

37-39 Stennett Road

Ingleburn, NSW

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NOW
LEASING
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Stockland

Introduction

Stockland is proud to offer a unique leasing opportunity at 37-39 Stennett Road, Ingleburn.

Ingleburn is strategically located in Sydney's South West corridor with immediate access to the M5 (2km) and M5/M7 interchange (8km).

The property comprises of 28 hectares of land zoned General Industrial to be developed in three stages.

Stage 1 was completed in October 2016 and comprises a new high-clearance 29,050m² office and warehouse.

Stage 2 comprises 7.1 hectares of land and will offer two (2) warehouses of 15,500m² and 21,350m². Flexible in design, the facilities can be customised to suit your operational requirements. Construction is scheduled to commence in Q3-2017 and ready for occupation by Q2-2018.

Stage 3 will comprise development of the final 15.5 hectares of land, to be developed in 2024.

Development Facts

Strategic Site

- Pivotal location with direct on/off north/south interchange access to M5 Motorway
- 7.1 hectares General Industrial greenfield site, suitable for 24/7 operations

New High-Clearance Facilities

- Various warehouse layouts + office space with flexible design options
- 10m minimum clearance, EFSR sprinklers
- Modern amenities, outdoor recreation areas, ample car spaces
- Flexible loading options with recessed loading docks and on-grade doors
- Designed to suit your requirements
- Future expansion opportunities within the estate





Perspective – Office, 37 Stennett Road, Ingleburn

Location

The property is situated in the established industrial precinct of Ingleburn.

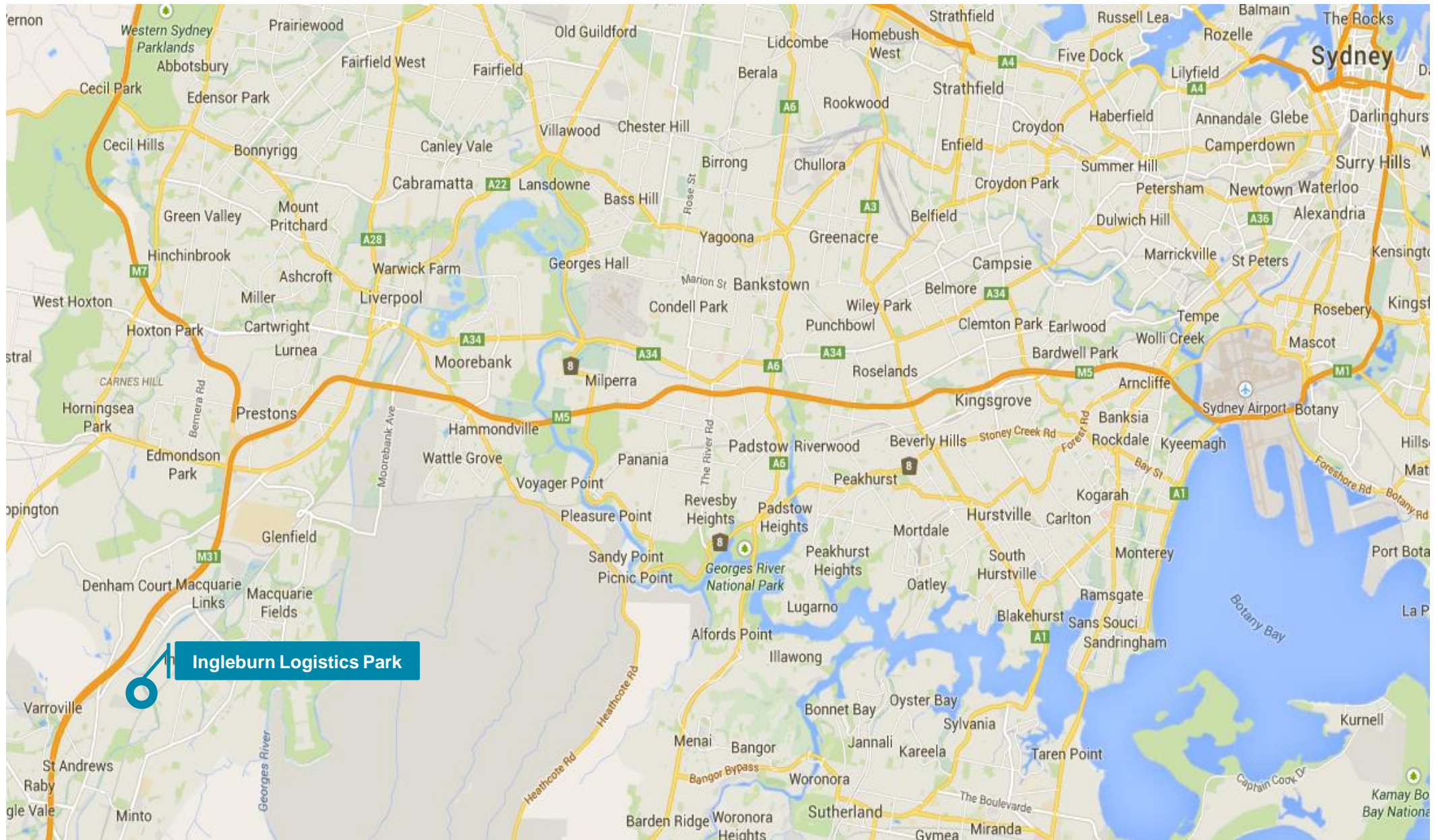
It is surrounded by both national and international corporations and able to draw from a strong local employment workforce.

Stennett Road and the connecting road network are approved for 25/26 metre B-Doubles in accordance with the RMS heavy vehicle access road map.

Distance from Key Locations

Ingleburn Railway Station	2 kilometres
M5 Motorway (southbound)	2 kilometres
M5 Motorway (northbound)	4 kilometres
Macarthur Intermodal (MIST)	6 kilometres
M5/M7 Interchange	8 kilometres
Parramatta CBD	31 kilometres
Sydney Airport	36 kilometres
Port Botany	45 kilometres
Sydney CBD	48 kilometres



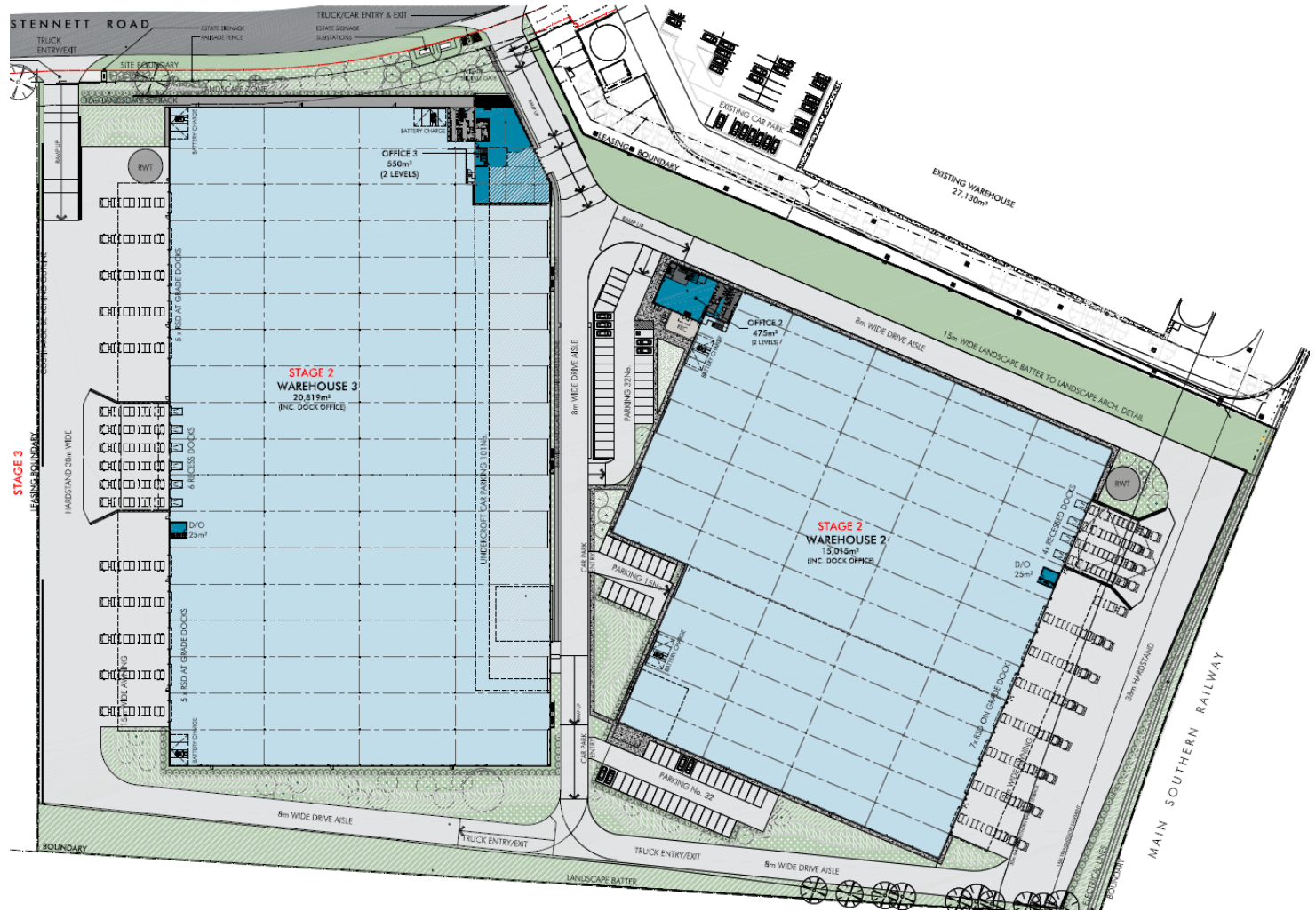


Site Plan

Stage 2 comprises 7.1 hectares of industrial land suitable for high-quality office and warehouse facilities able to be used for a wide variety of logistics operations.

Now Leasing

37 Stennett Road	15,500 m ²
39 Stennett Road	21,350 m ²
TOTAL	36,850 m²
Car Parking	180 car spaces





37 Stennett Road

Building Facts

- 15,000 m² warehouse space
- 500 m² office space
- Capacity for 19,700 to 23,900 pallets
- Minimum clearance 10 metres
- 4 sunken docks + 7 at-grade docks
- 38 metres wide hardstand
- 79 car parking spaces
- ESFR fire suppression system

Now Leasing

Warehouse area	15,000 m ²
Office area	500 m ²
TOTAL	15,500 m²
Car parking	79 spaces



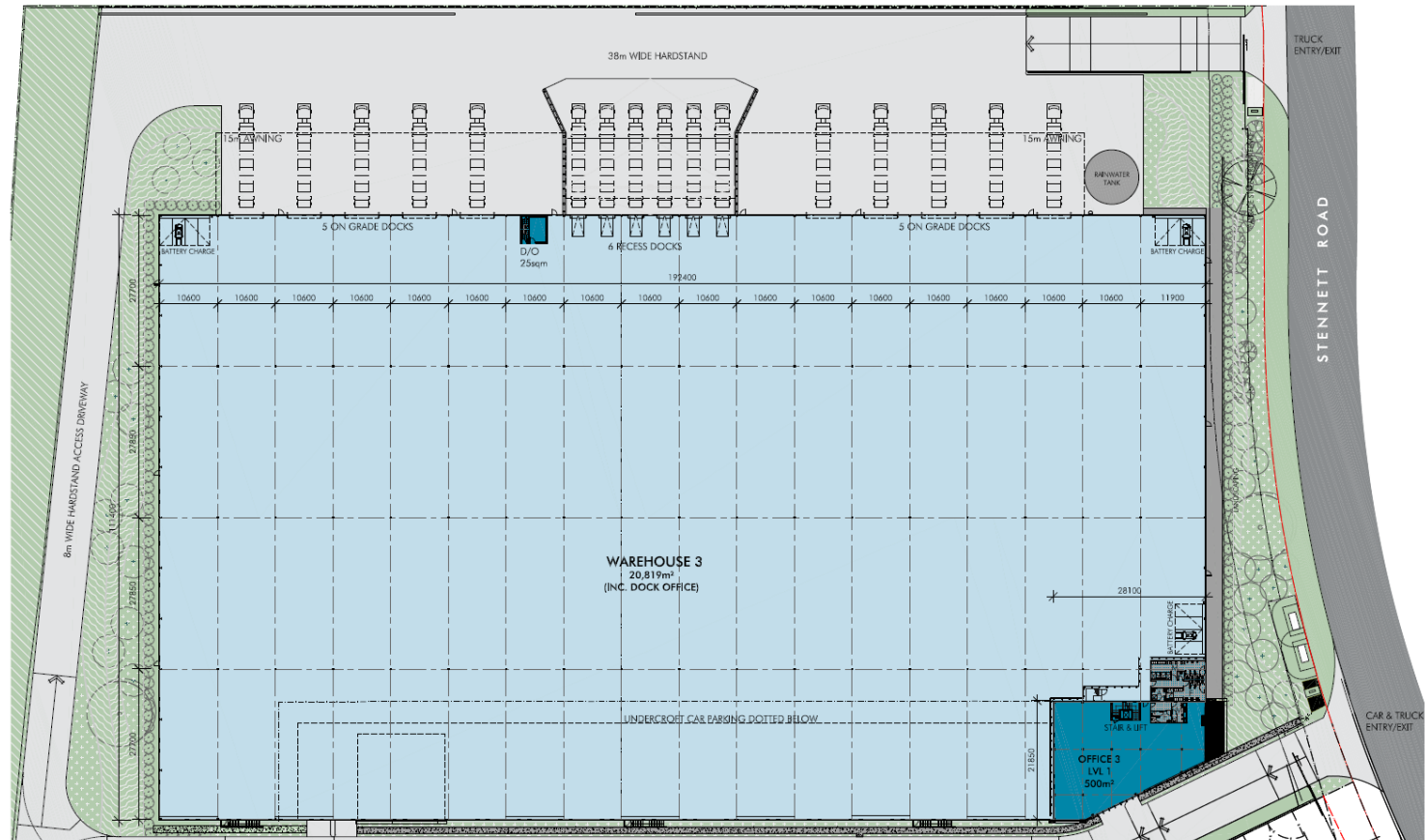
39 Stennett Road

Building Facts

- 20,800 m² warehouse space
- 550 m² office space
- Capacity for 26,900 to 32,700 pallets
- Minimum clearance 10 metres
- 6 sunken docks + 10 at-grade docks
- 38 metres wide hardstand
- 101 car parking spaces
- ESFR fire suppression system

Now Leasing

Warehouse area	20,800 m ²
Office area	550 m ²
TOTAL	21,350 m²
Car parking	101 spaces



Design Specifications

The design and construction of the facility shall meet all Australian Standards, be in accordance with the regulations set out in the National Construction Code (NCC) and meet all authority requirements.

WAREHOUSE

Concrete and Floor Slab

- Internal Warehouse floors shall be finished with a double helicopter trowel for a burnished finish.
- The warehouse floor shall be designed for a minimum of 6.0 tonne point load and 35kPa UDL.
- Unlimited hard wheel forklift repetitions of 2.5 tonne lift capacity.

Structural Steel

- Column free spans up to 27.8 metres at centres of approximately 10.6 metres (refer to building plans).
- Springing heights to a minimum of 10.5 metres.

External Walls

- Precast concrete dado panels to 2400mm high above floor level (3000mm high where required to provide fire ratings for hydrants and services rooms in accordance with the BCA), painted externally with selected flat paint finish.
- Colorbond finish wall cladding to be fitted above precast concrete dado panels.
- Internally precast concrete panels are to be finished to a smooth steel trowelled finish.

Roof

- Zinalume sheeting with translucent sheets equal to minimum 10% of warehouse roof area.

Awnings and Canopies

- Awnings to project 12 to 15 metres from the face of the building over on-grade roller shutters and 3 metres over recessed docks.
- Awnings to be bird proof protected in an approved manner. Minimum 6 metre clearance under awnings to all structure and services.

Dock and Access Doors

- Docks at grade with 6.0 metre wide x 6.0 metre high motorised roller shutter doors (RSD).
- Roller shutter doors and guide covers to be painted with selected high performance paint or powder coat finish.
- Roller shutter doors to be individual slats of thickness suitable for door width and wind loads nominated by the Structural Engineer.
- All docks to be provided with an appropriate level of lighting to be functional 24 hours.
- Sunken docks with dock levellers and 2.7 x 3.6 metre high motorised roller shutter doors (dock configuration depends on site and design conditions and Tenant requirements).

Warehouse Lighting

- Lighting level to be 200 lux.
- Each third row of lighting to be switched separately to allow reduced 'night light' for security / safety out of operating hours.

Design Specifications

OFFICE

- The office areas will comprise glazed curtain walling / shop front glazing, painted CFC, masonry, concrete, and precast concrete or metal cladding to suit the architectural design.

Floor – Office Floor Slab

- Floor slabs to be designed for a live load capacity of at least 3 kPa + 1 kPa for partitions.
- Designated compactus areas of approximately 5% of each office floor level with a load capacity of 10 kPa.

SERVICES

Power Capacity

- Premises design to accommodate a total supply load based on 15 VA/m² of warehouse, 75 VA/m² of office.

Mechanical

- Separate air conditioning systems will be provided to agreed zones within each office level.
- Each system will be zoned to maintain comfort conditions with office perimeters to be zoned separately to central office areas, entry stair and void areas to be separately zoned.
- No ducts or equipment apart from diffusers, thermostats and controls will be visible from the office space

Ventilation

- As required by the BCA.

Fire Services

- ESFR Fire Sprinklers to be provided relative to storage fire load and internal building height of the warehouse area
- Hydrants, fire hose reels, smoke detection and extinguishers will be provided in accordance with the BCA, Australian Standards or other relevant authorities requirements.
- Fire hose reels and hydrants within office areas are to be enclosed within a cupboard.

GENERAL SITE WORKS

Signage

- Directional signage as required for efficient operation of the carpark area and estate.
- Tenants signage areas will be provided.

Truck Parking and Turning Aprons

- Aprons and truck areas are designed to accommodate Semitrailers and B-Double vehicles to Australian Standard turning circle requirements.

Landscaping

- Plants will be a selected range of Australian native ground cover.

Estate / Facility Operating Hours

- The design of this project is to take into account that the built facility may operate on a 24 hour, seven day week basis.
- Final operating hours and conditions are subject to local Authority approvals.

Environmental Sustainability

- The building design is to include energy and water saving initiatives such as solar water heating, energy efficient lighting, native landscaping and rainwater collection for irrigation and toilet flushing, subject to local Authority approval.



Recently completed - Stage 1, 35 Stennett Road, Ingleburn



Recently completed - Stage 1, 35 Stennett Road, Ingleburn

Partnering with Stockland

An Overview

Stockland is Australia's largest diversified property group. We develop and manage a large portfolio of retail centres, industrial sites, office buildings, residential communities and retirement living villages.

Listed on the Australian Stock Exchange since 1987, Stockland is an ASX 50 company with a market capitalisation of over \$11.3 billion.

Logistics and Business Parks

Stockland's logistics and business park team brings extensive development experience, having worked on various award-winning projects across Australia. We aim to deliver quality products that respond to our customer's needs now and into the future.

For more information visit www.stockland.com.au.



A significant development pipeline

6 centres

forecast to commence developments
in the next 12 months

One of the

largest retail

property owners, developers
and managers in Australia

Logistics & Business parks portfolio
with 21 properties valued at

\$1.6bn

Over \$6.3bn

In sales annually from around
3,200 retail stores



Stockland

Shopping centres nationally
valued at approximately

\$5.7bn

One of the leading retirement living
operators with over

8,400

established units across Australia

The leading residential developer,
with over 78,000 lots
and a total end value of

\$19.8bn

Australia's largest

diversified

property company

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