

Port Adelaide Industrial Estate

25–91 Bedford Street, Gillman, South Australia

—
**FLEXIBLE
FUNCTIONAL
AFFORDABLE**
—

Introducing Port Adelaide Industrial Estate

Property Highlights

Functionality

- Multiple on grade loading access points all supported by generous internal road networks and multiple road crossovers.
- Significant external truck parking, designated external loading areas and canopies.
- Bedford Street gazetted for B-double and B-triple truck movements.
- Comprehensive traffic management plan throughout the estate.
- The estate is fully fenced with CCTV security cameras to common areas in the estate. Security patrols are also undertaken over night.
- Opportunity to consider capital upgrades to improve operational functionality per customer requirements.

Flexibility

- Areas from 4,000m² – 16,000m².
- Flexible office and warehouse configurations.
- Flexible terms and customer specific work can be considered.



Location

Distance from key locations



ADDRESS

**25-91 Bedford Street,
Gillman, SA**



ADELAIDE CBD

12km



PORT ADELAIDE (OUTER HARBOUR)

7km



PORT ADELAIDE RAILWAY STATION

1km



ADELAIDE AIRPORT

14km



PORT RIVER EXPRESSWAY

750m

The strategic location offers close proximity to interstate rail, road networks and the Port, as well as ensures cost effective and efficient access to the greater metropolitan area.





Bedford Street

Port Adelaide Industrial Estate

Perkins Drive

Port River Expressway

Site plan





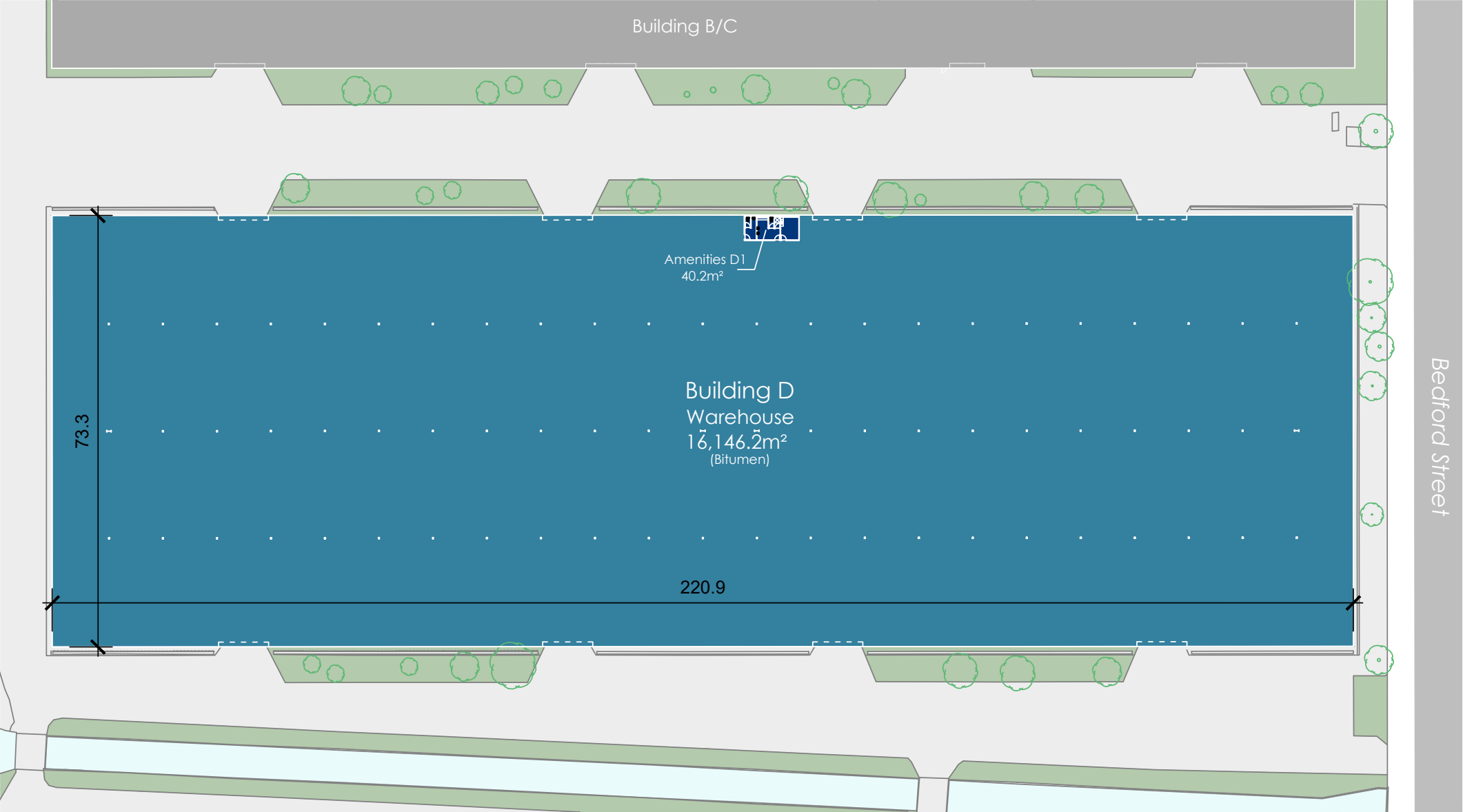
Building Area

Warehouse D1	16,146.2m ²
Amenities D1	40.2m ²
TOTAL	16,186.4m ²

Features

- 7.1m – 10.3m internal clearance.
- 8 on grade doors.
- Suitable for B-double drive through.
- Flexible areas available from 4,000m² – 16,000m².
- Large shared loading area.

Warehouse D





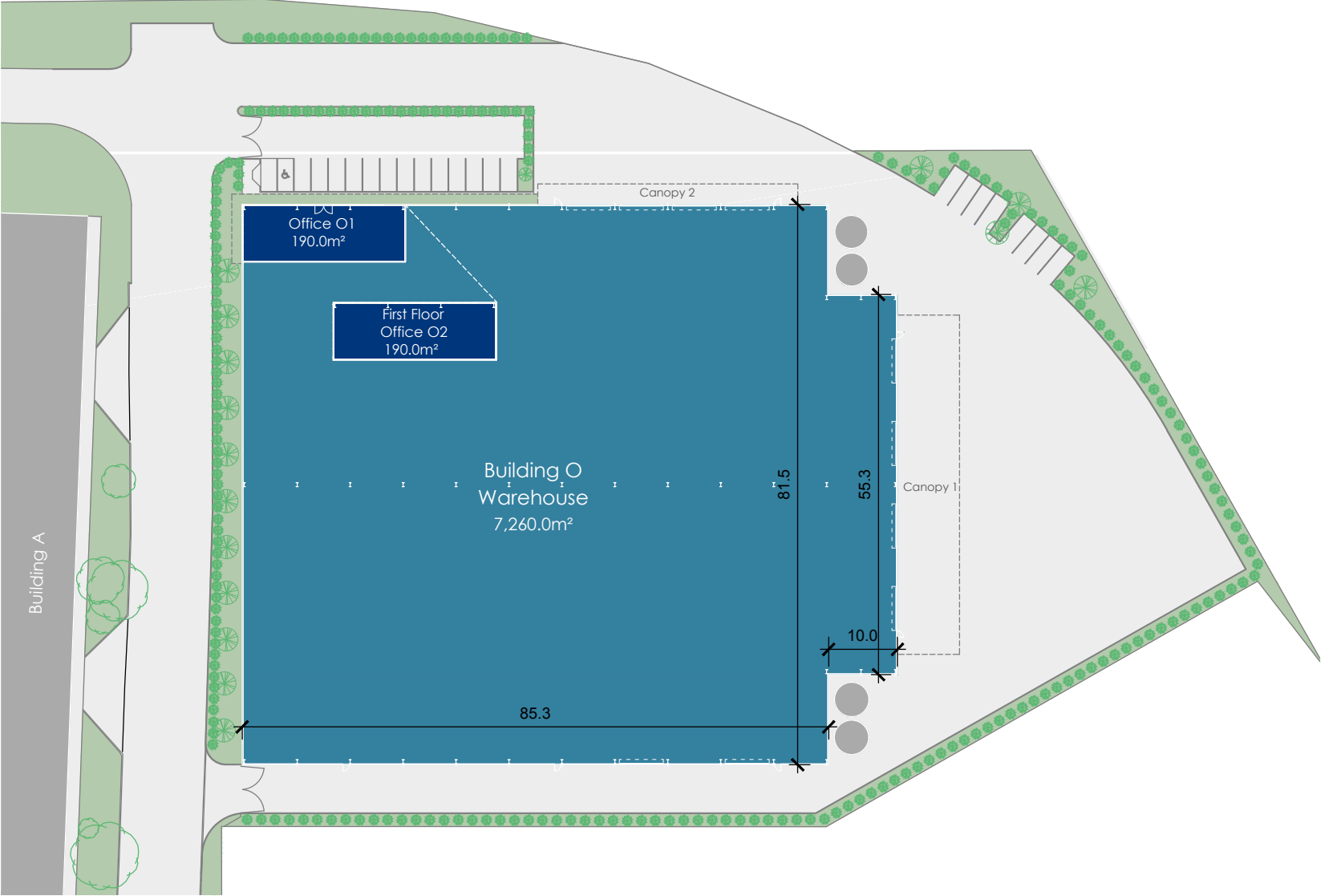
Proposed Building Areas

Building O	7,260.0m ²
Office - two levels	380.0m ²
TOTAL	7,640.0m ²
Canopies	450.0m ²

Features

- New building available for pre-lease.
- ESFR sprinklers.
- 10m springing height.
- Secure yard.
- 10 roller shutter doors.
- 9m awning.
- Drive around access for B-doubles.

Warehouse O



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)

Correct as at 30 June 2018.





Workplace & Logistics Snapshot

Workplace & Logistics

\$99m Under Construction

Willawong (Stage 1), QLD
Ingleburn (Stage 2), NSW
Yennora, NSW

**\$600m in the future
development pipeline**

● Greenfield

● Brownfield

Growing and Developing a Quality Portfolio



34
PROPERTIES



3.7 billion
GROSS BOOK VALUE*



1,497,124
SQM GLA*



~\$0.6 billion
SQM GLA*



4.1 years
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)



98.7%
OCCUPANCY

Correct as at 30 June 2018.





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

LEASING AGENTS



RLA 208125

Jon Nitschke
Associate Director
E jon.nitschke@cbre.com.au
M 0407 904 660

David Reid
Senior Director
E david.reid@cbre.com.au
M 0418 810 865



RLA 222531

Steve Smith
Partner
E steve.smith@leedwell.com.au
M 0410 532 022

Henry Treloar
Associate Director
E henry.treloar@leedwell.com.au
M 0412 404 426

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