

# merrifield

BUSINESS PARK

DEVELOPED BY /  
**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.* ▀▀

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The Premier of Victoria,  
The Hon. Daniel Andrews MP.

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## 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.



Artist's impression

PLANNED FOR  
PROSPERITY.

  
**\$1.2B** INVESTMENT  
INTO MERRIFIELD  
BUSINESS PARK

  
**25K** JOBS  
PROJECTED

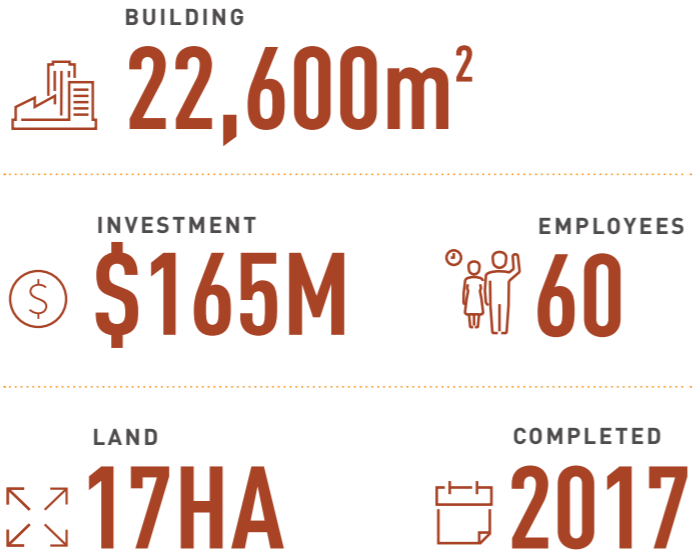
  
**415** HA  
SITE

  
**24/7**  
OPERATIONS

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.

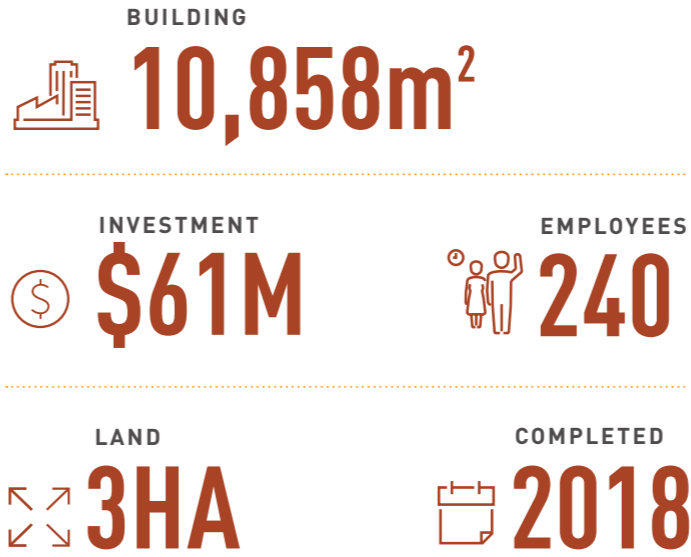
The fact that the Merrifield Business Park is part of a mixed-use community with a City Centre and residential aspect resonated with us.

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.

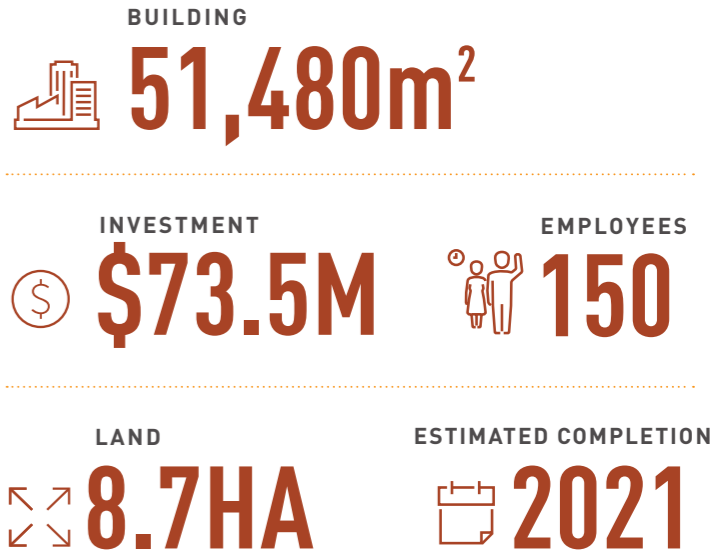


“ We have ambitious expansion plans for the business over the next few years. The scale and flexibility of Merrifield provides us with an opportunity where we can essentially double our manufacturing footprint. ”

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 51,480m<sup>2</sup> 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 & New Zealand.



# FLEXIBILITY FOR YOUR PROSPERITY.

**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.**

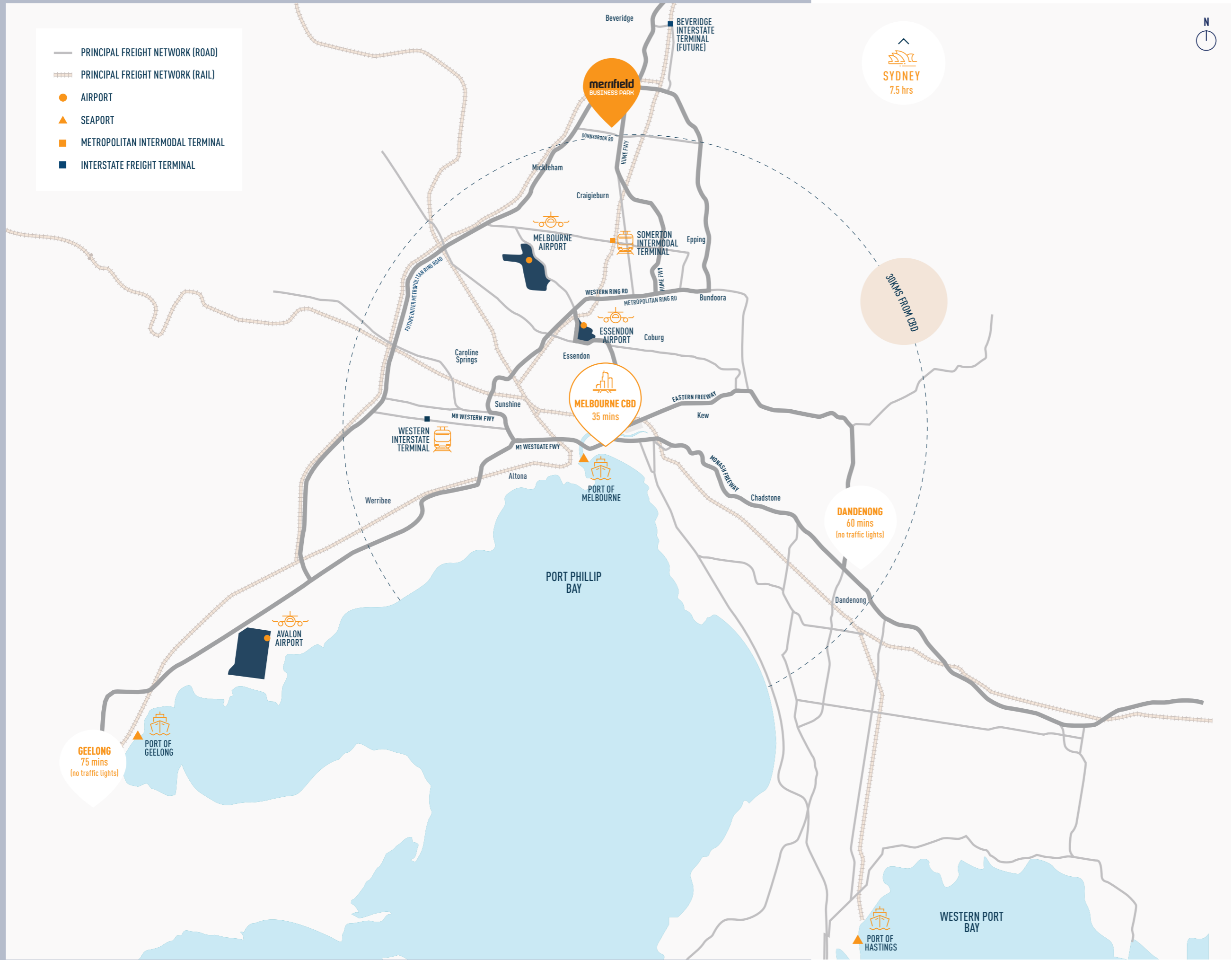
**Purpose-built opportunities for lease.**

- Flexible facilities from 10,000m<sup>2</sup> – 100,000m<sup>2</sup>
- 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 10,000m<sup>2</sup> – 100,000m<sup>2</sup>
- Streamlined process from inception to handover




# BE ACCESSIBLE, BE CONNECTED.

 **Melbourne Airport**  
15km

 **Melbourne CBD**  
30km

 **7.5 hours to Sydney**

 **Easy connections to Western Ring Road**

 **Direct access to Hume Freeway**  
**Future direct access to Outer Metropolitan Ring Road**

 **Melbourne Port**  
30km  
**Geelong Port**  
80km  
**Hastings Port**  
87km

 **Donnybrook Train Station**  
2km  
**(Future) Interstate Freight Terminal, Beveridge**  
10km  
**Intermodal Terminal, Somerton**  
10km



# 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 Australians  
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.

\* Australian Bureau of Statistics; ABS, Census, 2001, 2006, 2011;  
DPTLI, 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 515  
KPA main.

## Road.



Fully-integrated  
truck road network.

## NBN.



High-capacity  
telecommunications.

## Fuelling.



Truck-friendly service  
location close by.



Credit: Maben Group and photographer Lisbeth Grossmann.

# THE BUSINESS OF LIFE.



**10km** of dedicated walking & bike trails.



Centrally-located feature park & wetland.

### Nearby.



Merrifield City with major supermarket, Coles, and variety of fresh food and specialty stores



**165ha** future City Centre with a vibrant mix of leisure, dining, and entertainment options



Neighbourhood parks, outdoor sporting facilities.

### Other features.

- + **5,000** trees to be planted at completion
- + **21ha** 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

# 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.



**25,000+** JOBS



**25,500+** RESIDENTS



**120+** HECTARES OF PARKS  
WETLANDS AND OPEN SPACE

\* 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.**



Merrifield is the largest mixed-use, masterplanned community to receive full EnviroDevelopment accreditation from the Urban Development Institute of Australia, across all six categories.

For more on the EnviroDevelopment program, visit [envirodevelopment.com.au](https://envirodevelopment.com.au)

## **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.



Ecosystems



Waste



Energy



Materials



Water



Community

# 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.

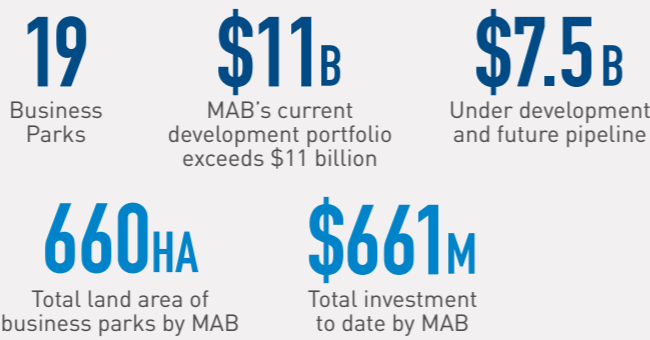
This solid partnership has led to a number of high-quality commercial and industrial sites across Melbourne that continue to respond to the needs of business.



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.

### MAB Key Facts:



# OUR PROMISE.

The Merrifield Promise affirms our commitment to its vision, and is our assurance that buying in Merrifield stands as a sure and sound investment for your future.



Creative Design



Engaged Communities and Customers



Sustainable Projects



Quality Built Environments



Collaborative Partnerships



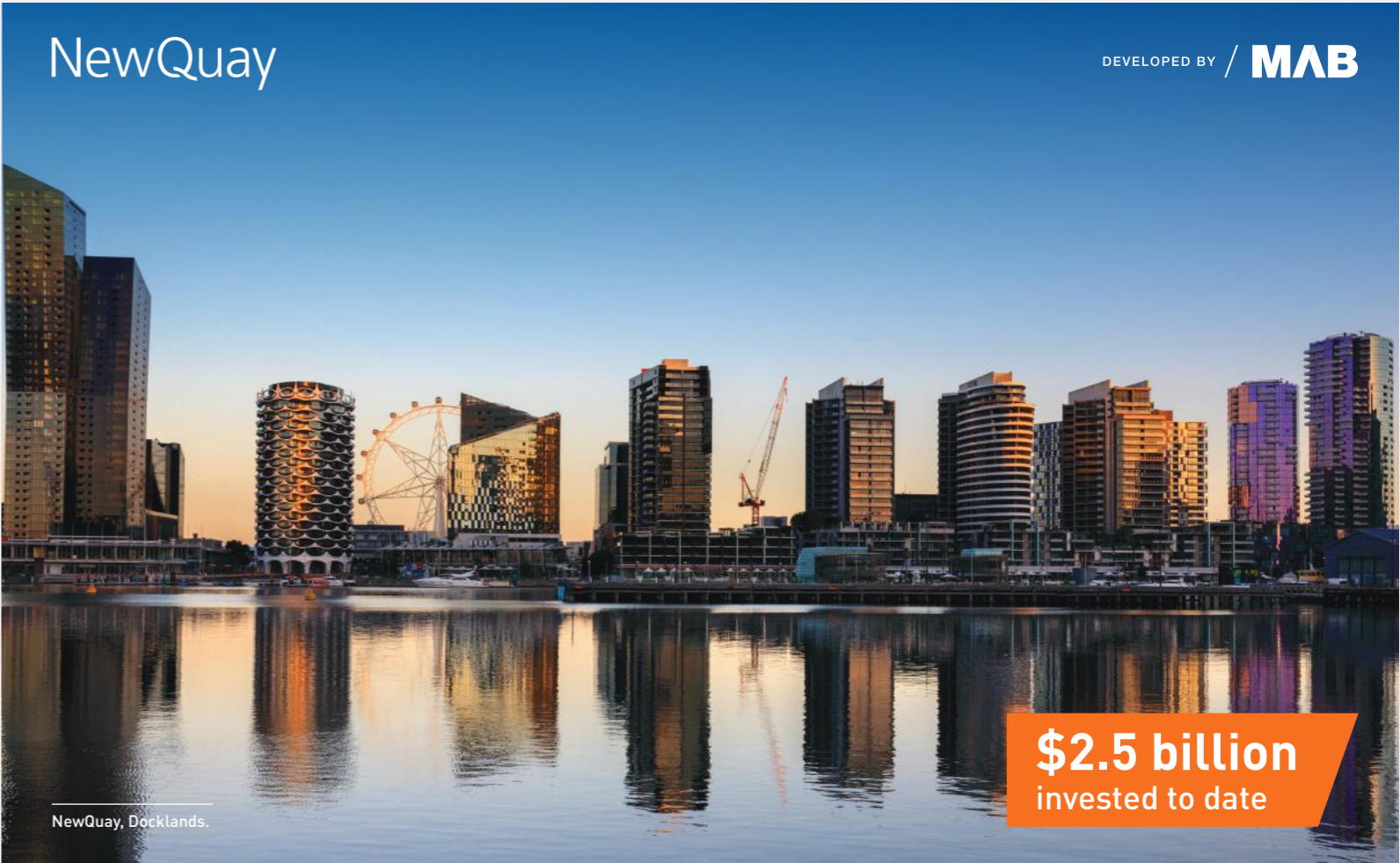
Timely Delivery



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:



# merrifield

## BUSINESS PARK

[merrifieldbusinesspark.com.au](http://merrifieldbusinesspark.com.au)

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