

# Dexus

## Media Release



26 September 2019

### Dexus to develop purpose-built facility for Scalzo

Dexus will develop a purpose-built facility for Scalzo across 35,300 square metres at 11-167 Palm Springs Road, Ravenhall, Victoria.

The new facility will include manufacturing, warehousing and a corporate head office for Scalzo Foods and is expected to be completed by late 2020.

Scalzo Foods is the first pre-committed development lease to be secured at the Ravenhall estate since it was acquired in December 2018. The estate, known as **Horizon 3023**, is owned by Dexus, Dexus Wholesale Property Fund (DWPF) and the Dexus Australian Logistics Trust (DALT) partner.

**Horizon 3023** is a large 127-hectare site located in a core West Melbourne industrial precinct that is set to benefit in the medium to long-term from its proximity to the proposed Western Intermodal Freight Terminal.

Dexus plans to develop up to 400,000 square metres of prime commercial and industrial property on the site, providing the opportunity to create circa \$500 million of prime industrial product over a five to seven-year period.

Dexus Head of Industrial Development, Chris Mackenzie said: "We are pleased to welcome Scalzo to our portfolio and work with them to meet their long-term needs."

Proximity to key infrastructure such as major arterial roads, the port and airport, and suburban rail with its own train station have been the key drivers in Scalzo's decision to partner with Dexus.

Mr Mackenzie said: "Consumer and technology trends are driving the change to industrial customer needs which is impacting the design and delivery of the new wave of commercial and industrial facilities.

"The demand for new industrial facilities in Melbourne's West has largely been driven by customers seeking to reconfigure their supply chains and move to purpose-built high quality integrated facilities.

"Industrial customers are consolidating their operations in order to achieve efficiencies, and developers have responded by fully integrating their customers' operations into the design of the facilities, requiring a higher and earlier understanding of the customers needs."

Civil and infrastructure works have commenced at the site to deliver Stage 1 across circa 37 hectares. Stage 1 includes the Scalzo facility in addition to a circa 34,000 square metre Build to Lease facility.

Nick Saunders, National Director, Industrial at Colliers introduced Scalzo.

-ENDS-

Images can be downloaded [here](#).

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### About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at \$31.8 billion. We believe that the strength and quality of our relationships will always be central to our success and are deeply committed to working with our customers to provide spaces that engage and inspire. We invest only in Australia, and directly own \$15.6 billion of office and industrial properties. We manage a further \$16.2 billion of office, retail, industrial and healthcare properties for third party clients. The group's circa \$9.3 billion development and concept pipeline provides the opportunity to grow both portfolios and enhance future returns. With 1.7 million square metres of office workspace across 53 properties, we are Australia's preferred office partner. Dexus is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (trading code: DXS) and is supported by more than 27,000 investors from 19 countries. With 35 years of expertise in property investment, development and asset management, we have a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for investors. [www.dexus.com](http://www.dexus.com)

