

Ingleburn Logistics Park

39 Stennett Road, Ingleburn

—
AVAILABLE
FOR LEASE
11,238m²*
—

*Approx



Introduction

Savills and Colliers International are delighted to offer 39 Stennett Road, Ingleburn for immediate lease on behalf of Stockland.

This brand new office warehouse presents as one of the highest quality industrial facilities in Sydney's rapidly growing South West precinct.

It is superbly located, with immediate proximity to the M5 Motorway (2km) and the M5/M7 Interchange (8km) providing access to Sydney's broader arterial road network.

With full drive around B-Double truck access, efficient hardstand and truck loading areas, this prominent high quality facility is the ultimate distribution centre.

At present, premium warehouse space of 11,238m² is available for occupation in Q1 2021. The building has been strategically designed to cater for an additional 287m² of high quality corporate office area and amenities, which can be built subject to approval.

To arrange your inspection or for further information, please contact the appointed leasing agents:



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Minimum 10m clearance holds up to 16,200 pallets.

Building Features



CLEARANCE HEIGHTS

10m springing height
13.7m ridge height



DOCK ACCESS

4 sunken docks
with levellers



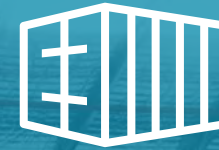
ROLLER DOORS

5 on-grade roller doors
at 6m high and 6m wide



SPRINKLERS

ESFR system with
K22 sprinkler heads



HARDSTAND

38m deep hardstand



ACCESS

Full drive around
B-Double access



AWNING

15m over roller shutters
3m over sunken docks



DOCK OFFICE

25m² internal dock office
with amenities



OFFICES

High quality corporate office
design and amenities
built to requirements



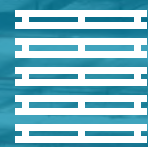
CONSTRUCTION

Precast concrete dado
panels and colorbond
finish wall cladding



ZONING

IN1 General Industrial



INTERNAL SLABS

Minimum 6.0 tonne
point load



PARKING

50 undercroft
car spaces



POWER

Supplementary 100kW
solar PV system for
the building



OPERATING HOURS

Designed for 24/7
operations



SUSTAINABILITY

LED lighting with motion
sensors, solar powered hot
water, rainwater harvesting



SIGNAGE

Excellent high profile tenant
signage opportunities



AVAILABILITY

Q1 2021

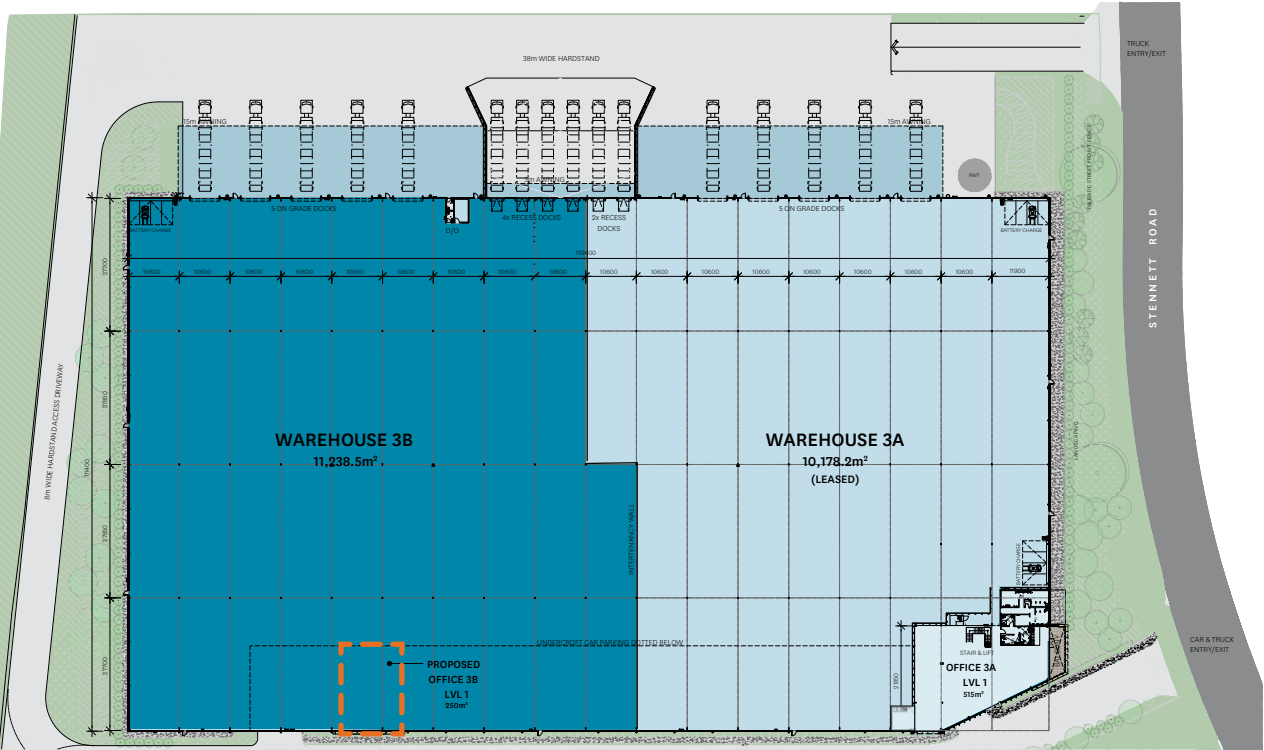
Warehouse 3B

Information Schedule

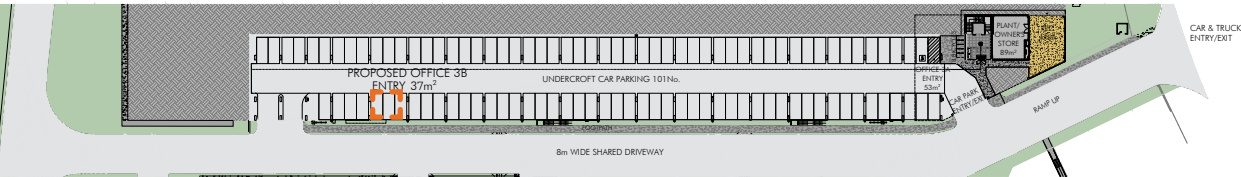
Warehouse 3B (incl. dock office)	11,238.5m ²
Awning 3B	947.0m ²
Car Parking 3B	50 spaces

High quality corporate office and amenities able to be built to requirements.

Upper ground floor



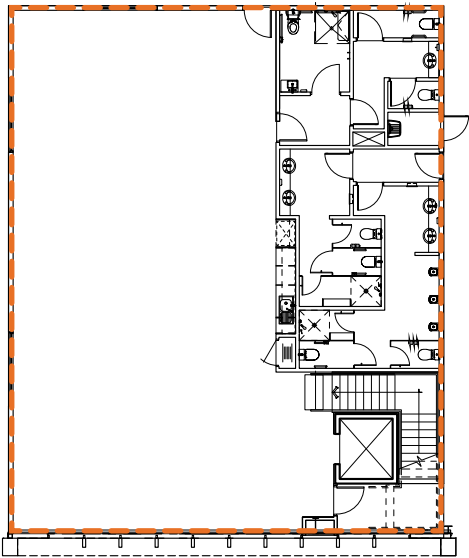
Lower ground floor



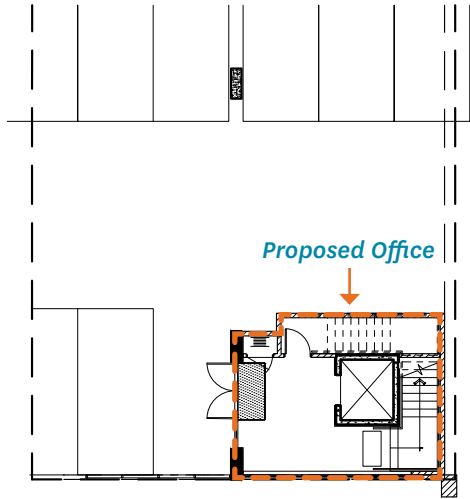
Key

- Warehouse 3A - Leased
- Warehouse 3B
- Office 3A - Leased
- Proposed Office 3B

Proposed Office 3B – Level 1



Proposed Office 3B – Ground Floor Entry



Proposed office is subject to authority approvals

Pallet Capacity

Electric Reach Forklift **16,200 Capacity**

Based on pallet height of 1,400mm and 3,250mm aisle width.

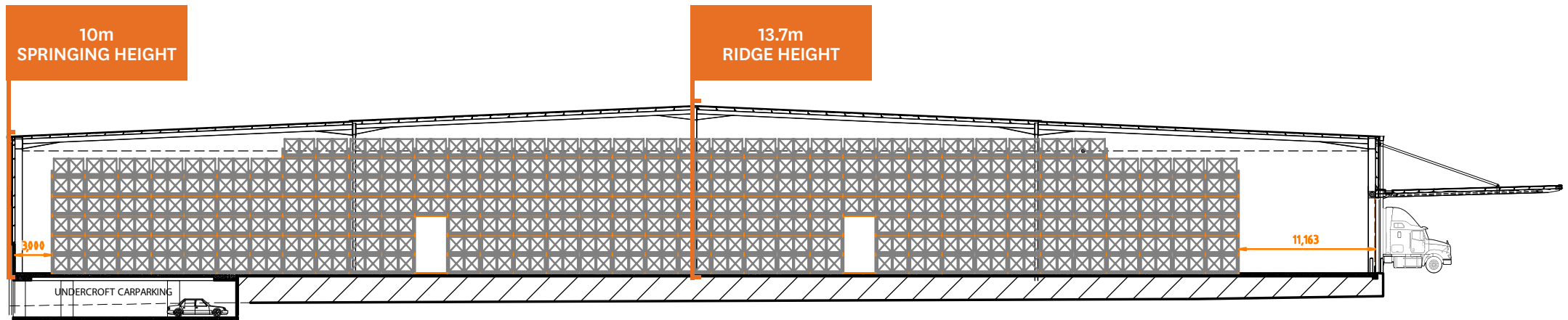
Forklifts with lift height of 10m.

Articulated Forklift **15–20% Increase**

Can operate in a 2,400mm aisle.

Turret Truck Forklift **25–30% Increase**

Can operate in a 1,800–2,000mm aisle.

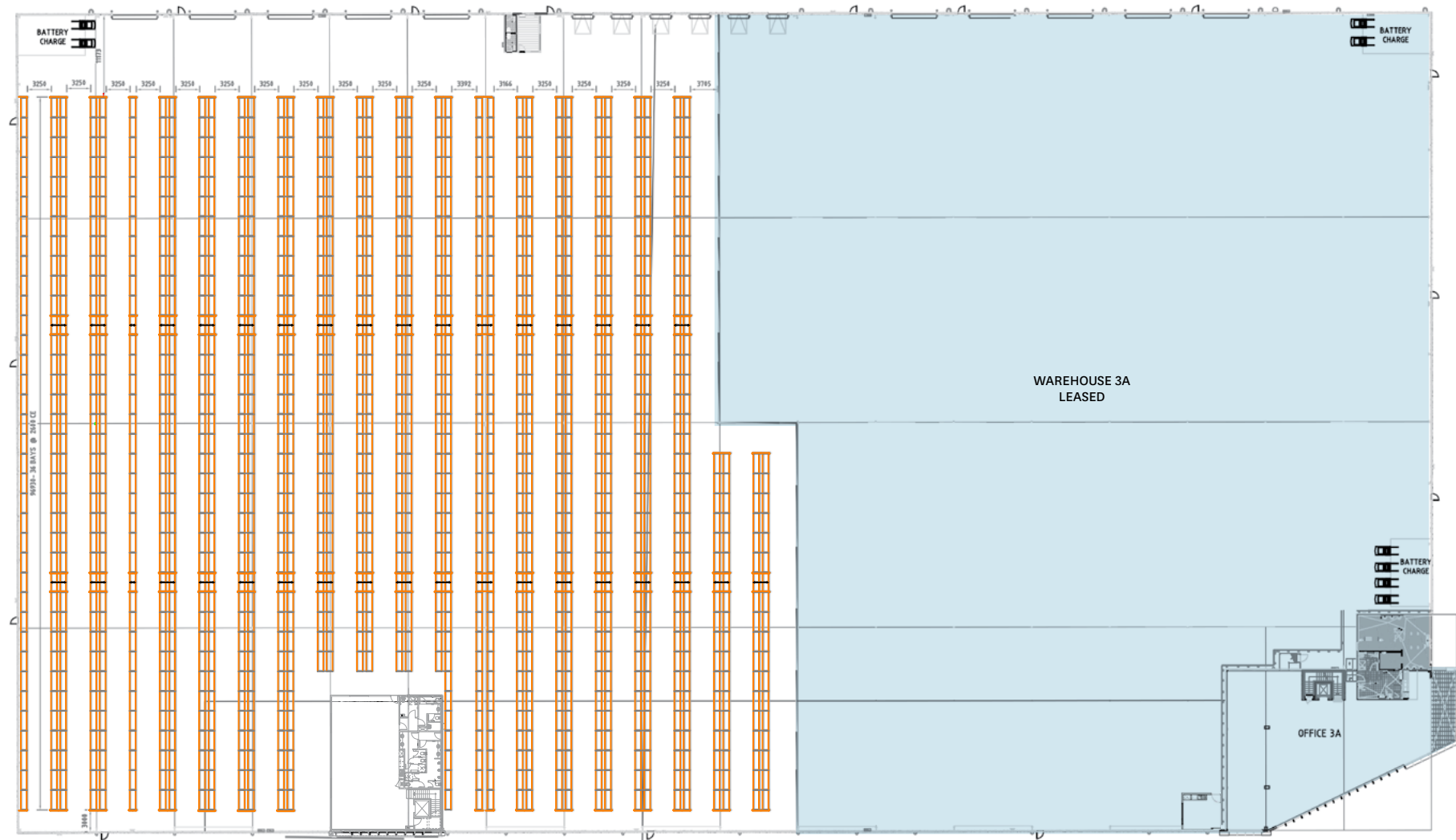


Racking Plan

Storage Summary

16,200 Capacity

Based on aisle width of 3,250mm



The racking plan noted above is indicative only and includes the proposed office area. Prospective tenants should make their own independent assessment before entering into any transaction. Engineering and specialist consultant advice will be required to ensure concrete slab, fire services, etc. are suitable for particular applications.












Key

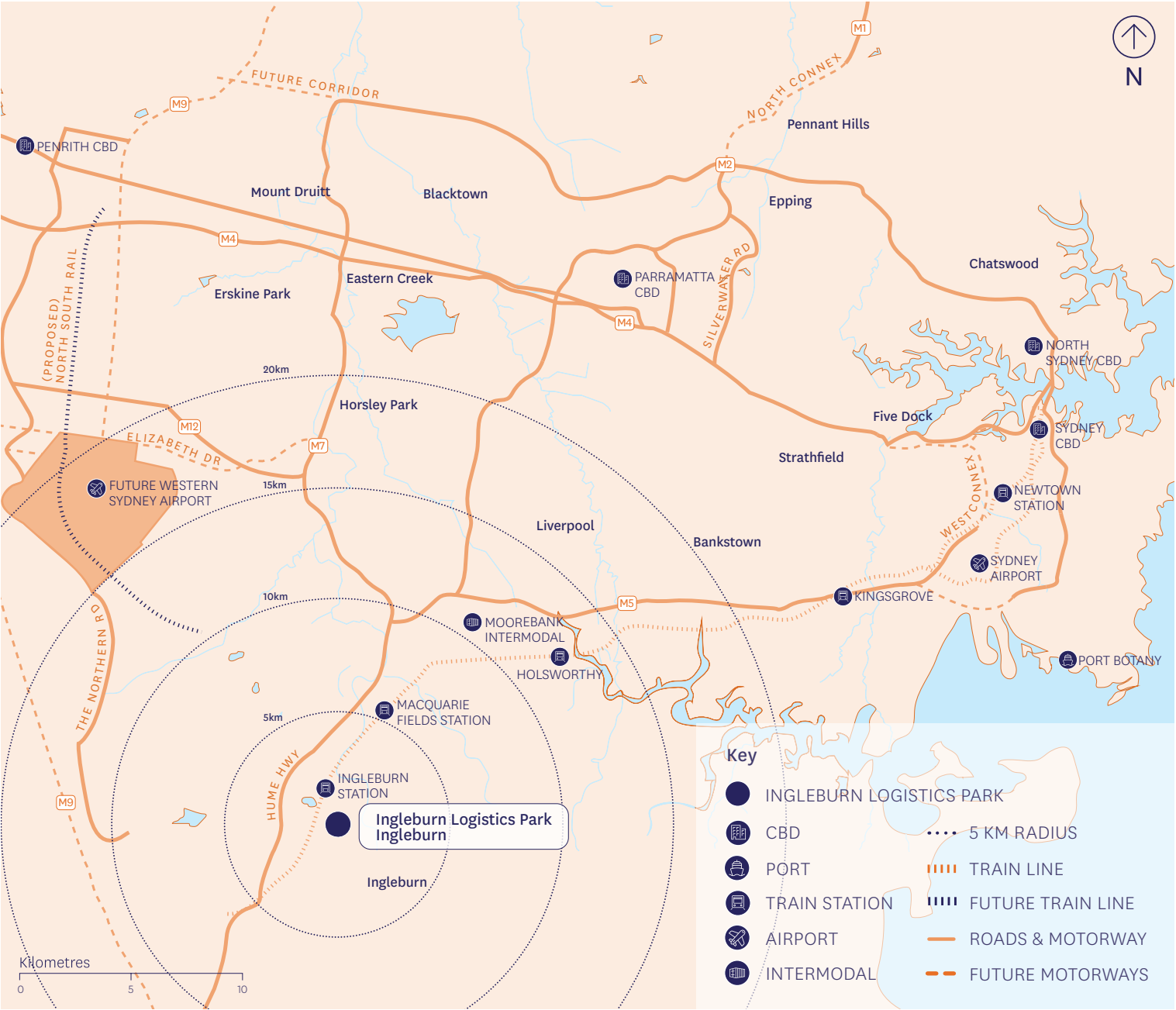
- | | |
|----------------------|--------------------------|
| 1. Tradelink | 21. BGC |
| 2. Coates Hire | 22. CSR |
| 3. Knebel Kitchens | 23. Pax Group |
| 4. Sonoco | 24. Supergas |
| 5. Australian Hammer | 25. AlSCO |
| 6. Rentco | 26. Inghams |
| 7. Multipack | 27. Ennis Flint |
| 8. Cullen Steel | 28. Darrell Lea |
| 9. Diami | 29. Abnote |
| 10. Bare Co | 30. Hepworth's |
| 11. Visy | 31. Kingsley Enterprises |
| 12. Repco | 32. Astron Plastics |
| 13. Real Pet Food | 33. Precision Valve |
| 14. Visy | 34. Hellman Logistics |
| 15. Freedom Foods | 35. CSR Martini |
| 16. Viridian | 36. Australia Post |
| 17. Schneider | 37. Sekisui House |
| 18. CS Logistics | 38. DHL Colgate |
| 19. Unilever | 39. Kong's |
| 20. Bitzer | 40. Wedderburn |



Connectivity

Distance from key locations

	INGLEBURN TRAIN STATION 2km
	M5 MOTORWAY (SOUTHBOUND) 2km
	M5 MOTORWAY (NORTHBOUND) 4km
	M5/M7 INTERCHANGE 8km
	MACARTHUR INTERMODAL (MIST) 6km
	MOOREBANK INTERMODAL 13km
	PARRAMATTA CBD 31km
	SYDNEY CBD 48km
	FUTURE WESTERN SYDNEY AIRPORT 19km
	SYDNEY AIRPORT 36km
	PORT BOTANY 45km



Please note, all distances are approximate.

Location Benefits

The property is a short distance to both the northbound and southbound M5 Motorway access points, making it a highly efficient distribution hub for line haul operators to and from Melbourne.

Ingleburn is a highly rated industrial location in Sydney offering the below advantages:



In the top quartile* for outbound delivery to the Amazon DC at Moorebank, Coles DC at Smeaton Grange and ALDI DC at Prestons making it an ideal location for major suppliers to these businesses.



Easy access to both air freight and intermodal locations (the current MIST intermodal terminal at Minto and new major intermodal terminal at Moorebank).



For companies with an agricultural focus, there is a relatively high number of outbound distribution movements of imported goods to rural areas, as well as inbound movements to be aggregated for export.

Occupiers with a focus on any of the above transport tasks would potentially derive significant cost saving benefits relative to other Sydney industrial locations and are encouraged to explore their individual circumstances to consider locating at 39 Stennett Road, Ingleburn.

South West Sydney is going through a period of rapid expansion and change. The Government is investing in large scale infrastructure initiatives to support the future population growth, driven by several major new residential estates throughout the South West Sydney Growth Corridor.

Fast Facts:



The future Western Sydney Airport, which recently commenced construction, is a significant \$5.3bn project and forms a key part of the Western Sydney Employment Area.



It is expected that the Western Sydney Airport will be supported by an \$11.0bn Government funded Sydney Metro to Western Sydney Airport rail line.



\$4.1bn of road infrastructure upgrades including the Northern Road, Bringelly Road, Elizabeth Drive and the M12 Motorway linking the M7 Motorway with links to the Western Sydney Airport also in planning stages.



It is estimated that Sydney's South-West Sub-Region will be home to over 330,000 people by 2036.

Local Amenities

Ingleburn is considered one of Sydney's premier established industrial precincts and is home to blue chip industrial occupiers including Australia Post, CSR, Visy, Colgate, Unilever, Freedom Foods, Viridian, Repco, Darrell Lea and Tradelink.



Transport

170m from the Bus Stop
2.0km walk to Ingleburn Train Station
6.5km from Edmondson Park Train Station



Services

4.8km from Commonwealth Bank
4.9km from Westpac Bank
5.0km from Australia Post
5.1km from National Australia Bank
5.1km from St George Bank
5.3km from ANZ Bank



Health & Fitness

3.3km from Plus Fitness 24/7
4.5km from Indoor Sport Centre
4.5km from Leisure Centre
4.8km from Pharmacy
5.1km from Ingleburn Medical Centre
5.1km from F45 Training



Childcare

2.8km from Happy Clown Kindergarten
4.1km from The Pines Early Learning Centre
4.8km from Little Peoples Early Learning Centre
5.1km from Sol Academy Family Day Care



Food & Beverage

3.2km from Kantina Eatery
5.1km from Gloria Jeans Coffee
5.3km from Minto Marketplace Food Court
6.4km from McDonald's
6.5km from Oporto



Service Stations

850m from Felix Express
4.4km from Fuel Power Plus
4.9km from Mobil
5.3km from Caltex Woolworths



Retail

4.7km from Ingleburn Village
4.7km from Coles
5.3km from Minto Marketplace
5.3km from Woolworths
5.4km from Ingleburn Town Centre
5.6km from ALDI

Indications of location or distance are approximate and for indicative purposes only. Amenity correct as of September 2020.





Existing Office 3A - High quality corporate office and amenities able to be built to similar specifications, subject to authority approvals



Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$15.0 billion of real estate assets*.

We are Australia's largest community creator covering whole of life housing solutions.

We own, manage and develop retail town centres, workplace and logistics assets, residential and retirement living communities.

Workplace & Logistics

Owner

The Workplace and Logistics portfolio comprises 35 properties encompassing close to 1.4 million square metres of building area with a gross book value of \$4.1 billion*. Our properties are strategically positioned in key locations for logistics, infrastructure and employment.

Developer

Our development business currently has a \$5.5 billion development pipeline*. This pipeline is focused on Melbourne, Sydney and Brisbane in core industrial and office markets. Our development business works closely with both existing and new customers offering a range of opportunities including Land Sales, Pre-lease and Turnkey solutions.

Asset Manager

Our Asset Management team, consisting of Asset, Property and Facility Managers, works directly with our customers on all property related matters for leased properties. A high level of customer service is a key focus for this team which helps build commercial relationships and also enables future opportunities to be identified.

Sustainability

We have over a decade of sustainability leadership credentials from leading global rating agencies.

*As at 30 June 2020.

^Stockland's share of expected incremental development spend, including land cost and subject to planning approval. As at 25 August 2020.



Coopers Paddock, Warwick Farm, NSW

MEMBER OF
**Dow Jones
Sustainability Indices**
In Collaboration with RobecoSAM

Global Real Estate Sector Leader
Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018



CDP Climate A List
Global leader on climate
action and disclosure



Employer of Choice for
Gender Equality
Australia's Workplace Gender
Equality Agency



Global Sector Leader - Diversified,
Retail/Office Listed
Global Real Estate Sustainability
Benchmark (GRESB)





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