

# *Yennora Distribution Centre*

*Byron Road and Loftus Road, Yennora NSW*

—  
**FLEXIBLE  
OPTIONS  
AVAILABLE**  
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# 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 300,000m<sup>2</sup> of warehousing (approx.) in the estate.
- Over 70,000m<sup>2</sup> container hardstand (approx.) in the estate.
- Over 40 tenancies ranging from 3,000m<sup>2</sup> – 55,000m<sup>2</sup> (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 m<sup>2</sup> of building area.

#### Flexibility

- 40 tenancies ranging from 3,000m<sup>2</sup> and 55,000m<sup>2</sup> ranging from \$85 – \$125 per m<sup>2</sup>.

#### 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.







Byron Road

Yennora Station

Dennistoun Avenue

Yennora Distribution Centre, Yennora

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**



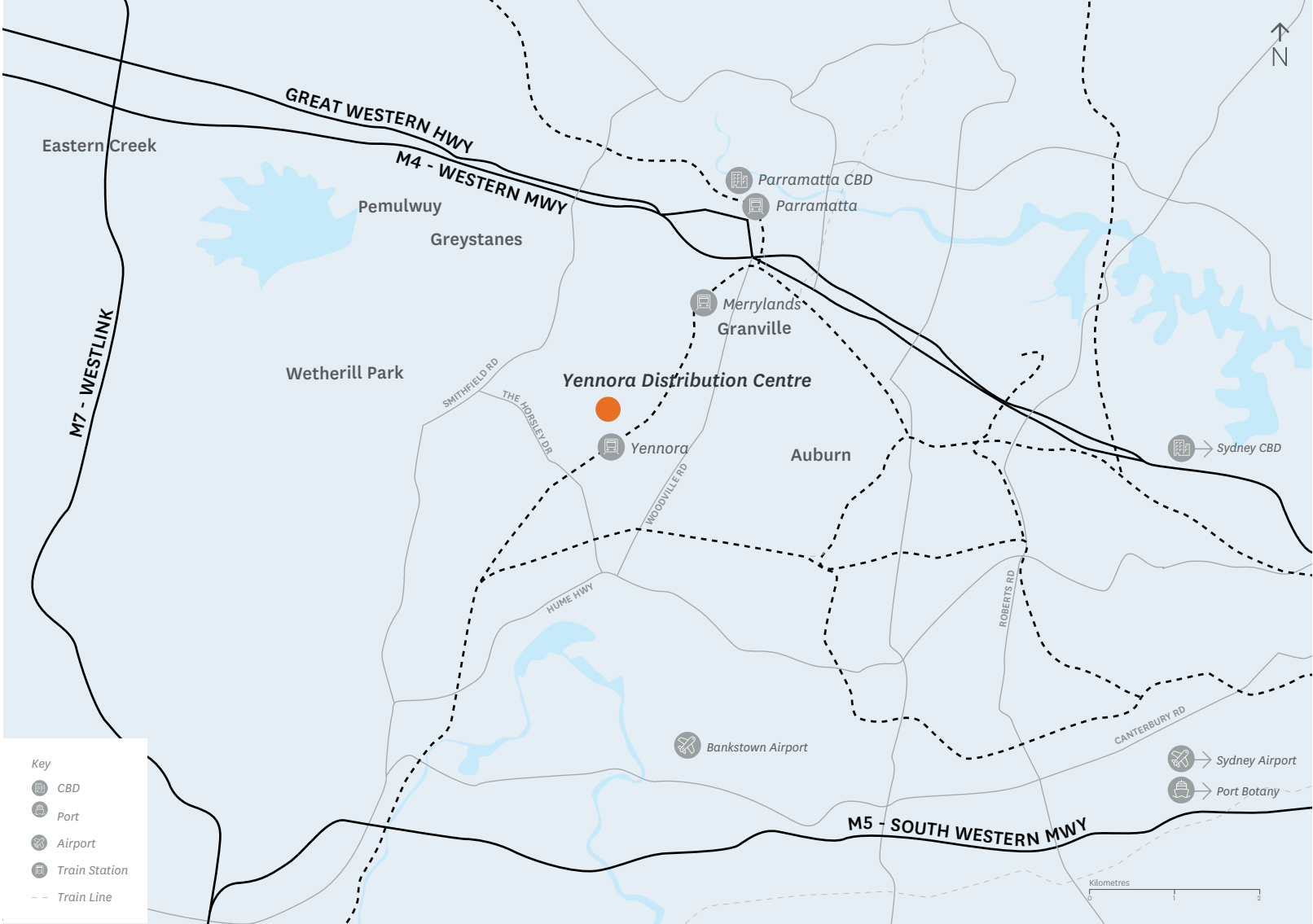
SYDNEY AIRPORT

**30km**



PORT BOTANY

**37km**



# Site Plan



# 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

**1,497,124m<sup>2</sup>**

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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**Stockland**

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