

Ingleburn Logistics Park

*37-39 Stennett Road,
Ingleburn NSW*

AVAILABLE
NOW

From 5,100 m²
to 36,897 m²



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Introduction

Stockland is proud to offer a unique leasing opportunity at Ingleburn Logistics Park, 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 leased to two (2) occupants.

Stage 2 was completed in August 2018 and comprises two (2) warehouses of 15,494m² and 21,403m² currently available for lease

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, K22 EFSR sprinklers
- Modern amenities, outdoor recreation areas, ample car spaces
- Flexible loading options with recessed loading docks and on-grade doors
- Environmentally sustainable initiatives including energy efficient lighting
- Designed to suit your requirements
- Future expansion opportunities within the estate





External Office, 37 Stennett Road, Ingleburn

Location

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

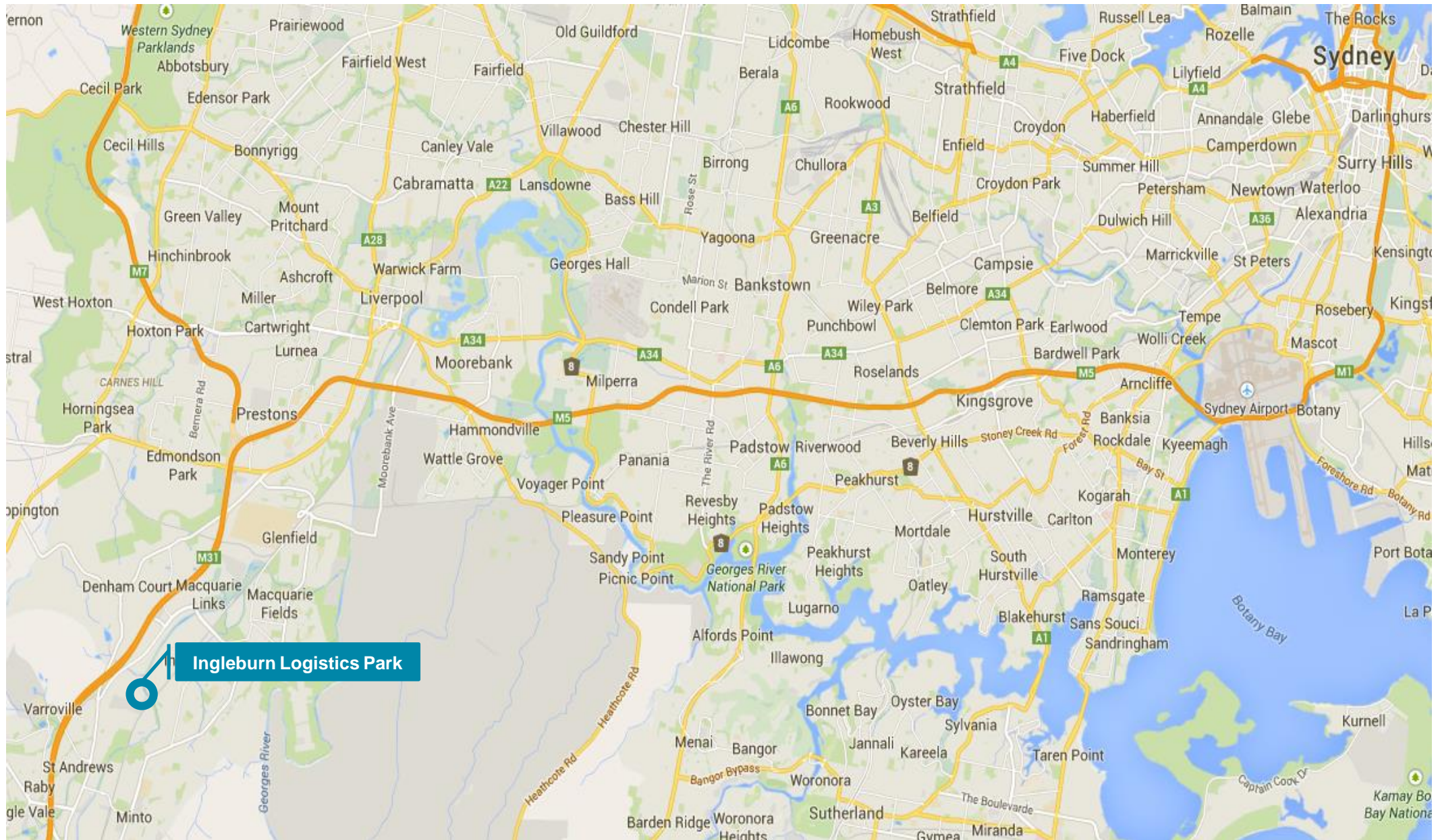
It is surrounded by both national and international corporations and able to draw from a strong local employment workforce.

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
Moorebank Intermodal	13 kilometres
Parramatta CBD	31 kilometres
Sydney Airport	36 kilometres
Port Botany	45 kilometres
Sydney CBD	48 kilometres



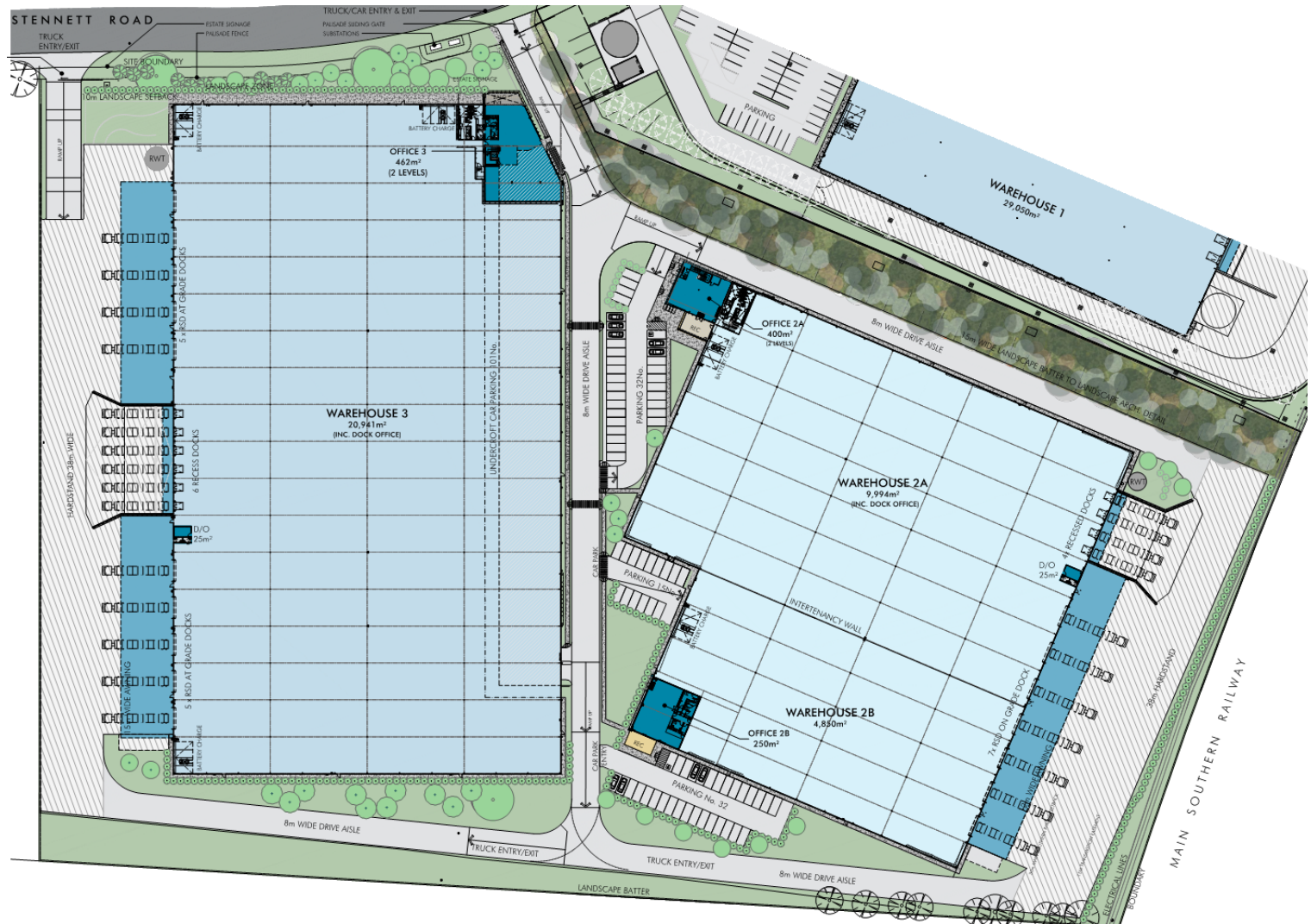


Site Plan

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	15,494 m ²
39 Stennett Road	21,403 m ²
TOTAL	36,897 m²
Car Parking	180 car spaces





37 Stennett Road

Building Facts

- 15,094 m² warehouse space
- 400 m² office space
- Capacity for 19,700 to 23,900 pallets
- Minimum clearance 10 metres
- 7 on-grade roller doors with 12 metres awning
- 4 sunken docks with 3 metres awning
- 38 metres wide hardstand
- 79 car parking spaces
- K22 ESFR fire suppression system

Now Leasing

Warehouse area	15,094 m ²
Office area	400 m ²
TOTAL	15,494 m²
Car parking	79 spaces



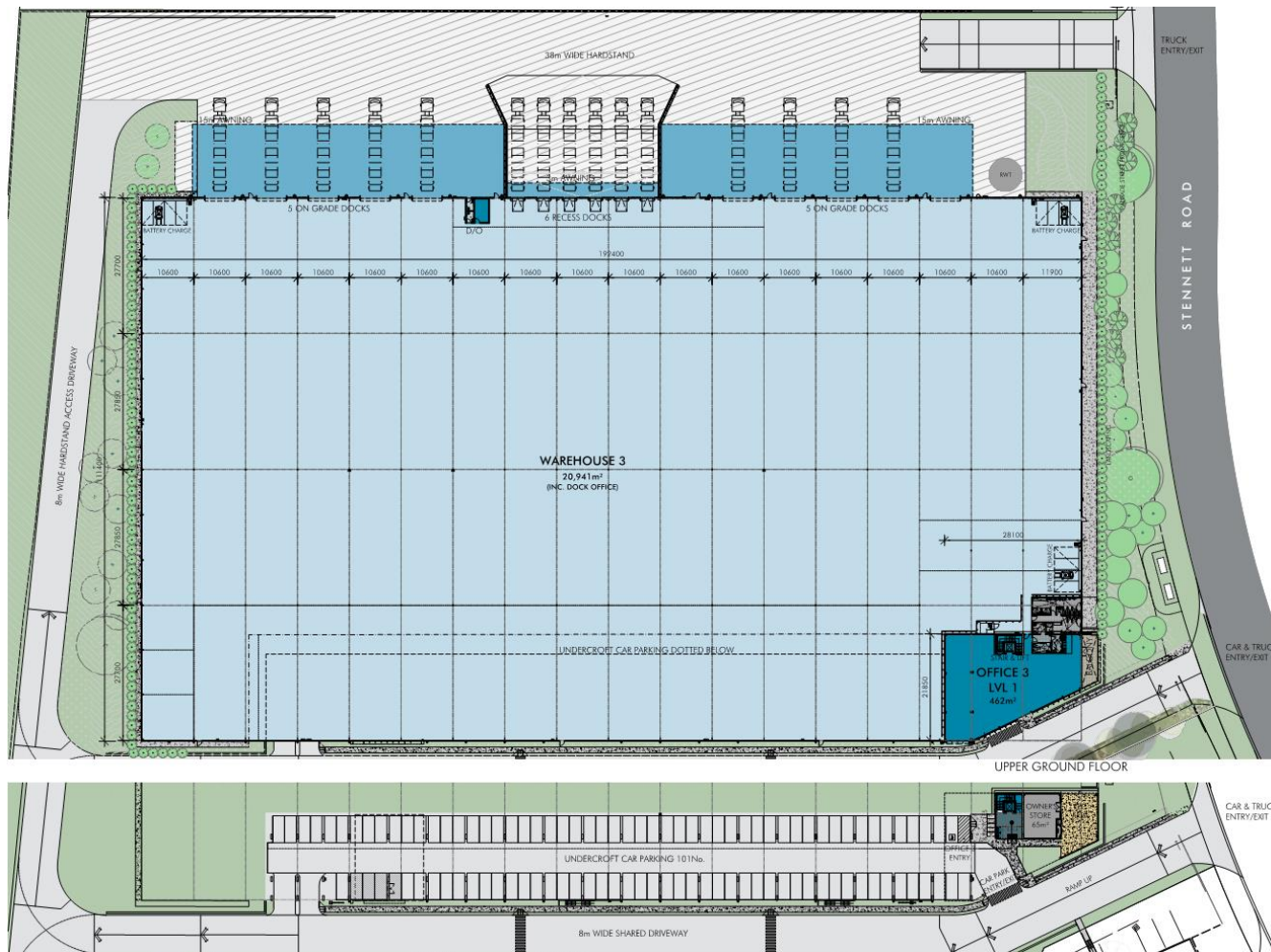
39 Stennett Road

Building Facts

- 20,941 m² warehouse space
- 462 m² office space
- Capacity for 26,900 to 32,700 pallets
- Minimum clearance 10 metres
- 10 on-grade roller doors with 15 metres awning
- 6 sunken docks with 3 metres awning
- 38 metres wide hardstand
- 101 car parking spaces
- K22 ESFR fire suppression system

Now Leasing

Warehouse area	20,941 m ²
Office area	462 m ²
TOTAL	21,403 m²
Car parking	101 spaces





Aerial Night Shot, 37-39 Stennett Road, Ingleburn



Aerial Day Shot, 37-39 Stennett Road, Ingleburn

Design Specifications

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

WAREHOUSE

Concrete and Floor Slab

- Internal warehouse floor finished with a double helicopter trowel for a burnished finish.
- Internal warehouse floor 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 NCC), painted externally with selected flat paint finish.
- Colorbond finish wall cladding fitted above precast concrete dado panels.
- Internally precast concrete panels finished to a smooth steel trowelled finish.

Roof

- Metal roof sheeting in zincalume steel finish with translucent sheets equal to minimum 10% of warehouse roof area.

Awnings and Canopies

- Awnings project 12 to 15 metres from the face of the building over on-grade roller shutters and 3 metres over recessed docks.
- Awnings are bird proof protected. 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 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 provided with an appropriate level of lighting to be functional for 24 hours.
- Sunken docks with dock levellers and 2.7 x 3.6 metre high motorised roller shutter doors (for dock configuration refer to building plans).
- Dock offices of 25 square metres with amenities.

Warehouse Lighting

- Lighting level to be 160 lux.
- Grouped and programmable motion sensor controls to allow for reduced 'night light' for security / safety out of operating hours.

Design Specifications

OFFICE

- The office areas 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 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 provided to agreed zones within each office level.
- Each system 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 are visible from the office space

Ventilation

- As required by the NCC.

Fire Services

- ESFR Fire Sprinklers 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 NCC, Australian Standards or other relevant authorities requirements.
- Fire hose reels and hydrants within office areas are 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 takes into account 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 includes:
 - Solar powered hot water services
 - Energy efficient LED lighting with grouped and programmable motion sensor controls
 - 2 x 100 kW photovoltaic solar systems
 - Rain water harvesting for reuse in landscape irrigation and toilet flushing
 - Native landscaping species
 - Use of low Volatile Organic Compounds (VOC) emitting internal paints and floor coverings
 - Water Sensitive Urban Design (WSUD) initiatives
 - Translucent sheeting to 10 percent of the roof area to provide natural light to warehouse
 - Pedestrian and cyclist end of trip facilities
 - Environmentally responsible work method procedures during construction.



Additional Office, 37 Stennett Road, Ingleburn



Internal Office, 37 Stennett Road, Ingleburn



Hardstand, 39 Stennett Road, Ingleburn

Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$18.2 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

By developing and managing properties that are strategically positioned in key locations for logistics, infrastructure and employment.

Sustainability

Our commitment to sustainability has led to the following accreditations:



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



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



Global Climate Change
Leader Index CDP A List



Global Sector and Regional Sector Leader
for Diversified Retail/Office category
Global Real Estate Sustainability Benchmark
(GRESB)



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

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

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