

Yennora Distribution Centre

Byron & Loftus Roads, Yennora NSW

—
**NEW
LEASING
OPPORTUNITIES**

9,100m² & 13,500m²
—



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.

- Over 300,000m² of warehousing (approx.)
- Over 70,000m² container hardstand (approx.)
- Over 40 tenancies ranging from 3,000m² to 55,000m² (approx.)
- Two new facilities of 9,100m² and 13,500m² (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 27 Logistics & Business Park properties encompassing over 1.19 million square metres of building area

Flexibility

- 40 tenancies ranging from 3,000m² and 55,000m² ranging from \$80 per m² to \$125 per m²

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
- 24 hour 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**




YENNORA TRAIN STATION

2km




CUMBERLAND HIGHWAY

3km




GREAT WESTERN HIGHWAY

6km




HUME HIGHWAY

6km




SYDNEY CBD

28km



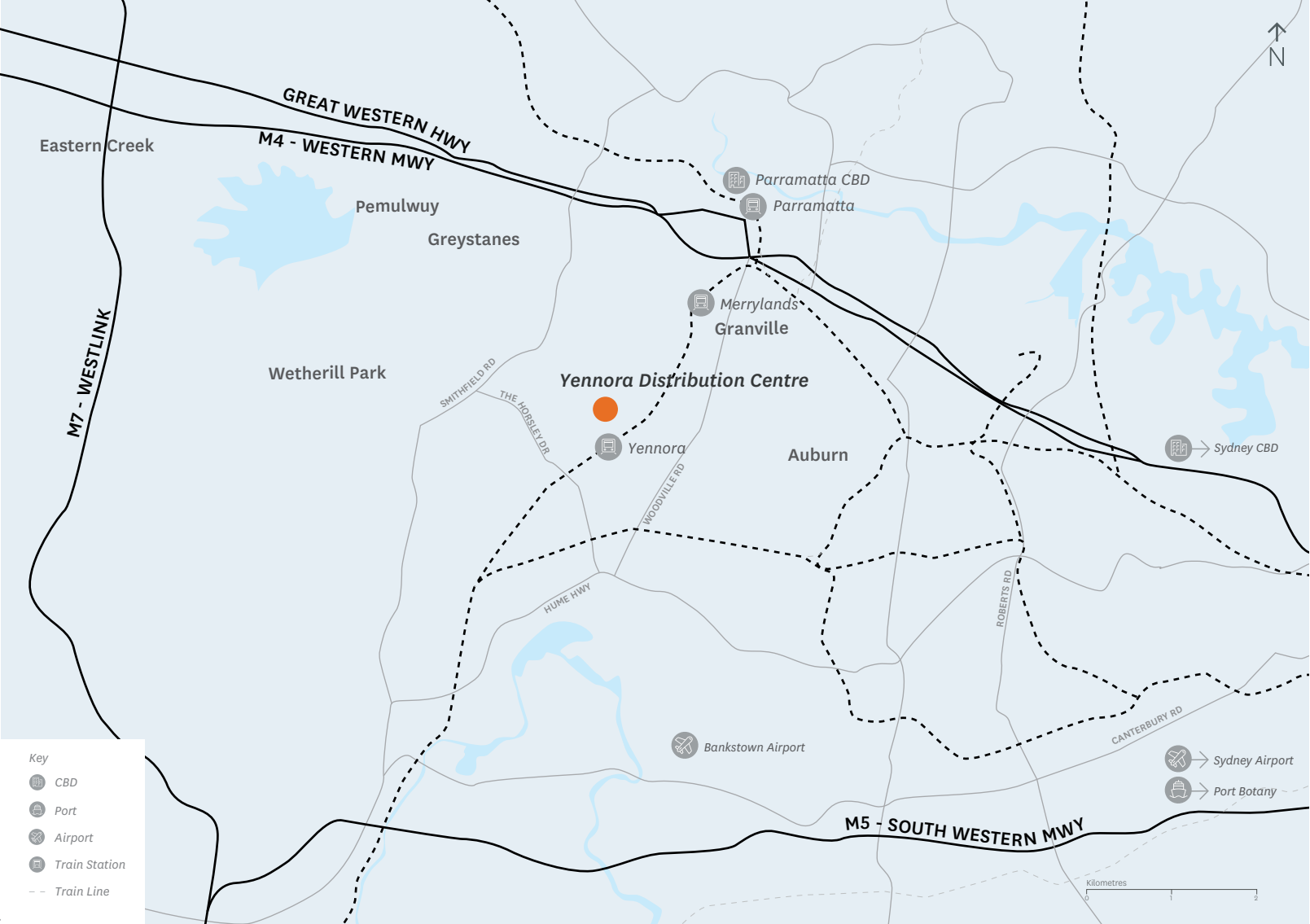
SYDNEY AIRPORT

30km



PORT BOTANY

37km



Site plan



JOIN TENANTS

Toll, Austpac, Qube, AWH,
Doble Express, JB Hi-Fi,
Cope Sensitive Freight

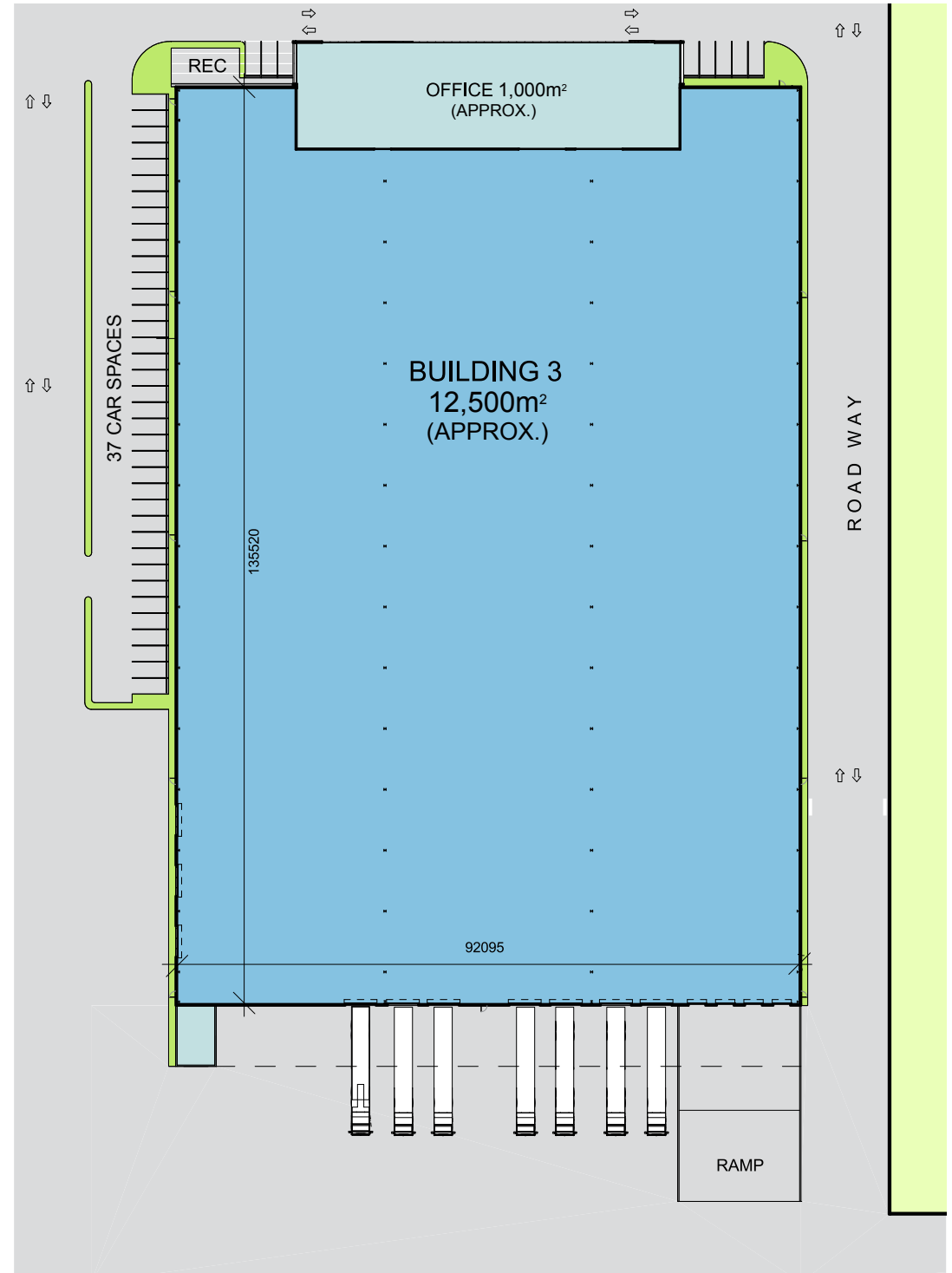


Key

- Building
- Office
- Landscaping
- Canopy
- For Lease

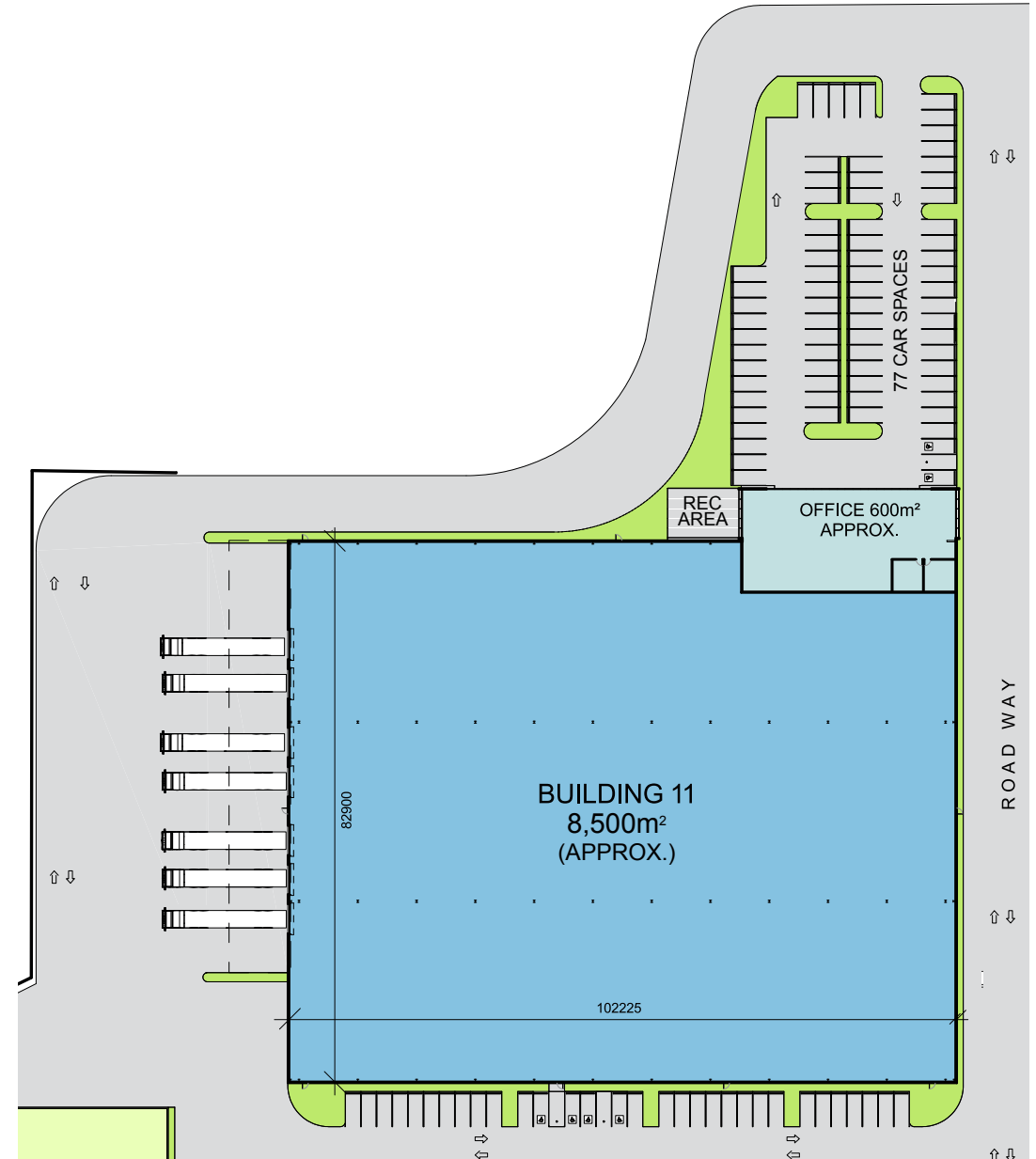
Building 3 overview

- 12,500 m2 warehouse + 1,000 m2 office
- 88 car parking spaces
- Separate truck loading area to car parking
- 41 metre hardstand depth to suit truck movements
- 11 on-grade roller shutter doors, with 12 metre awning
- 3 sunken docks, with 3 metre awning
- Minimum 10 metre high warehouse clearance, with a K22 ESFR fire sprinkler system
- 6 tonne point load warehouse slab floor
- Dock office of 25 m2 with amenities
- Energy efficient features
- Capacity for up to 15,800 pallets
- Direct rail frontage
- Direct access to 18,950m2 of container rated hardstand area
- Access from 2 sides of the building



Building 11 overview

- 8,500 m² warehouse + 600 m² office
- 77 car parking spaces
- Separate truck loading area to car parking
- 38 metre hardstand depth to suit truck movements
- 7 on-grade roller shutter doors, with 12 metre awning
- Minimum 10 metre high warehouse clearance, with a K22 ESFR fire sprinkler system
- 6 tonne point load warehouse slab floor
- Energy efficient features
- Capacity for up to 12,200 pallets



Design specifications

The design and construction of Buildings 3 and 11 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 of 27 to 31 metres at centres of 11 to 12 metres (refer to building plans).
- 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 NCC), 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 metres from the face of the building over on-grade roller shutters and 3 metres over sunken 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.
- 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 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 NCC.

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 NCC, 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 solar powered hot water services, 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% of the roof area to provide natural light to warehouse, energy efficient LED lighting with grouped and programmable motion sensor controls, pedestrian and cyclist end of trip facilities and environmentally responsible work method procedures during construction..

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 Distribution Centre,
Port Adelaide SA

Yennora Distribution Centre,
Yennora NSW

Hendra Distribution Centre,
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



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

40 Cameron Avenue,
Belconnen NSW

110 Walker Street,
North Sydney NSW

80-88 Jephson Street,
Toowong NSW

21 logistics assets valued at over

\$1.3bn

across

1,193,753 m2

Logistics & Business Parks portfolio with

27 properties

valued at

\$2.1bn

Current logistics development
projects totalling

\$176m

and pipeline of

\$591m

Over \$6.7bn

in sales annually from around 3,500
retail stores



Stockland

Shopping centres nationally valued at
approximately

\$7.3bn

One of the leading retirement living
operators with

**over 9,600
established units**

across Australia

The leading residential
developer, with over 85,000
lots and a total end value of

\$22.8bn

Office portfolio with 8 properties valued at

\$0.8bn

Notes:





LEASING AGENTS

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