

merrifield

BUSINESS PARK

MAB GPC



BE PART OF
SOMETHING

BIG

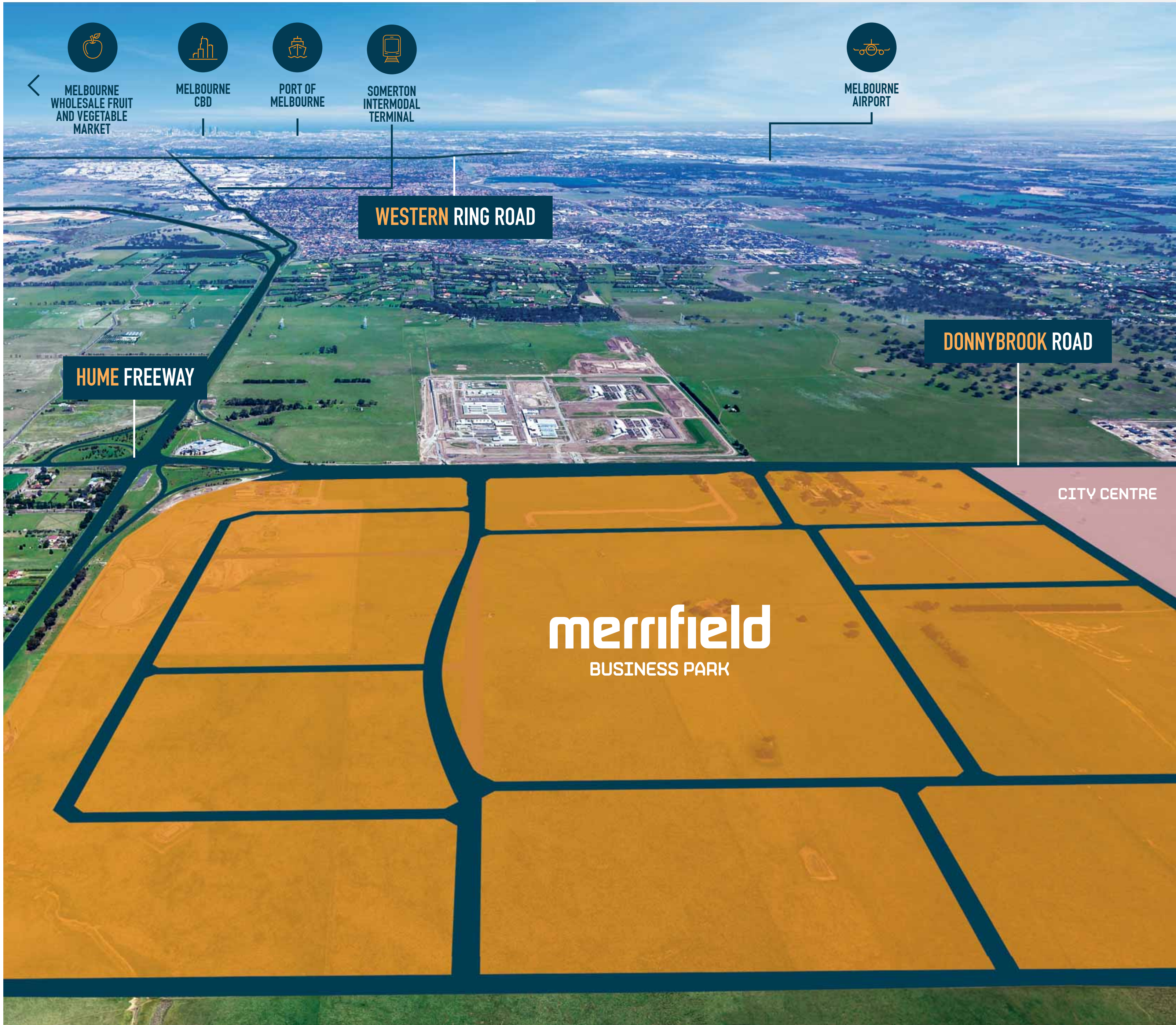
Merrifield Business Park will be Victoria's largest masterplanned business and employment precinct, built specifically to fulfil business needs. Strategically located and thoughtfully designed, this provides a unique opportunity to establish a base from which your business can grow and prosper.

"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.



Artist's Impression: Merrifield Business Park



BIG OPPORTUNITIES

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 your businesses to thrive and expand.

BUILT FOR BUSINESS



405,000 PERSON LABOUR FORCE

Located within a 30 minute drive (forecast to reach 658,000 by 2040).



SUPPLY CHAIN BENEFITS

24/7 operations, unrestricted B-triple access and co-location opportunities with Australia's top companies.



80% POPULATION COVERAGE

Deliver goods and services to over 80% of the Australian population within 12 hours.



COMPETITIVE TRANSPORT ADVANTAGES

Local, national and international markets are all within easy reach, with direct access to the Hume Freeway and key rail, road, port and airport infrastructure.



UNRIVALLED FLEXIBILITY AND EXPOSURE

Highly visible frontages and tailor-made sites up to 30 hectares, which include opportunities for future expansion. Flexible zone controls provide a range of industrial and commercial land uses.



67 HA OF OPEN SPACE

Beautifully landscaped parks and reserves for employees and visitors to enjoy.



SERVICES AND INFRASTRUCTURE

Essential services plus nbn™, gas and recycled water connections.



330 HA SITE WITH \$1.2B INVESTMENT

Creating up to 25,000 new jobs.



DEVELOPMENT READY

Planning approved and fully serviced sites are now available. Early construction access options are also available.



Artist's Impression: Merrifield Business Park Entrance

BE ACCESSIBLE BE CONNECTED



Direct access to
HUME FREEWAY



15 kilometres / 24 minutes to
MELBOURNE AIRPORT



30 kilometres / 35 minutes to
MELBOURNE'S CBD



Easy connections to
WESTERN RING ROAD

Future direct access to
OUTER METROPOLITAN RING ROAD



30 kilometres / 31 minutes to
PORT OF MELBOURNE

80 kilometres / 72 minutes to
PORT OF GEELONG

87 kilometres / 83 minutes to
PORT OF HASTINGS



10 kilometres / 6 minutes to
BEVERIDGE INTERSTATE TERMINAL (FUTURE)

10 kilometres / 10 minutes to
SOMERTON INTERMODAL TERMINAL



7.5 hours to
SYDNEY





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 at 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."

Pat Jones, Executive General Manager, Dulux.

Artist's Impression: Dulux Facility at Merrifield

BE AT THE FOREFRONT

Designed by award-winning architects Plus Architecture, Merrifield Business Park has been planned to attract progressive companies looking for a competitive advantage. Its design places an emphasis on providing a high-quality and enjoyable working environment.

The combination of accessibility, quality design, neighbouring retail, sustainability initiatives and a broad range of additional business support services will deliver a leading business precinct.

- ✓ Over 10 kilometres of dedicated walking and bike paths
- ✓ Tree-lined boulevards, landscaped parks and wetlands
- ✓ Onsite cafes and a variety of retail, leisure and communal facilities
- ✓ Connections to local public transport networks
- ✓ Quality architecture, incorporating environmentally sustainable design principles



THE BIGGER PICTURE

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

This new 770 hectare city will become the epicentre of Melbourne's north; a thriving and desirable destination for work, leisure and living.



Artist's Impression: Merrifield Waterfront City Centre

MERRIFIELD MASTERPLAN



RETAIL

80,000 sqm regional shopping centre facilities plus a range of convenience and retail stores on your doorstep.



SPORTS & RECREATION

A range of active indoor and outdoor sporting facilities, including football/cricket fields, tennis courts and an aquatic centre.



OPEN SPACE

Over 500 hectares of high-quality landscaped parklands and waterways designed for recreation and relaxation.



EDUCATION

Childcare, kindergarten, primary and secondary schools.



PUBLIC TRANSPORT

Integrated public transport providing connections within Merrifield and to the wider metropolitan network.



HEALTH

Doctors' surgeries, maternal, child and health services, as well as a proposed hospital.



COMMUNITY

Multi-use community activity centre and library for Merrifield residents and the wider community.



ENTERTAINMENT

Waterfront precinct within Merrifield City Centre combining exciting entertainment and dining options.





BE PROGRESSIVE

A range of initiatives are being implemented to provide you and your employees with a sustainable workplace, ensuring the long-term success of your business.

- ✓ **Stormwater Harvesting and Re-Use Project**
This award-winning Australian-first initiative will increase water supplies, and will supplement drinking water supply across Merrifield and Melbourne's north growth corridor.
- ✓ **Integrated Water Cycle Management**
Innovative solutions to better secure long-term water supplies and set new benchmarks for sustainable urban development in Australia.
- ✓ **Solar Power Initiative**
Every new business will have access to a fully-funded, independent Solar PV installation feasibility study.
- ✓ **Energy Efficient Street Lighting**
- ✓ **Waste Management and Minimisation**
- ✓ **Water Sensitive Urban Design**
- ✓ **Planting of over 5,000 Trees at Completion**
- ✓ **Car Charge Points**
Available to buildings to encourage environmentally responsible transport options.

PROTECT YOUR INVESTMENT

The Merrifield Business Park Design Guidelines have been carefully created to ensure delivery of a high-quality development, through world-class design, construction, building maintenance and landscaping.

Your business will be supported with clear direction regarding the design and delivery process, including site layout, amenity, environmentally sustainable design and the future management of your facility.

This approach will guarantee consistent industrial built form and landscape treatments throughout the estate, protecting your long-term investment.



A PROVEN REPUTATION

Merrifield is a joint venture between MAB Corporation and Gibson Property Corporation.

Over the past 20 years, MAB and GPC have forged strong reputations for delivering highly successful and innovative mixed-use 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 master-planned projects, their efforts have been acknowledged with 22 industry awards for architecture, urban design, planning and mixed-use developments.

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

MAB

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

Established and owned by fifth-generation Melbourne property identities, Michael and Andrew Buxton, MAB has activities in residential, retail, industrial and commercial developments, as well as a funds management business.

Portfolio of:

15

business parks
(past & present)

60

properties
developed

\$9BN

portfolio total (includes completed,
under development & pipeline)

\$5.4BN

in pipeline for next 10-20 years

640HA

total land area

\$136M

proposed/under
development

\$185M

funds under
management

\$540M

completed

Combined provision of
35,000+

jobs (at completion)

1130HA

total area developed

GPC

Gibson Property Corporation (GPC) is a leading property development company known for delivering high quality, residential, commercial and mixed-use developments.

GPC is a company with the vision, capability and experience to take greenfield and infill sites through every stage of planning, sales, construction and settlements.

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

Projects include:

- > Airport Gate, Tullamarine
- > FiveThirty, South Morang
- > Hanazono Ski Resort, Hokkaido, Japan
- > Mason Point, South Morang
- > Waterstone Hill Estate, Whittlesea
- > Wealthiland Drive, South Morang
- > Whispering Hills Estate, South Morang



Trade Central, Epping

merrifield

BUSINESS PARK

Proudly developed by:



Project team:



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