

# *Forrester Distribution Centre*

*40–88 Forrester Road, St Marys*

**FLEXIBLE  
OPTIONS  
AVAILABLE**

# Introducing Forrester Distribution Centre

**Stockland is proud to offer unique leasing opportunities at Forrester Distribution Centre, St Marys.**

Situated on a 12ha site and comprised of three buildings, the property features drive-around access and would be suitable to a variety of industrial and logistics users.

## Property Highlights



### Location

- Conveniently located within close proximity to rail, the Great Western Highway as well as the M4 and M7 motorways.
- Adjacent to Proposed St Marys Intermodal Freight Terminal.
- Direct access to future Western Sydney Aerotropolis via Mamre Road.



### Functionality

- Power capacity of 1,600amps.
- Full drive around access to all buildings.
- Multiple roller shutter doors and dock levelers.



### Flexibility

- Various warehouse layouts and splits configured to suit your requirements.
- Areas available from 12,063m<sup>2</sup> – 60,239m<sup>2</sup>.
- Future expansion opportunities within the estate, subject to availability.



Sydney CBD

M4/M7 Interchange

M7 MOTORWAY

Eastern Creek

Erskine Park

M4 MOTORWAY

GREAT WESTERN HIGHWAY

Rail Line

St Marys Station

Forrester Distribution Centre






Proposed St Marys Intermodal Freight Terminal

# Location

St Marys is within close proximity to the key industrial and commercial estates of Eastern Creek, Erskine Park, Wetherill Park, Arndell Park and Marsden Park.


The property is located near the M4 and M7 motorways, the Great Western Highway and is strategically positioned to benefit from the infrastructure investment in the broader Western Sydney region, including the future Western Sydney Airport, proposed M9 and St Marys Intermodal.

## Distance from key locations

	GREAT WESTERN HIGHWAY 2.2km
	M4 MOTORWAY 4.3km
	ST MARYS TRAIN STATION 200m
	PARRAMATTA CBD 22km
	FUTURE WESTERN SYDNEY AIRPORT 16km





 Future Western Sydney Airport

Forrester Distribution Centre

 Proposed St Marys Intermodal Freight Terminal



Building A

Building B

Building C

# Site Plan

## Information Schedule

Building A	24,450.4m <sup>2</sup>
Building B	24,116.3m <sup>2</sup>
Building C	11,935.9m <sup>2</sup>
TOTAL AREA	60,502.6m <sup>2</sup>

Building A – Awnings	3,106m <sup>2</sup>
Building B – Awnings	3,413m <sup>2</sup>
Building C – Breezeway	1,713m <sup>2</sup>
Hardstand A	2,007m <sup>2</sup>
Hardstand B	2,294m <sup>2</sup>



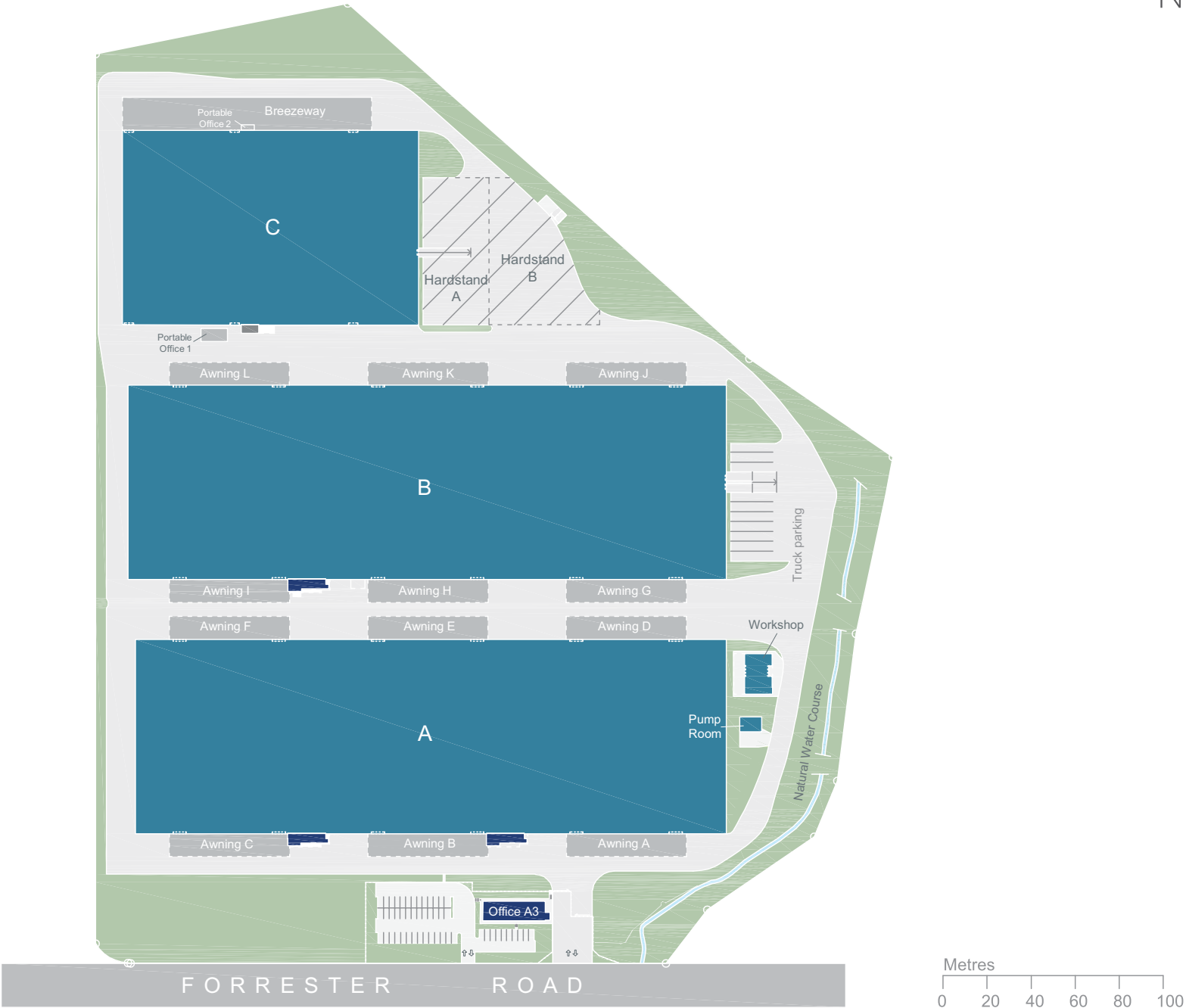
Explore the [interactive 3D model](#) of Forrester Distribution Centre.

Key

Warehouse

Office

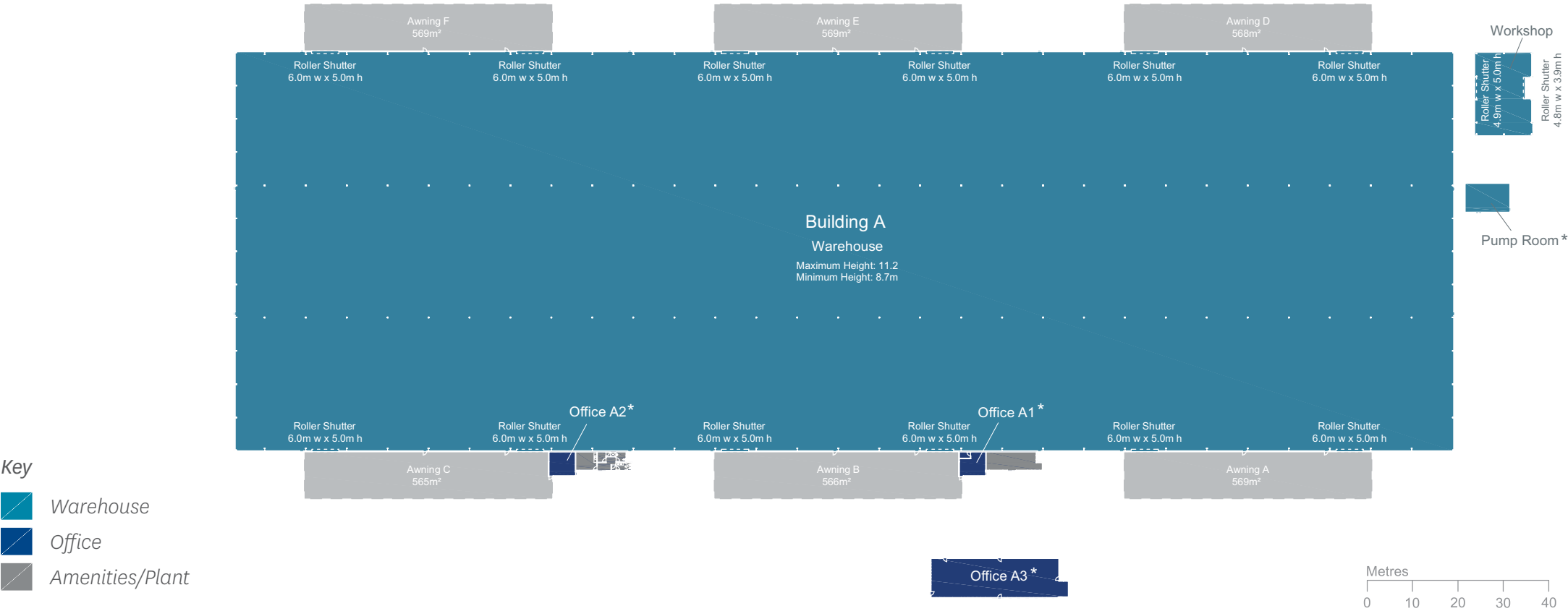
Amenities/Plant



# Building A

## Information Schedule

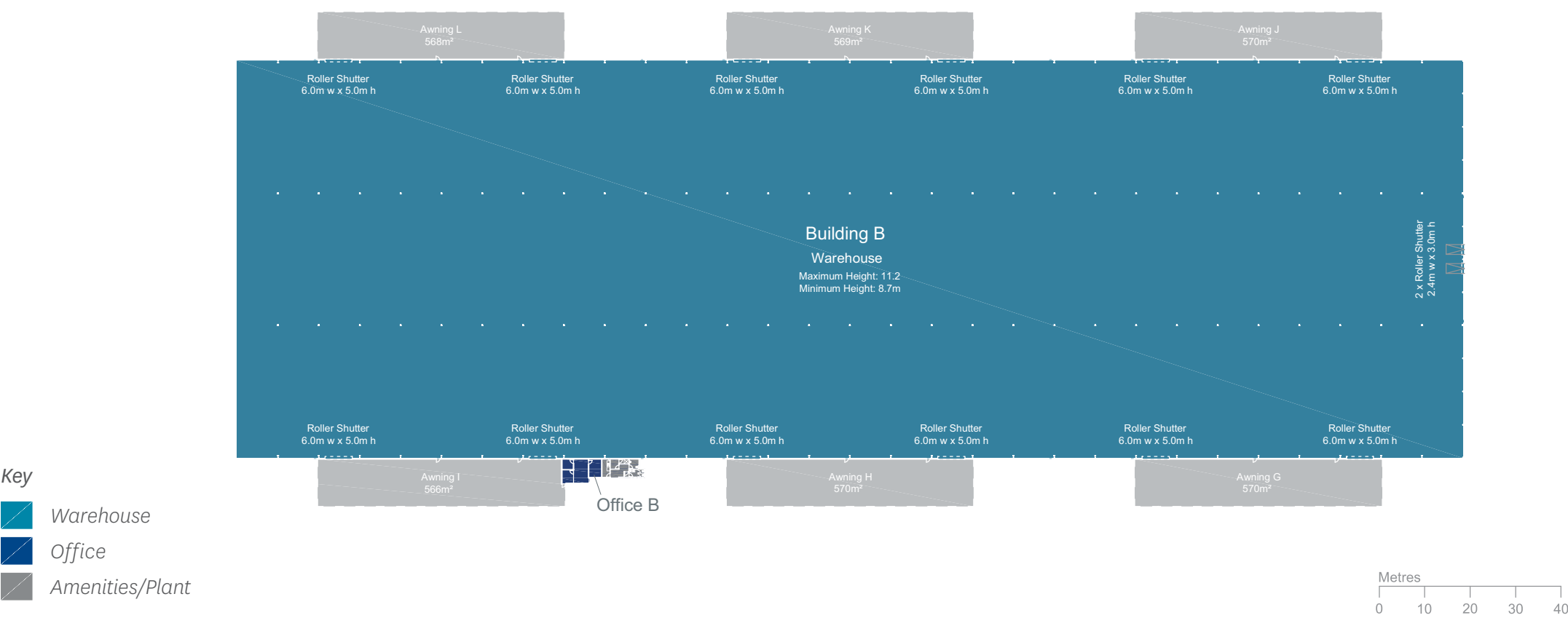
Warehouse	23,726.8m <sup>2</sup>
Office A1	84.1m <sup>2</sup>
Office A2	84.0m <sup>2</sup>
Office A3	262.5m <sup>2</sup>
Workshop	224.4m <sup>2</sup>
Pump Room	68.6m <sup>2</sup>
TOTAL AREA	24,450.4m <sup>2</sup>
Awnings	3,106.0m <sup>2</sup>



# Building B

## Information Schedule

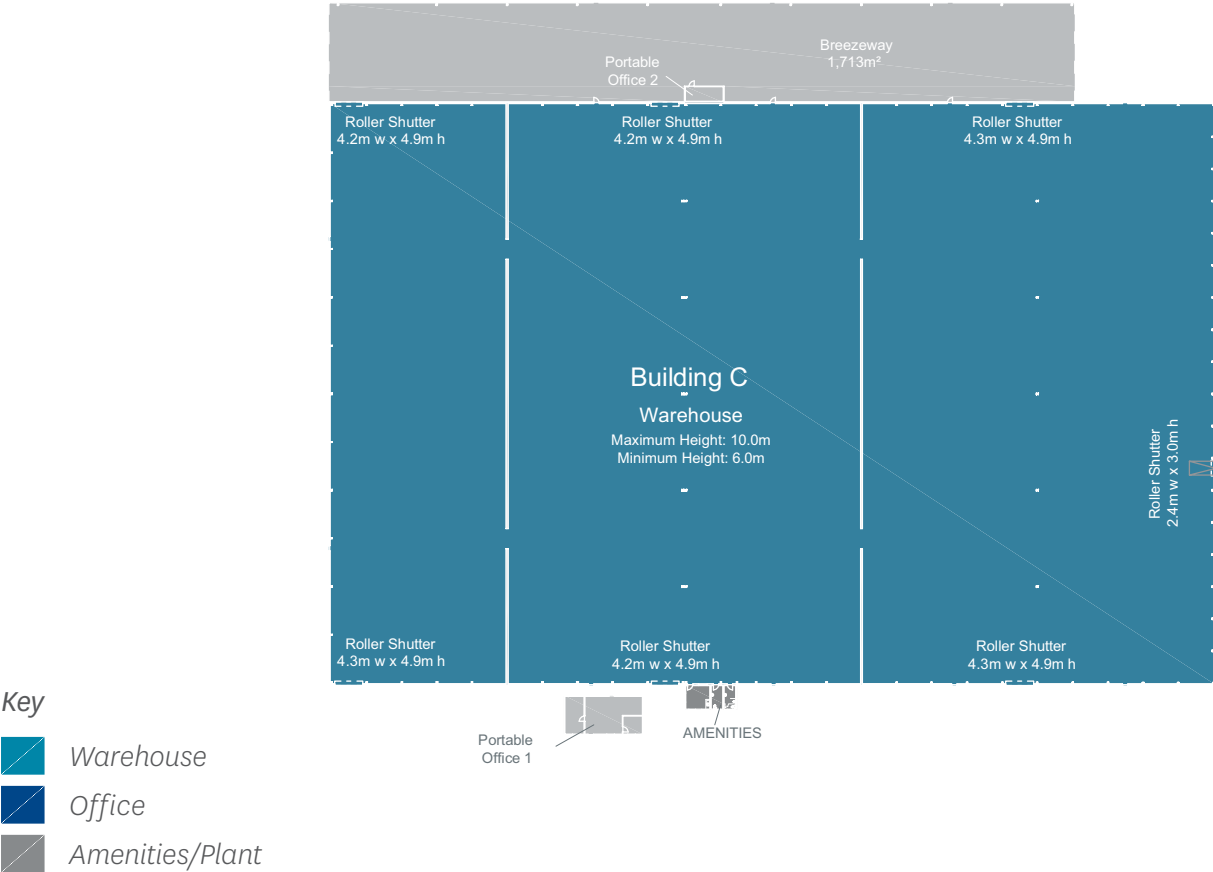
Warehouse	24,031.5m <sup>2</sup>
Office B	84.8m <sup>2</sup>
TOTAL AREA	24,116.3m <sup>2</sup>
Awnings	3,413.0m <sup>2</sup>



# Building C

## Information Schedule

Warehouse	11,935.9m <sup>2</sup>
TOTAL AREA	11,935.9m <sup>2</sup>
Portable Office 1	71.8m <sup>2</sup>
Portable Office 2	14.6m <sup>2</sup>
Breezeway	1,713m <sup>2</sup>



# Local Amenities

Forrester Distribution Centre is 500m from Queen Street and St Marys Town Centre offering a range of retailers, service providers and specialty stores.

## Walking Distance



### Public transport

200m from St Marys Train Station



### Cafés & restaurants

500m from a range of food and beverage options along Queen Street



### Australia Post

1.1km from St Marys Post Office



### Banks

850m from ANZ  
850m Commonwealth Bank  
950m from Westpac  
900m from St. George



### Lifestyle & recreation

1.2km from St Marys Indoor Sports & Recreation  
2.9km from Ripples St Marys Leisure Centre



### Service stations

350m from BP  
600m from Caltex



### Retail

3.1km from St Marys Village Shopping Centre  
2.1km from Coles and 3.1km Woolworths



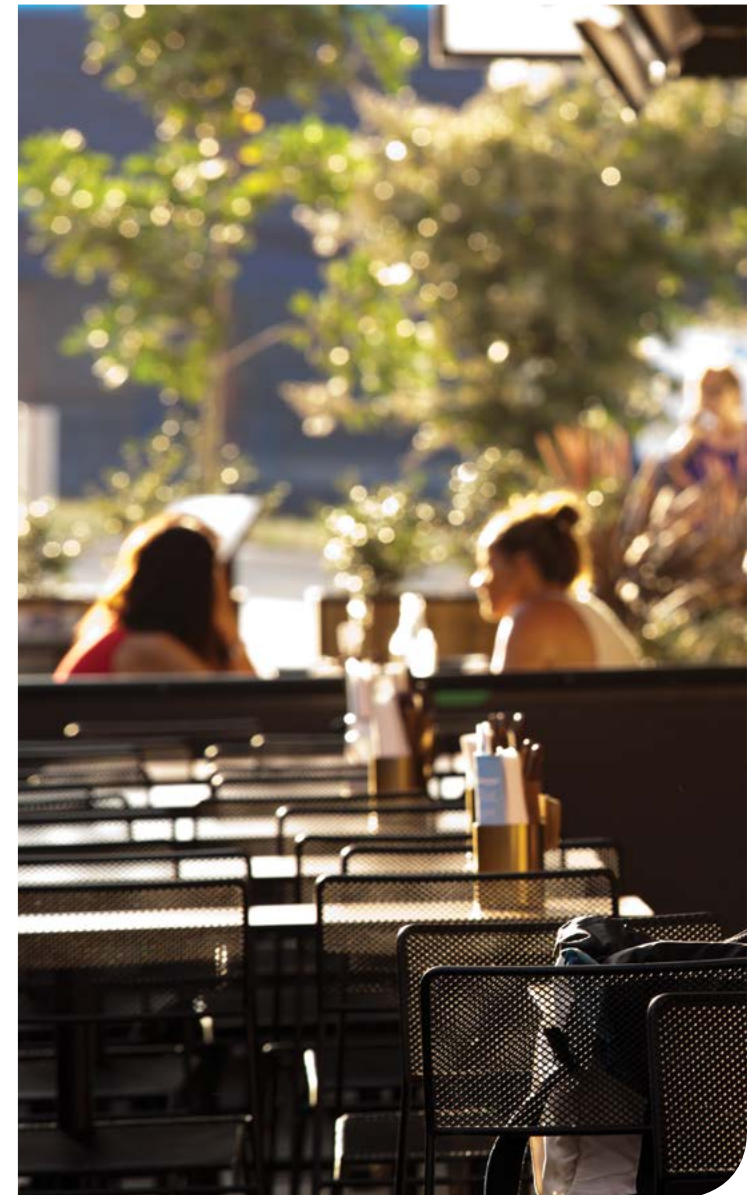
### Medical

2.9km from St Marys Community Health Centre



### Childcare centres

3.4km from St Marys Public School Preschool  
3.5km from My First School Childcare Centre  
2.8km from Oxley Park Public School Preschool



# Partnering with Stockland

## An Overview

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, and residential and retirement living communities.

Our vision is to be a great Australian real estate company that makes a valuable contribution to our communities and our country.

## 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)



Retail Town Centres nationally  
valued at approximately

**\$7.2bn**

Stockland is one of the largest diversified  
property groups in Australia with

**over \$15.7bn**

of real estate assets

Workplace and Logistics portfolio  
with 34 properties valued over

**\$3bn**

**37 Retail**

Town Centres  
located across Australia



**Stockland**

The leading residential developer  
with 59 communities, over 81,000 lots  
remaining and end-market value of

**\$23bn**

More than 3,500 tenants  
generating in excess of

**\$6.7bn**

in retail sales per annum

**58**

Green Star ratings across our  
Office and Retail for Design,  
as Built and Performance

One of the leading retirement  
living operators with

**over 9,600**

established units across Australia

## CONTACT OUR TEAM

Craig Lenarduzzi  
National Asset Manager, Workplace and Logistics  
**M** 0434 188 996  
**E** [Craig.Lenarduzzi@stockland.com.au](mailto:Craig.Lenarduzzi@stockland.com.au)

Oliver Taylor  
Asset Manager, Workplace and Logistics  
**M** 0420 981 433  
**E** [Oliver.Taylor@stockland.com.au](mailto:Oliver.Taylor@stockland.com.au)

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