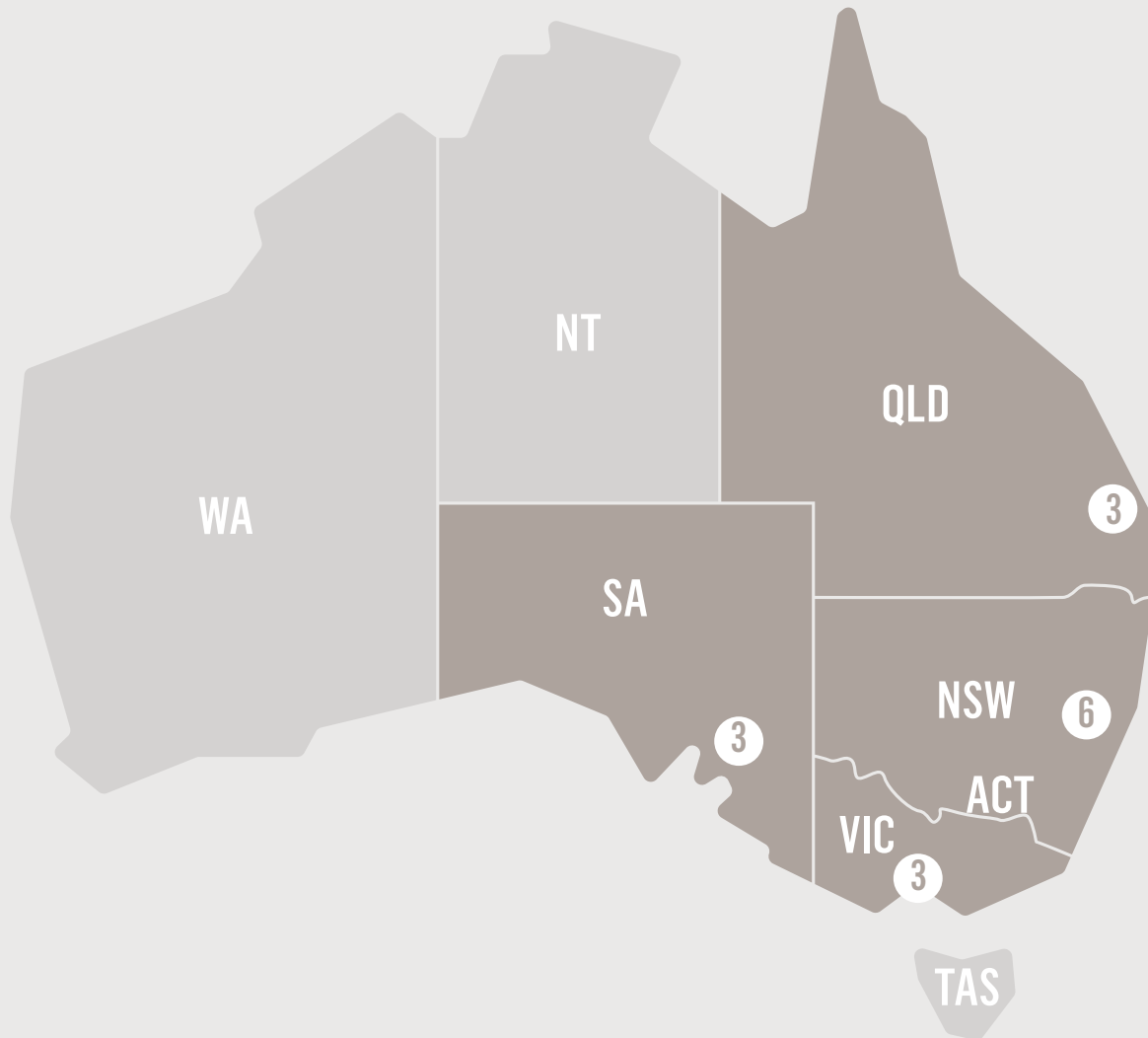


ONE  
FINE  
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PROPERTY

LOGISTICS AVAILABILITY REPORT  
FEBRUARY 2020





STATE	ADDRESS	AVAILABLE GLA (SQM)	PAGE
QLD	140 - 160 Robinson Road East, Geebung	1,016	3
	1502 Beaudesert Road, Acacia Ridge	Multiple	4
	30 Fox Road, Acacia Ridge	Multiple	4
NSW	3 Davis Road, Wetherill Park	25,190	5
	81 - 85 Roberts Road, Chullora	Multiple	5
	233 Milperra Road, Bankstown	Multiple	6
	23 Anzac Avenue, Smeaton Grange	5,210	6
	145 Hartley Road, Smeaton Grange	3,910	7
	157 Hartley Road, Smeaton Grange	11,580	7
VIC	Boundary Rd & Dunmore Dr, Truganina	8,594	8
	145 & 175 McKellar Way, Epping	Multiple	8
	Oxford Road, Laverton North	5,664	9
SA	122 - 132 Purling Avenue, Edinburgh Parks	28,830	10
	72 - 78 Purling Avenue, Edinburgh Parks	Up to 19,560	10
	8 - 16 Vater Street, Dry Creek	Up to 7,000	11

## GEEBUNG INDUSTRIAL PARK 140 - 160 Robinson Road East, Geebung

Unit 5B provides high quality office area with associated showroom fronting Robinson Road and a high clearance warehouse with yard area.



<b>Total Available GLA (sqm)</b>	1,016
<b>Springing Height (m)</b>	5.3 - 5.5

<b>Access Information</b>	<ul style="list-style-type: none"> <li>- High quality showroom with prominent street frontage</li> <li>- Good clearance warehouse</li> <li>- Storage yard</li> <li>- Ample parking</li> </ul>
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### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Unit 5B	1,016	50	\$160n	Now

## ACACIA RIDGE INDUSTRIAL ESTATE 30 Fox Road, Acacia Ridge

A unique opportunity to prelease a new freestanding warehouse and office facility that can also be divided into two smaller units.

The site is located nearby to the Acacia Ridge Intermodal Terminal, has B-double access and sits within a well established estate.



<b>Total Available GLA (sqm)</b>	13,668
<b>Springing Height (m)</b>	10

<b>Access Information</b>	<ul style="list-style-type: none"> <li>- 10 ongrade doors</li> <li>- Five recessed docks</li> <li>- Drive access</li> <li>- 40m hardstand areas</li> <li>- Subdivision available</li> </ul>
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### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Whole	13,668	7	POA	TBD
Warehouse 1	6,834	7	POA	TBD
Warehouse 2	6,834	7	POA	TBD



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## ACACIA RIDGE INDUSTRIAL ESTATE 1502 Beaudesert Road, Acacia Ridge

Acacia Ridge Industrial Estate provides a variety of building types including highly flexible older style warehouse space where shorter term leases are possible. The estate is accessed from a controlled intersection on Beaudesert Road, has B-double approved access and has close proximity to the Logan and Gateway Motorways. The Acacia Ridge Intermodal is within close proximity and the site enjoys access to an operating rail spur.



<b>Total Available GLA (sqm)</b>	26,128
<b>Springing Height (m)</b>	6 - 10m
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- Multiple roller shutter doors</li> <li>- Drive around access</li> <li>- Controlled intersection</li> <li>- B-double access</li> <li>- Flexible warehouse options</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Unit G1B	3,510	0	\$75n	Now
Unit G2B	2,000	0	\$75n	Now
Unit 3C	4,267	0	\$75n	Leased
Unit 4	6,994	0	\$75n	Now
Unit 4A	2,108	0	\$75n	Now
Unit 5	7,249	0	\$75n	Now
30 Fox Rd	5,724	9	\$115n	Now

BONUS LEASE FEES  
\*EXCLUSIONS APPLY



\*Excludes 30 Fox Road, standard 151 Property Leasing Fees applies

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## RESERVOIR DC 3 Davis Road, Wetherill Park

Prominently located on the high side of Davis Road with easy access to the nearby M4 Motorway, the building features large canopy areas throughout and a diverse range of access points with multiple raised and recessed docks. This flexible asset can be split into several configurations starting from 5,000sqm to suit large and medium scale users.



**Total Available GLA (sqm)** 25,193

**Springing Height (m)** 9 - 13.3

**Access Information**

- 18 raised docks
- Mix of raised and recessed docks and roller shutter doors
- Drive around access
- Separate entrance and exit points onto Davis Street

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Warehouse 2	25,193	10	\$105-\$120n	Now

## ROBERTS DC 81-85 Roberts Road, Chullora

A large format logistics estate in a prime inner urban location with strategic proximity to major north/south and east/west road infrastructure. Accessed via a controlled intersection, the site comprises fully sprinklered high clearance warehouses with some food grade and temperature controlled areas.



**Total Available GLA (sqm)** 11,997

**Springing Height (m)** 9

**Access Information**

- Multiple roller shutter doors and recessed dock
- Drive around access
- Traffic light controlled intersection
- Racking available

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Unit 7B	5,809	3	\$135n	Now
Unit 8A	6,188	5	\$130n	Now



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**BONUS LEASE FEES FOR UNIT 8A AT 175% OF 151 SCALE (MIN. 3 YEAR LEASE)**

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## 233 Milperra Road, Bankstown

This warehouse is strategically located only moments away from the South Western M5 Motorway and Bankstown Airport. The building is undergoing repositioning works which include subdividing into two separate tenancies. Each tenancy will be secure, afforded separate access and new roller shutter door access. The warehouse floor area will increase with 10m awning to be installed. Completion of work is estimated by Q3 2020 subject to pending approvals.



**Total Available GLA (sqm)** 14,580

**Springing Height (m)** 7.9 - 10.3

**Access Information**

- Subdivided into two tenancies each with separate access
- Min three on grade roller shutters doors to each tenancy
- ESFR sprinklers
- Min 10m awning

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Warehouse A	9,760	2	\$120n	Q3'20
Warehouse B	4,280	2	\$135n	Q3'20

## 23 Anzac Avenue, Smeaton Grange

Located in Sydney's growing South Western industrial precinct of Smeaton Grange, the asset is a modern freestanding facility in close proximity to the Hume Motorway. The warehouse has good internal clearance (8.7m to 10.2m), is fully sprinklered, contains solar power, has a large all weather loading awning and is accessed via on-grade roller shutter doors.



**Total Available GLA (sqm)** 5,210

**Springing Height (m)** 8.7 - 10.2

**Access Information**

- Three on-grade roller doors
- All weather canopy access
- Undercover parking

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Warehouse	5,210	8.7	\$115n	Jan' 20



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## 145 Hartley Road, Smeaton Grange

Located in Sydney's growing South Western industrial precinct of Smeaton Grange, the asset is a modern freestanding facility in close proximity to the Hume Motorway and located prominently on the corner of Hartley Road and Anzac Rd. The warehouse has good clearance relative to size, solar power and a mix of on-grade and recessed docks under cover of a large awning.



**Total Available GLA (sqm)** 3,910

**Springing Height (m)** 8.9 - 9.5

**Access Information**

- Two recessed docks
- Two on-grade rollers doors
- All weather canopy access

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Warehouse	3,909	15.8	\$110n	Jan'20

## 157 Hartley Road, Smeaton Grange

Located in Sydney's growing South Western industrial precinct of Smeaton Grange, the asset is a modern freestanding facility in close proximity to the Hume Motorway. The warehouse is well presented with a combination of recessed docks and on-grade roller shutter doors, a large 20m wide all-weather loading awning, relatively high internal clearances (9m-11.5m), solar power and has separate entry and exit points for trucks with ample yard area.



**Total Available GLA (sqm)** 11,580

**Springing Height (m)** 7.9 - 10.3

**Access Information**

- Four recessed docks
- Five on-grade roller doors
- All weather canopy access
- Separate truck entry and exit
- Separate car access
- Ample parking

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Warehouse	11,580	9.6	\$110n	Jan'20



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## WEST INDUSTRY PARK Cnr. Boundary Rd & Dunmore Dr, Truganina

Modern high clearance warehouse located within one of Melbourne's west prime industrial estates. Located close to major freeways and includes two level office, canopy with a mixture of on-grade and recessed loading dock facilities.



<b>Total Available GLA (sqm)</b>	8,594
<b>Springing Height (m)</b>	9
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- Super awning</li> <li>- Four on-grade doors</li> <li>- Two recessed docks</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
2 Roussos Place, U2	8,594	4.5	\$87.50n	Jul'20

## BIODIVERSITY BUSINESS PARK 145 & 175 McKellar Way, Epping

Biodiversity Business Park is a brand new, state of the art development situated in the heart of Melbourne's Northern Industrial region.

Strategically located close to key infrastructure such as Melbourne's Ring Road (Craigieburn Bypass) with direct access through to Sydney the development also benefits from being in close proximity to Melbourne Airport, Melbourne CBD, Port of Melbourne, and other essential amenity.

Built to a market leading building specification and with flexibility in mind the exciting opportunity exists for businesses to occupy between 8,000sqm- 29,000sqm across the two buildings from February 2020.



<b>Total Available GLA (sqm)</b>	38,764
<b>Springing Height (m)</b>	10
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- Heavy vehicle and B-Double access</li> <li>- 24 hour operations permitted</li> <li>- Access to Hume Freeway diamond exchange</li> <li>- Combination of recessed docks and ongarde roller shutters</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Building 8 U2	8,852	4.5	POA	Feb'20
Building 4 U1	12,904	4	POA	Feb'20
Building 4 U2	17,008	4	POA	Feb'20



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## BOUNDARY DC Oxford Road, Laverton North

An opportunity to pre-lease a new freestanding warehouse and office facility within the well established Boundary Distribution Centre.

The site benefits from its prime logistics location and close proximity to major freeways and arterial roads, such as Westgate Freeway, Western Ring Road and Deer Park Bypass.



<b>Total Available GLA (sqm)</b>	5,646
<b>Springing Height (m)</b>	10
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- Three on-grade doors</li> <li>- Two recessed docks</li> <li>- 15m awning</li> <li>- 285W solar PV system</li> <li>- 375m hardstand area</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Warehouse B	5,664	3	\$90n	May'20



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## PURLING DC 122 - 132 Purling Avenue, Edinburgh Parks

This large scale, latest generation logistics facility offers two street frontages with potential for prominent signage and dual identities and is suitable for subdivision. The site has generous truck maneuvering areas and all warehouse roller shutter doors are covered by significant canopy areas providing all-weather loading.



<b>Total Available GLA (sqm)</b>	28,832
<b>Springing Height (m)</b>	9.5
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- Eight recessed docks</li> <li>- Two street access</li> <li>- 26 roller shutters</li> <li>- Large undercover loading areas</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Whole	28,832	3	\$80n	Now

## JACARANDA INDUSTRIAL ESTATE 72-78 Purling Avenue, Edinburgh Parks

This large scale, latest generation building is located in an established northern industrial precinct, offering a modern warehouse and generous hardstand facilities combined with dual street frontages. The building can be subdivided into areas from c.10,000 sqm, making it an incredibly versatile offering.



<b>Total Available GLA (sqm)</b>	19,561
<b>Springing Height (m)</b>	9.5
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- Four large loading docks</li> <li>- Two street access</li> <li>- Large undercover loading areas</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Whole	19,561	3	\$80n	Now



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## PARAMOUNT DC 8-16 Vater St, Dry Creek

This development land offers convenient access to Princes Highway and Salisbury Highway, both being less than one kilometre away. Built areas of up to 7,000 sqm are available (subject to council approval), providing flexibility to create a warehouse that suits a variety of business needs.

Alternatively, the land (3.35ha) could be utilised as yard area.



<b>Total Available GLA (sqm)</b>	7,000
<b>Springing Height (m)</b>	N/A
<b>Access Information</b>	N/A

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Built Area	Up to 7,000	TBA	TBC	Now



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