

Yennora Distribution Centre

Byron Road and Loftus Road, Yennora NSW

—
**FLEXIBLE
OPTIONS
AVAILABLE**
—



Introducing Yennora

Yennora Distribution Centre, Yennora NSW

Stockland is proud to offer a unique leasing opportunity at Yennora Distribution Centre intermodal estate, one of the largest and well regarded distribution centres in the southern hemisphere.

- Over 300,000m² of warehousing (approx.) in the estate.
- Over 70,000m² container hardstand (approx.) in the estate.
- Over 40 tenancies ranging from 3,000m² – 55,000m² (approx.).

Strategic advantage

Functionality

- 24 hour B-Double access.
- Multiple site access and exit points.
- Strategically positioned in relation to major arterials.
- Within walking distance of Yennora train station.

Fit-out

- Stockland will consider racking and office fit-out as part of any incentive package.

Scale

- Stockland's national portfolio comprises 34 Workplace and Logistics properties encompassing over 1.49million m² of building area.

Flexibility

- 40 tenancies ranging from 3,000m² and 55,000m² ranging from \$85 – \$125 per m².

Timing

- Stockland can offer immediate warehousing solutions.

Savings

- Highly competitive rents and outgoings.

Competitive advantage

- Direct rail access.
- 24 hour site security.
- New office and seminar amenities available to all on-site customers.





Dennistoun Avenue

Yennora Distribution Centre, Yennora

Byron Road

Yennora Station

Exclusive rail line

Loftus Road


Location

Distance from key locations




ADDRESS

**Byron Road,
Yennora NSW**




YENNORA TRAIN STATION

2km




CUMBERLAND HIGHWAY

3km




GREAT WESTERN HIGHWAY

6km




HUME HIGHWAY

6km



SYDNEY CBD

28km



SYDNEY AIRPORT

30km



PORT BOTANY

37km

The map illustrates the location of the Yennora Distribution Centre (marked with an orange dot) within the Western Sydney region. Key features include:

- Major Roads:** The Great Western Highway (M4 - Western Mwy) runs diagonally from the top left. The M7 Westlink runs vertically on the left. The M5 South Western Mwy runs horizontally at the bottom. Other roads shown include Smithfield Rd, The Forbes Dr, Woodville Rd, Hume Hwy, Canterbury Rd, and Roberts Rd.
- Landmarks and Locations:** Eastern Creek, Pemulwuy, Greystanes, Wetherill Park, Merrylands, Granville, Auburn, Parramatta, Parramatta CBD, Yennora, and Bankstown Airport are labeled.
- Key Locations and Distances:** A table on the left side of the map provides distances from the Yennora Distribution Centre to various key locations:

Location	Distance
Yennora Train Station	2km
Cumberland Highway	3km
Great Western Highway	6km
Hume Highway	6km
Sydney CBD	28km
Sydney Airport	30km
Port Botany	37km
- Legend:** A key in the bottom left corner identifies symbols for CBD (city icon), Port (ship icon), Airport (airplane icon), Train Station (train icon), and Train Line (dashed line).
- Scale and Orientation:** A scale bar in the bottom right indicates distances in kilometers (0 to 2). A north arrow is located in the top right corner.

P.3

Site Plan



- Key
- Building
 - Office
 - Landscaping
 - Canopy

The Stockland Portfolio



Logistics

Ingleburn Logistics Park,
Ingleburn NSW

Coopers Paddock,
Warwick Farm NSW

Yatala Distribution Centre,
Yatala QLD

Oakleigh Industrial Estate,
Oakleigh VIC

Port Adelaide Industrial Estate,
Port Adelaide SA

Yennora Distribution Centre,
Yennora NSW

Hendra Industrial Estate,
Hendra QLD

Brooklyn Distribution Centre,
Brooklyn VIC

Forrester Distribution Centre,
St Marys NSW

Balcatta Distribution Centre,
Balcatta WA

Altona Industrial Estate,
Altona VIC

Somerton Distribution Centre,
Somerton VIC

Granville Industrial Estate,
Granville NSW

72-76 Cherry Lane,
Laverton North VIC

Altona Distribution Centre,
Altona VIC

Smeg Distribution Centre,
Botany NSW

Wetherill Park Distribution Centre,
Wetherill Park NSW

Export Distribution Centre,
Brisbane Airport QLD

40 Scanlon Drive,
Epping NSW

23 Wonderland Drive,
Eastern Creek NSW

89 Quarry Road,
Erskine Park NSW

Willawong Distribution Centre,
Willawong QLD



Business Parks

Optus Centre,
Macquarie Park NSW

Triniti Business Campus,
North Ryde NSW

60-66 Waterloo Road,
Macquarie Park NSW

16 Giffnock Avenue,
Macquarie Park NSW

Macquarie Technology Park,
Macquarie Park NSW

Mulgrave Corporate Park,
Mulgrave VIC



Office

Piccadilly Complex,
Sydney NSW

Durack Centre,
Perth WA

135 King Street,
Sydney NSW

601 Pacific Highway,
St Leonards NSW

110 Walker Street,
North Sydney NSW

80-88 Jephson Street,
Toowong NSW

Workplace and Logistics portfolio
with 34 properties valued

\$3bn

Current workplace & logistics
development projects totalling
\$99m and pipeline of

\$600m

21 logistics, 6 business parks and
7 offices assets across

1,497,124m²

39 shopping centres nationally
valued at approximately

\$7.4bn



Stockland

Around \$6.8bn

in sales annually from
more than 3,500 retail stores

One of the leading retirement
living operators with

over 9,600

established units across Australia

The leading residential developer with
60 communities, 82,000 lots
remaining and a total end value of

\$22.2bn

Stockland is one of the largest
diversified property groups
in Australia, with

over \$17.9bn

of real estate assets

CONTACT OUR TEAM

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