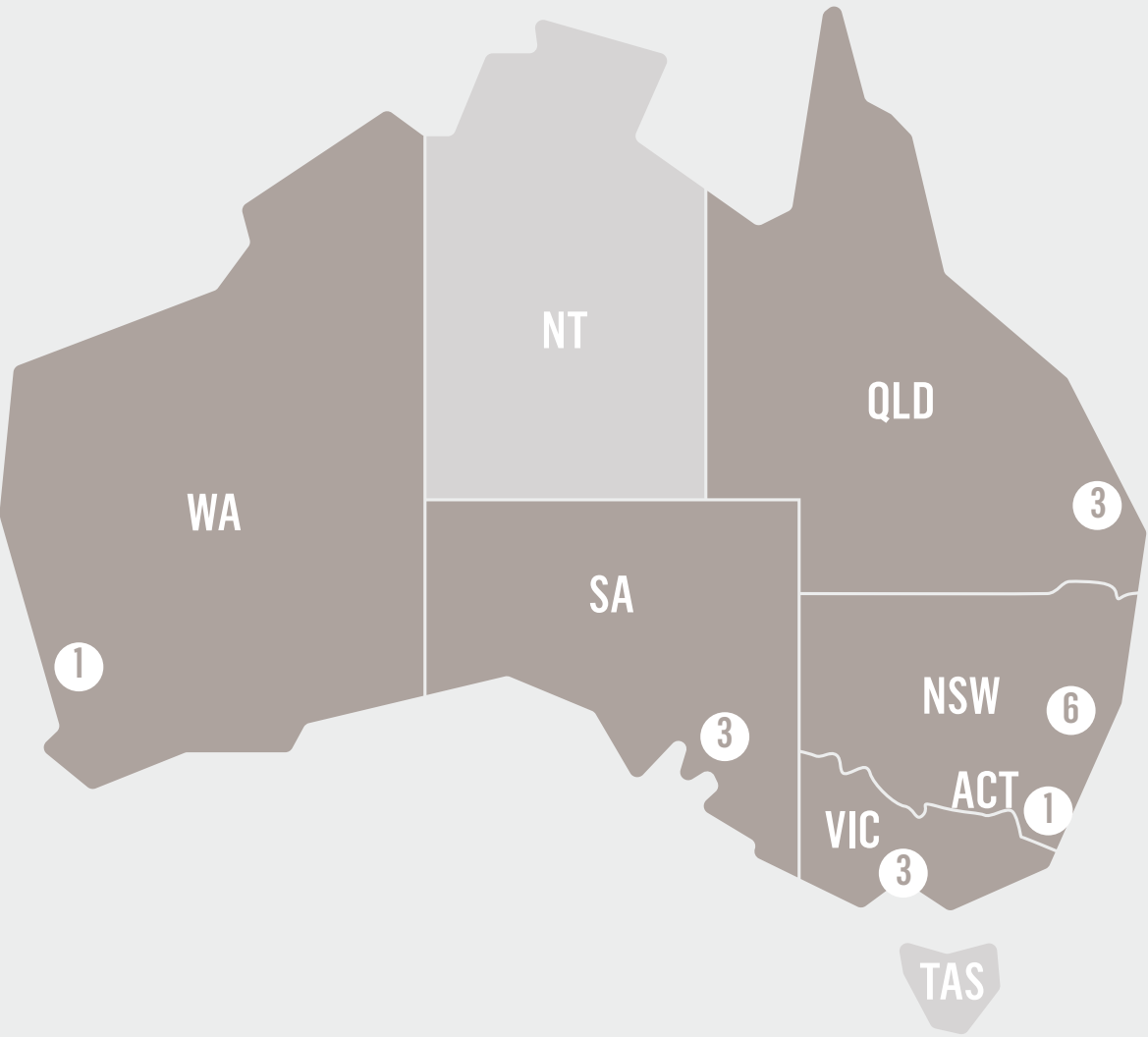


ONE  
FINE  
ONE  
PROPERTY

## LOGISTICS AVAILABILITY REPORT NOVEMBER 2019





STATE	ADDRESS	AVAILABLE GLA (SQM)	PAGE
QLD	140 - 160 Robinson Road East, Geebung	Multiple	3
	131 Beenleigh Road, Acacia Ridge	28,100	3
	1502 Beaudesert 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
ACT	34 - 42 Shepard Street, Hume	1,070	8
VIC	Cooper Street, Epping	Multiple	9
	43-63 Princes Highway, Dandenong South	Multiple	9
	1 Healey Road, Dandenong South	6,020	10
SA	122 - 132 Purling Avenue, Edinburgh Parks	28,830	11
	72 - 78 Purling Avenue, Edinburgh Parks	Up to 19,560	11
	8 - 16 Vater Street, Dry Creek	Up to 7,000	12
WA	47 Abbott Road, Perth Airport	5,660	13

Note: all areas are approximate



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

Unit 2 provides high clearance warehouse suitable for storage use. Unit 5B provides high quality office area with associated showroom fronting Robinson Road and a high clearance warehouse with yard area.



Total Available GLA (sqm)	1,983
Springing Height (m)	7.8 - 9.2
Access Information	<ul style="list-style-type: none"> <li>- Two on-grade roller shutters</li> <li>- Drive through access</li> <li>- Good clearance warehouse</li> <li>- Showroom with prominent street frontage</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Unit 2	967	0	\$115n	Jan' 20
Unit 5B	1,016	50	\$160n	Feb' 20

## BEENLEIGH DC 131 Beenleigh Road, Acacia Ridge

The premises are located in the highly desirable Acacia Ridge industrial precinct, close to the Acacia Ridge Intermodal. The warehouse provides good internal clearance and is fully sprinklered. It has dual street access from both Beenleigh Road and Peterkin Street and the warehouse has full drive through access for all-weather loading.



Total Available GLA (sqm)	28,100
Springing Height (m)	7 - 9
Access Information	<ul style="list-style-type: none"> <li>- 17 raised docks</li> <li>- Two street frontages &amp; drive through access</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Whole	28,100	6	POA	Now



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

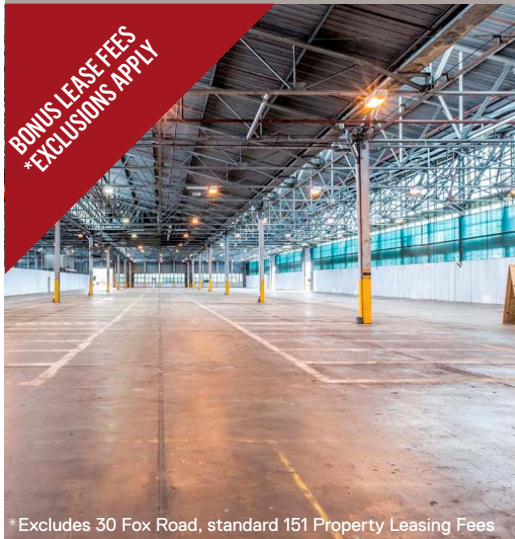
Acacia Ridge Industrial Estate provides a variety of building types including highly flexible older style warehouse space where shorter term leases are possible. The estate is accessed from a controlled intersection on Beaudesert Road, has B-double approved access and has close proximity to the Logan 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> </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	Now
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	Dec' 19



\*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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## 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 afforded its own separate access and new roller shutter door access. The warehouse floor area will increase with a new 10m awning to be installed. Works will be commencing shortly and it is anticipated works will be completed Q1 2020.



MOTORWAY  
1.4 KMS



CBD  
23 KMS



PORT  
30 KMS



AIRPORT  
19 KMS

**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	Q1 20'
Warehouse B	4,280	2	\$135n	Q1 20'



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## 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.



MOTORWAY  
4.6 KMS



CBD  
63.4 KMS



PORT  
56.7 KMS



AIRPORT  
49.8 KMS

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

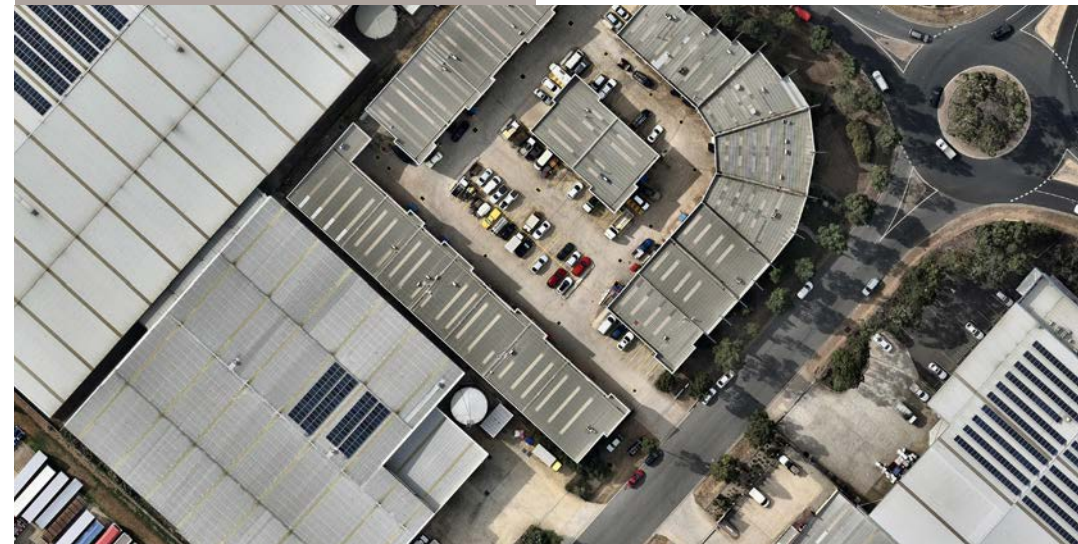
**Springing Height (m)** 8.7 - 10.2

**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.



MOTORWAY  
4.3 KMS



CBD  
63.2 KMS



PORT  
56.5 KMS



AIRPORT  
56.5 KMS

**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.



MOTORWAY  
4.6 KMS



CBD  
63.5 KMS



PORT  
56.7 KMS



AIRPORT  
49.6 KMS

**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

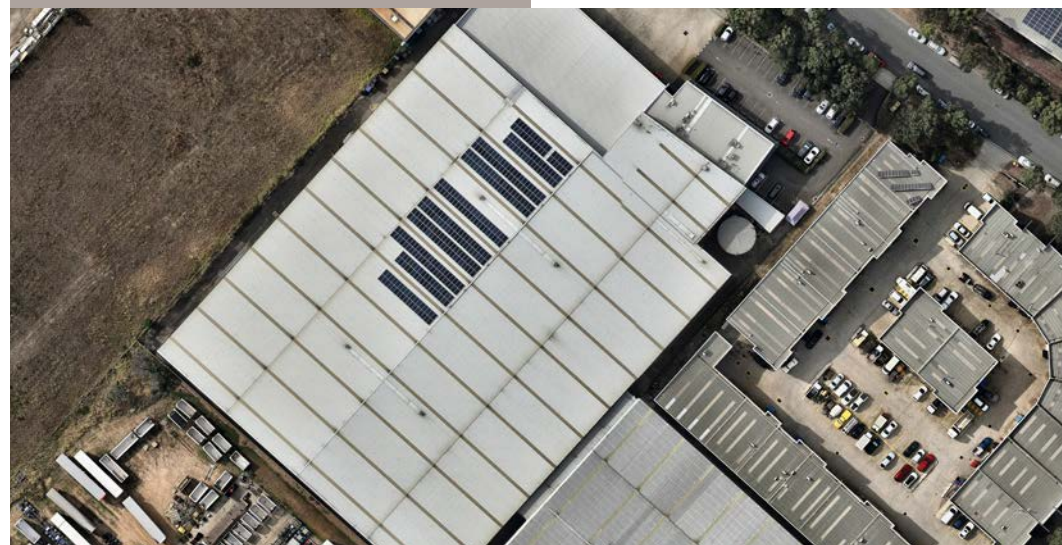


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## HUME INDUSTRIAL ESTATE 34-42 Sheppard Street, Hume

Located within 20 minutes of the Canberra CBD, adjacent to the Monaro Highway, the building offers a high clearance warehouse that can be subdivided into smaller areas.



Total Available GLA (sqm)	1,070
Springing Height (m)	5.4 - 6.1
Access Information	<ul style="list-style-type: none"><li>- Multiple roller shutter doors</li><li>- Double-storey offices</li><li>- Ample parking</li></ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Unit 2B	1,070	0	\$130n	Nov'19



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## Dandenong Industrial Estate 43-63 Princes Highway, Dandenong South

A large logistics estate within close proximity to both M1 and Princes Hwy with recently refurbished office accommodation and significant springing height.



<b>Total Available GLA (sqm)</b>	8,159
<b>Springing Height (m)</b>	9
<b>Access Information</b>	<ul style="list-style-type: none"> <li>- 19 on-grade doors</li> <li>- Ample parking</li> <li>- 14,115m² bitumen hardstand</li> <li>- 6 x 10 tonne cranes</li> </ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Building 7	8,159	5	\$115n	Dec'19
Asphalt Hardstand	3,795	0	\$30g	Dec'19



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## Biodiversity Business Park Cooper Street, 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 eg, shopping centres, hospital and public transport.

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 March 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>- Refurbished offices</li> </ul>

### AVAILABILITY

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



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## HEALEY INDUSTRIAL ESTATE 1 Healey Road, Dandenong South

Freestanding office and warehouse with access to a central driveway and truck marshalling area. Prominently located in the south-east it also boasts a two-level office with Frankston-Dandenong Road frontages.



Total Available GLA (sqm)	6,027
Springing Height (m)	8
Access Information	<ul style="list-style-type: none"><li>- Six on-grade doors</li><li>- Double-storey offices</li><li>- Ample parking</li></ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Building 1	6,027	16	\$90n	Leased



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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.



Total Available GLA (sqm)	28,832
Springing Height (m)	9.5
Access Information	<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.



Total Available GLA (sqm)	19,561
Springing Height (m)	9.5
Access Information	<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.



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

AVAILABILITY

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



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## 47 Abbott Road, Perth Airport

Standalone multipurpose office warehouse in ideal logistics location adjacent to Perth Airport with a canopy tha makes it suitable for all weather loading and unloading.



Total Available GLA (sqm)	5,660
Springing Height (m)	9
Access Information	<ul style="list-style-type: none"><li>– Four on-grade doors</li><li>– Canopy</li></ul>

### AVAILABILITY

Premises	Building Area (sqm)	Office (%)	Rent (psmpa)	Available
Whole	5,660	5	\$90n	Leased



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