

# Yennora Distribution Centre

*Dennistoun Ave, Yennora NSW*

—  
**NEW  
PRE-LEASE  
OPPORTUNITIES**  
9,100m<sup>2</sup> & 13,500m<sup>2</sup>  
—



# Introducing Yennora

## Yennora Distribution Centre, Yennora NSW

Stockland is proud to offer two unique pre-lease opportunities at our Yennora Distribution Centre intermodal estate, one of the largest distribution centres in the southern hemisphere.

- 300,000 square metres of warehousing (approx.)
- 71,000 square metres container hardstand (approx.)
- 27 tenancies ranging from 1,500 to 34,000 square metres
- 2 new facilities of 13,000 and 9,100 square metres

### 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

- 300,000m<sup>2</sup> of onsite warehousing with a further 1.25 million of building within the Stockland portfolio

#### Flexibility

- 27 tenancies ranging from 1,500m<sup>2</sup> and 34,000m<sup>2</sup> ranging from \$80 per m<sup>2</sup> to \$125 per m<sup>2</sup>

#### Timing

- Stockland can offer immediate warehousing solutions as a staging solution for pre-lease opportunities

#### Savings

- Highly competitive rents and outgoings

#### Competitive advantage

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







Byron Road

Yennora Station

Exclusive rail line

Loftus Road

Yennora Distribution Centre, Yennora

Dennistoun Avenue



# Location

## Distance from key locations



ADDRESS

**Dennistoun Ave,  
Yennora NSW**



CUMBERLAND HIGHWAY

**3km**



GREAT WESTERN HIGHWAY

**6km**



HUME HIGHWAY

**6km**



YENNORA TRAIN STATION

**2km**



SYDNEY CBD

**28km**



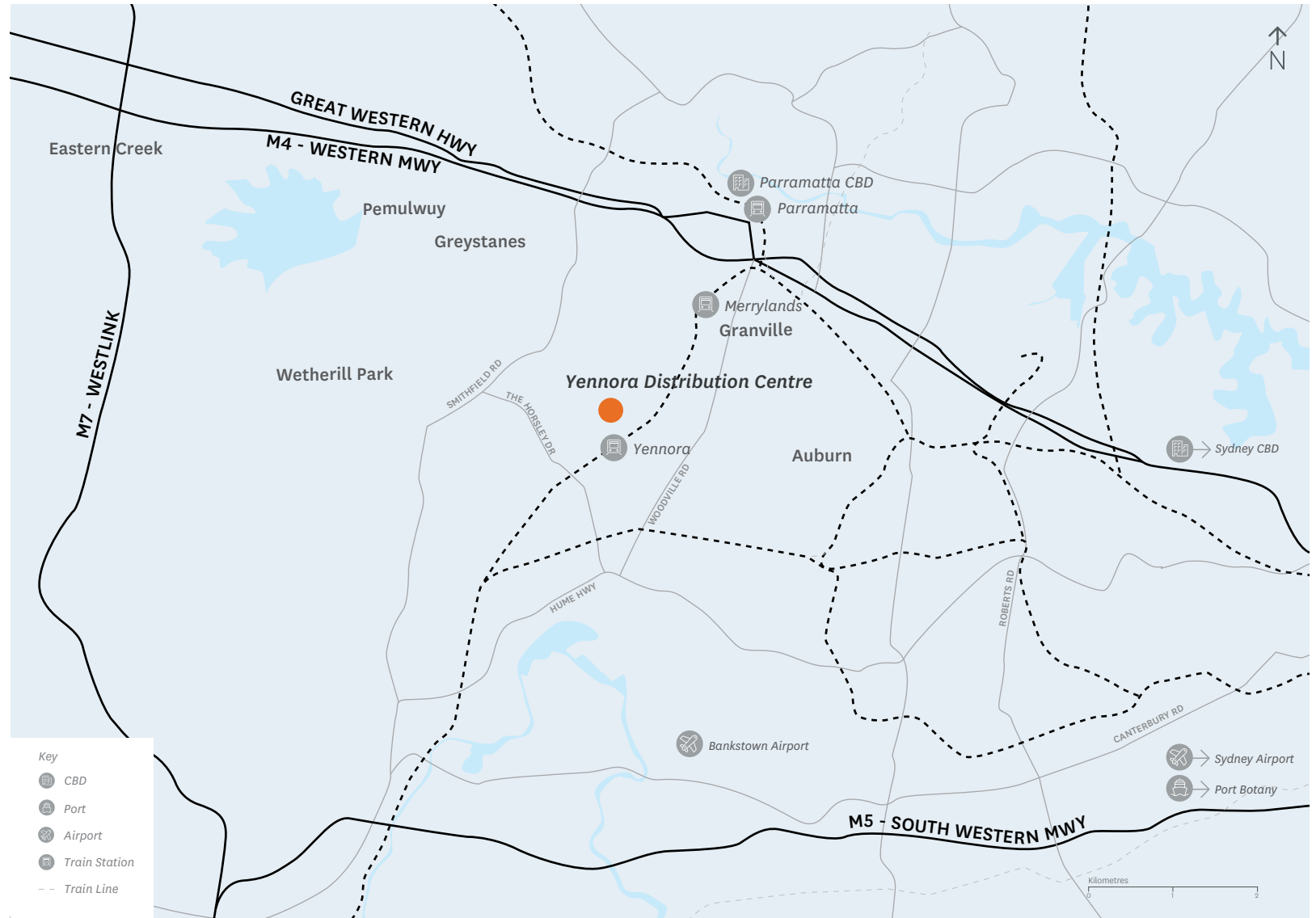
SYDNEY AIRPORT

**30km**



PORT BOTANY

**37km**

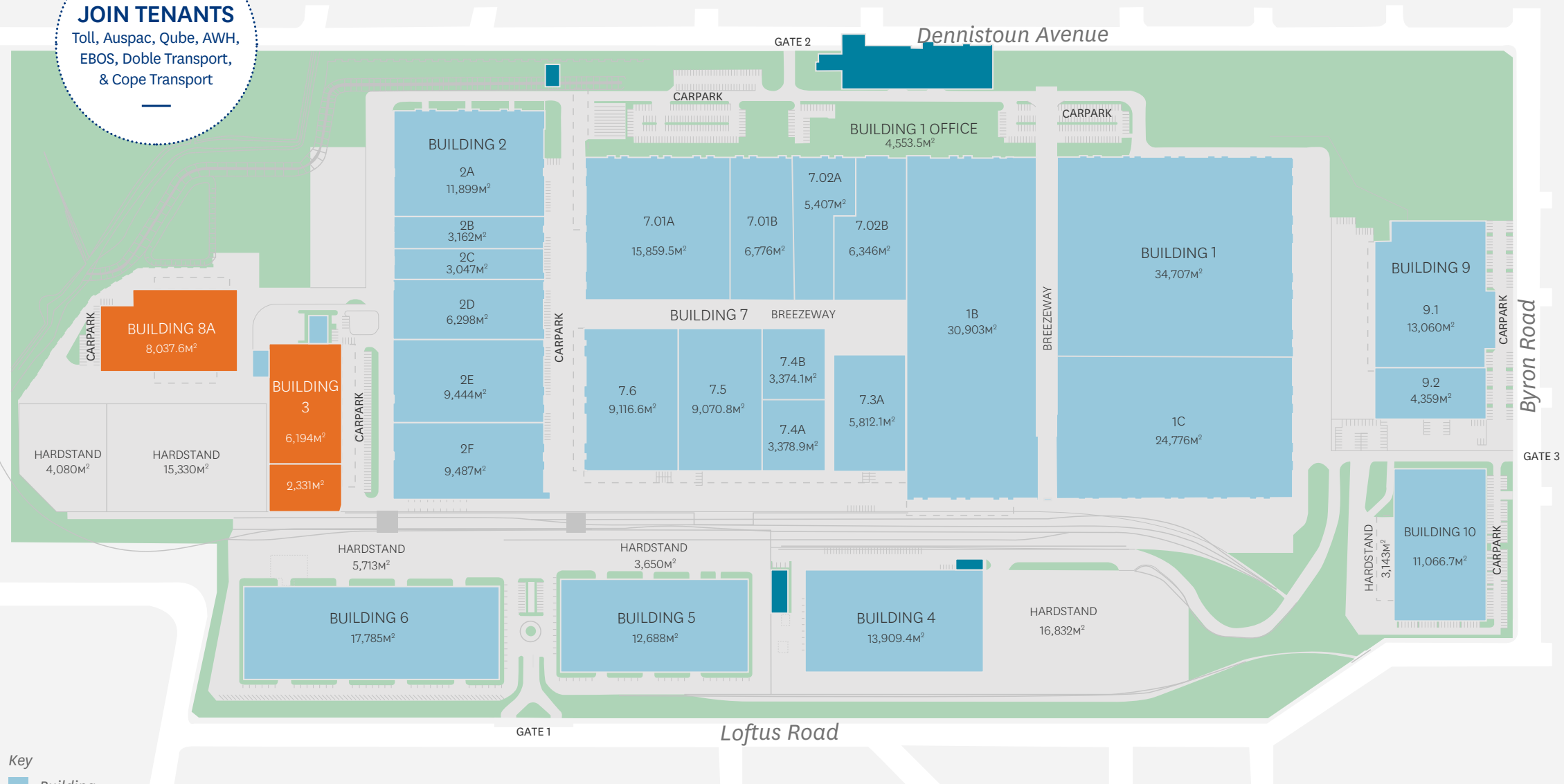


# Site plan



## JOIN TENANTS

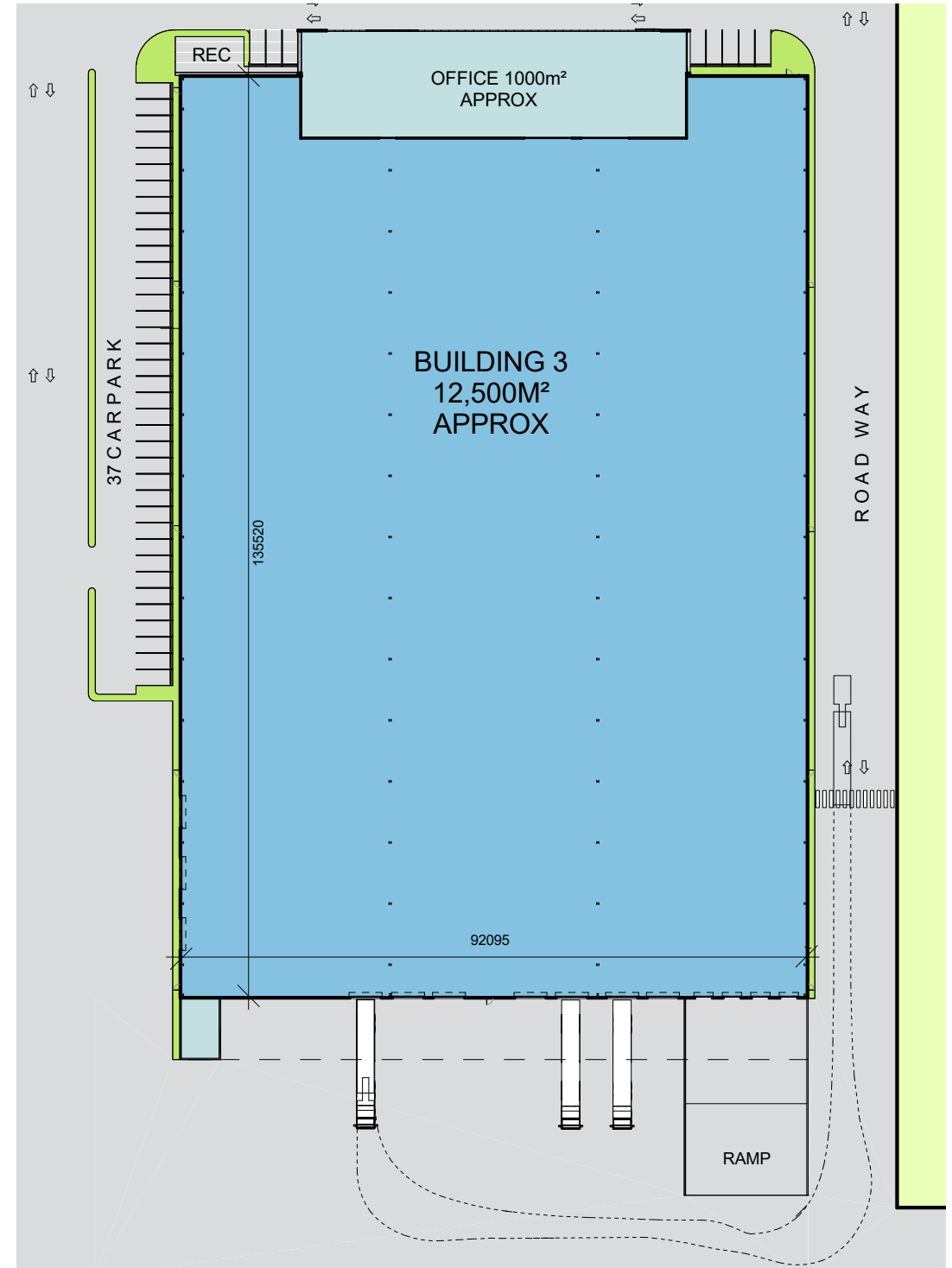
Toll, Auspac, Qube, AWH,  
EBOS, Doble Transport,  
& Cope Transport



- Key**
- Building
  - Office
  - Landscaping
  - Canopy

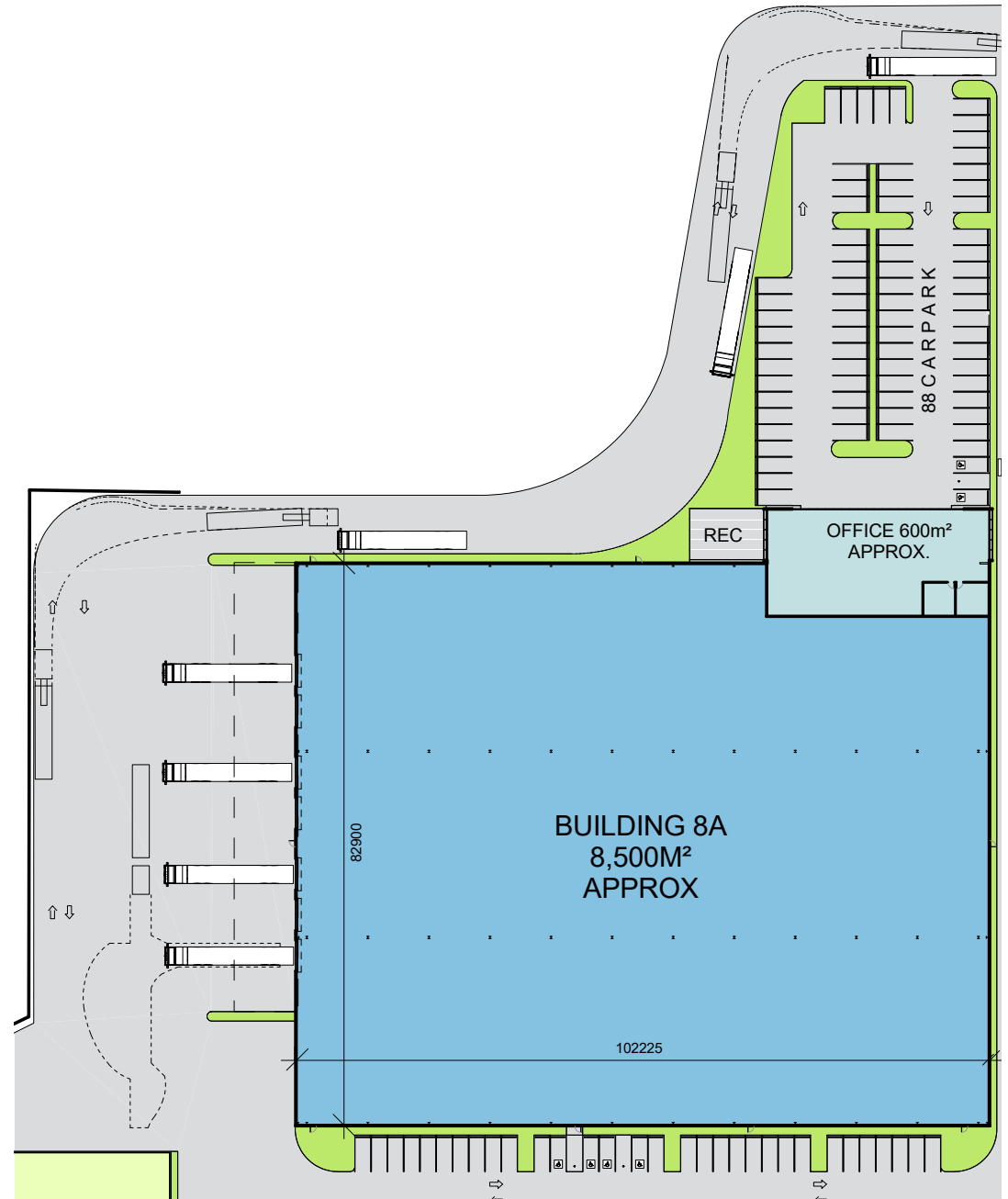
# Building 3 overview

- 12,500m<sup>2</sup> warehouse + 1,000m<sup>2</sup> office space
- 96 car parking spaces
- 41m truck court
- Minimum 10m warehouse clearance
- 4 sunken loading docks
- 10 on-grade doors, dock office
- 6 tonne point load floor
- Energy efficient features
- Direct rail frontage
- Direct access to over 20,000m<sup>2</sup> of container rated hardstand
- Access from 2 sides of the building



# Building 8A overview

- 8,500m<sup>2</sup> warehouse + 600m<sup>2</sup> office space
- 88 car parking spaces
- 30m truck court
- Minimum 10m warehouse clearance, EFSR
- 7 on-grade doors
- 6 tonne point load floor
- Energy efficient features





# Design specifications

*The design and construction of Buildings 3 and 8A shall meet all Australian Standards, be in accordance with the regulations set out in the Building Code of Australia 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 at centres of approximately 10.6 metres.
- Springing heights to a minimum of 10 metres

### **External walls**

- Precast concrete dado panels to 2,400mm high above floor level (3,000mm 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 a minimum of 9 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 5.0 metre high motorised roller shutter doors.
- 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 160 lux.
- Each third row of lighting to be switched separately to allow reduced 'night light' for security / safety out of operating hours.



## 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 3kPa + 1kPa for partitions.
- Designated compactus areas of approximately 5% of each office floor level with a load capacity of 10kPa.

## Services

### **Power capacity**

- Premises design to accommodate a total supply load based on 25 VA/m<sup>2</sup> of warehouse, 120 VA/m<sup>2</sup> 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 semi-trailers 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.

# The Stockland portfolio



## Logistics

Ingleburn Distribution Centre,  
Ingleburn NSW

Coopers Paddock,  
Warwick Farm NSW

Yatala Distribution Centre,  
Yatala QLD

Oakleigh Industrial Estate,  
Oakleigh VIC

339 Wallgrove Road,  
Eastern Creek NSW

Port Adelaide Distribution Centre,  
Port Adelaide SA

Yennora Distribution Centre,  
Yennora NSW

Hendra Distribution Centre,  
Hendra QLD

Brooklyn Estate,  
Brooklyn VIC

Forrester Distribution Centre,  
St Marys NSW

Balcatta Distribution Centre,  
Balcatta WA

Toll Business Park,  
Altona VIC

20-50 Fillo Drive,  
Somerton VIC

76-82 Fillo Drive,  
Somerton VIC

10 Stubb Street,  
Somerton VIC

9-11a Ferndell Street,  
Granville NSW

Cherry Lane,  
Laverton North VIC

Altona Distribution Centre,  
Altona VIC

Baker Street,  
Botany NSW

2 Davis Road,  
Wetherill Park NSW

Export Park,  
Brisbane Airport QLD

40 Scanlon Drive,  
Epping NSW

23 Wonderland Drive,  
Eastern Creek NSW

89 Quarry Road,  
Erskine Park NSW



## 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

11-17 Khartoum Road,  
Macquarie Park NSW

33-39 Talavera Road,  
Macquarie Park NSW

Satellite Corporate Park,  
Mulgrave VIC



## Office

Piccadilly Complex,  
Sydney NSW

Durack Centre,  
Perth WA

135 King Street,  
Sydney NSW

601 Pacific Highway,  
St Leonards NSW

77 Pacific Highway,  
North Sydney NSW

40 Cameron Avenue,  
Belconnen NSW

Garden Square,  
Mount Gravatt NSW

110 Walker Street,  
North Sydney NSW

80-88 Jephson Street,  
Toowong NSW



Current logistics  
development projects totalling

**\$67m**

and pipeline of

**\$400m**

Logistics and business parks portfolio  
with 27 properties valued at

**\$2.0bn**

19 logistics assets valued at

**over \$1.2bn**

across

**1,120,000sqm**

**Over \$6.5bn**

in sales annually from around

**3,500 retail stores**



**Stockland**

Shopping centres nationally  
valued at approximately

**\$6.8bn**

One of the leading retirement  
living operators with

**over 9,600  
established units**

across Australia

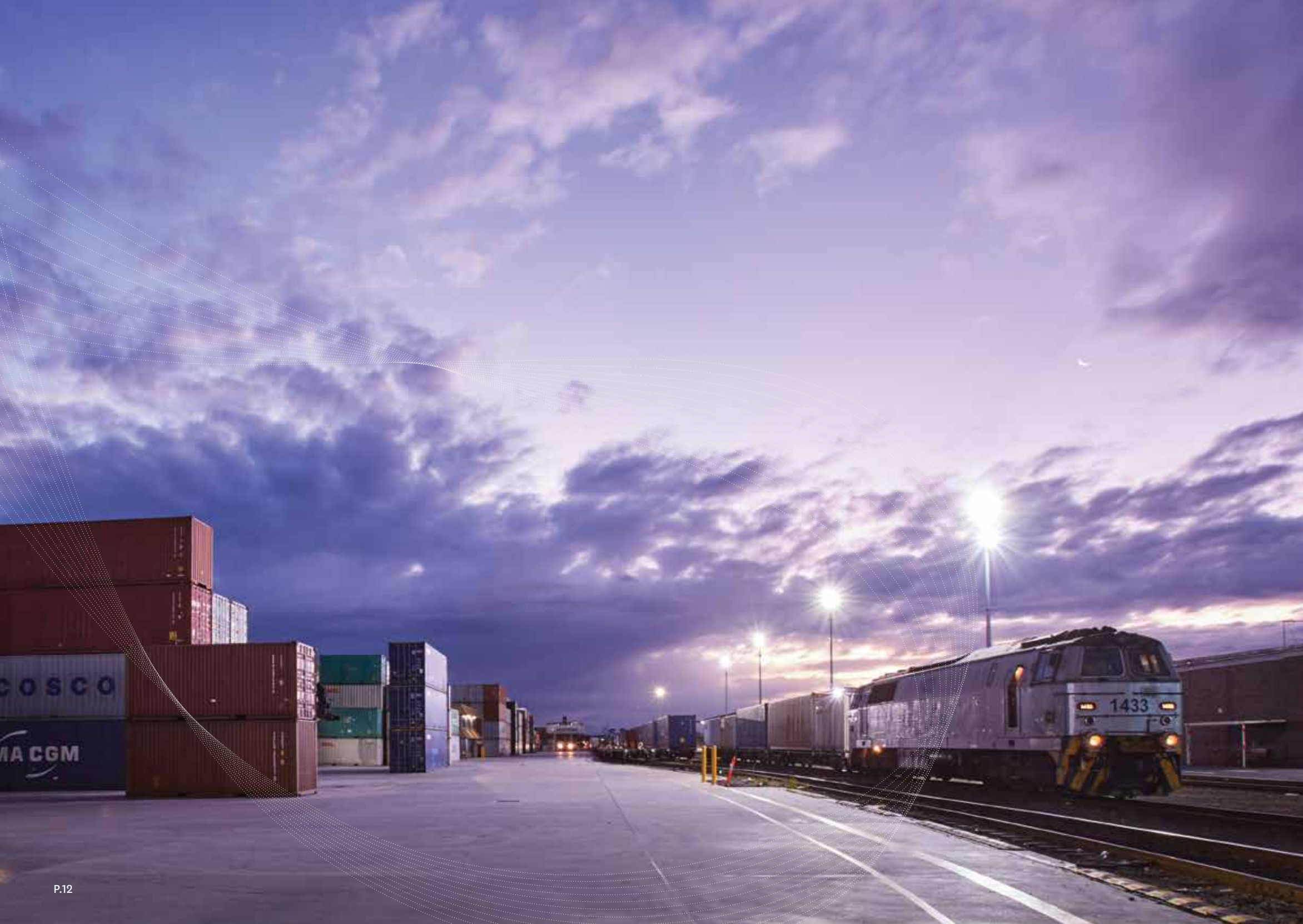
The leading residential developer,  
with over 76,800 lots  
and a total end value of

**\$18.8bn**

Australia's largest

**diversified**

property company









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