focuses on providing lifestyle, recreation, entertainment and dining experiences, in addition to an exceptional retail offer. It's about creating experiential destinations that facilitate our communities to connect, socialise and dwell, evoking a town centre atmosphere.'

STEVEN LEIGH
MANAGING DIRECTOR, QIC GLOBAL REAL ESTATE

THE BIGGER PICTURE

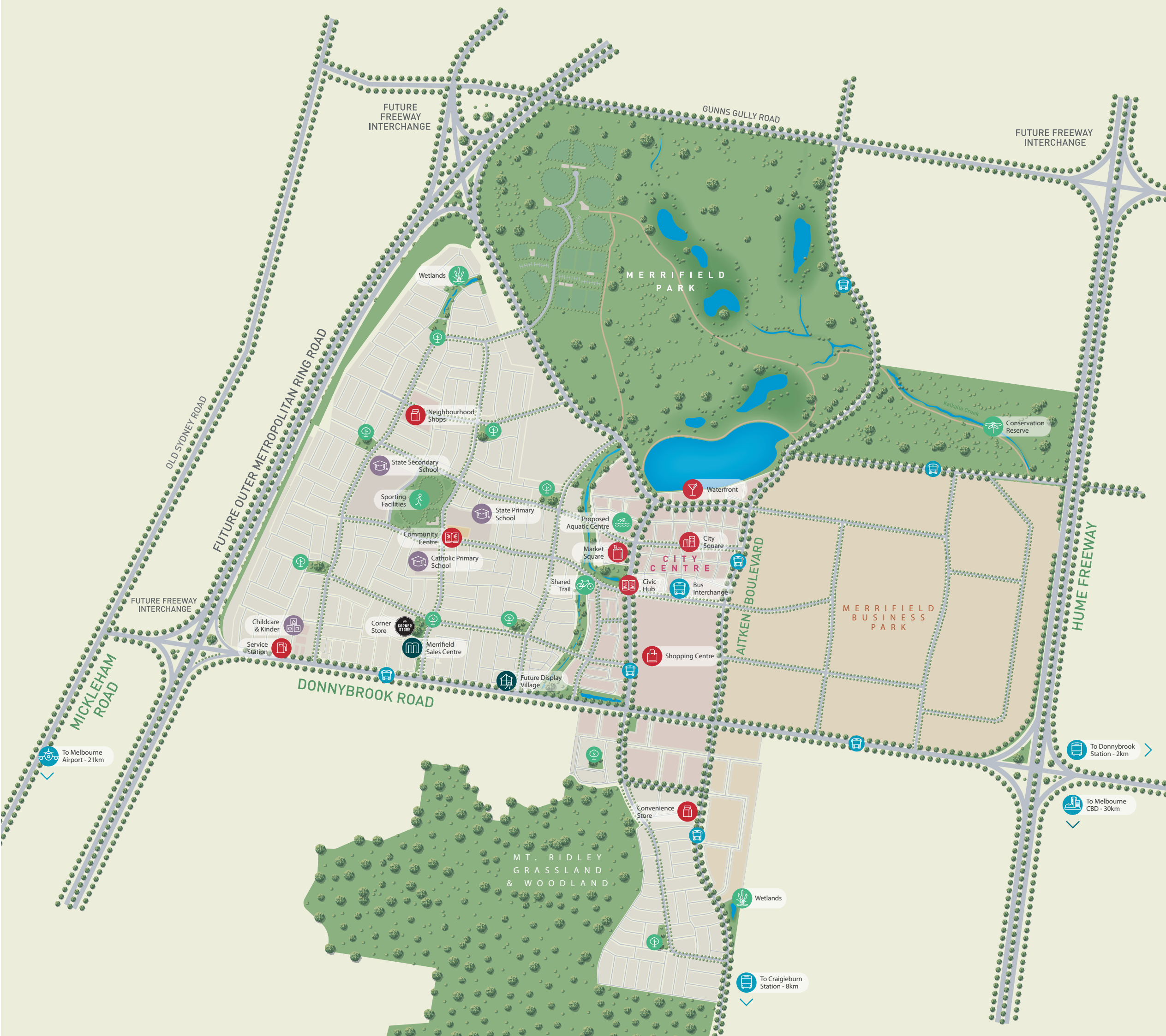
As Victoria's largest masterplanned, mixed-use community, Merrifield is more than just a business precinct.

This 900 hectare site will become the epicentre of Melbourne's north; a thriving and desirable destination for work, leisure and living.

8,500 HOMES	25,500+ RESIDENTS	30,000+ JOBS*
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Additionally, QIC Global Real Estate have committed to provide a new regional shopping centre in Merrifield with the capacity to deliver more than 80,000 square metres of retail space commencing construction in 2019.

* Across combined City Centre and Merrifield Business Park



BELONG TO A SUSTAINABLE COMMUNITY

A host of initiatives are being implemented to provide tenants and employees with sustainable workplaces, to ensure the long-term success of Merrifield Business Park.

STORMWATER HARVESTING AND RE-USE

An Australian first, delivering resilient wide-reaching supply

ENERGY EFFICIENT STREET LIGHTING

A brighter future, for people and the planet

WATER MANAGEMENT

A new benchmark in integrated long-term water strategies

SOLAR POWER INITIATIVE

Fully funded Solar PV install feasibility studies for every business

WASTE MANAGEMENT AND MINIMISATION

Best practice strategies to reduce the impact of waste

TREE PLANTING

Over 5,000 trees to beautify and benefit the environment

TRANSPORT CONNECTIONS

Efficient links to intermodal centres for reduced carbon impacts

CAR CHARGE POINTS

Implemented where possible to promote a renewable transport future



Artist's Impression

A PROVEN REPUTATION

Merrifield is the vision of MAB Corporation and Gibson Property Corporation, two of Melbourne’s most experienced and celebrated developers.

Over the past 20 years, MAB and GPC have forged strong reputations for delivering highly successful and innovative mixed-used developments.

Together, their guiding principle is to create vibrant and sustainable communities with access to employment, education, health services, retail and leisure facilities.

With unrivalled expertise and experience in the planning and delivery of large masterplanned projects, their efforts have been acknowledged with 22 industry awards for architecture, urban design, planning and mixed-use developments.

This solid partnership has led to a number of high quality commercial and industrial sites across Melbourne that continue to respond to the needs of business.



The Gibson name has been synonymous with property in Melbourne since 1882 when Alfred E. Gibson opened a real estate agency business in the northern suburbs.

John Gibson followed in the family footsteps and opened his own company in 1972 - Gibson Property Corporation. In 2008, John was joined by his son, Charles Gibson to continue the family legacy.

GPC Key Facts:

13
Business Parks

45yrs
Experience in the sector

405 HA
Development portfolio

\$800 M
Total portfolio



MAB Corporation (MAB) is a privately owned property development company that has been successfully operating since 1995.

Through careful research and planning, MAB has attracted some of Australia’s leading manufacturing, industrial, commercial warehousing and research businesses to its 19 strategically located business parks. MAB has an impressive portfolio of industrial land subdivisions and business parks across Melbourne. These are spaces designed to deliver efficiency and flexibility, and to benefit the wider community through increased employment opportunities.

Portfolio of:

19
Business Parks

\$11 B
MAB’s current development portfolio exceeds \$11 billion

\$7.5 B
Under development and future pipeline

660 HA
Total land area of business parks by MAB

\$661 M
Total investment to date by MAB



QUALITY BUILT ENVIRONMENTS

We know that quality is the very essence of our approach to business and is a hallmark of our success.



TIMELY DELIVERY

We stick to our deadlines and deliver on time. Given the complexity of our projects this is not always easy, but is always appreciated by our clients.



CREATIVE DESIGN

We are visionaries and always look for ways to improve and differentiate ourselves with style and flair.



COLLABORATIVE PARTNERSHIPS

We are in the relationships business. No improvement to the built environment can occur without fulfilling partnerships.



ENGAGED COMMUNITIES AND CUSTOMERS

We understand the privilege of working within communities, and seek to remain professional and respectful.



SUSTAINABLE PROJECTS

We plan for the long term and ensure that our developments stand the test of time.

merrifield
BUSINESS PARK

Agent team:



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