

ENTERPRISE
INDUSTRIAL
ESTATE

LEADING INDUSTRIAL INNOVATION



**YOUR EXCLUSIVE OPPORTUNITY TO PURCHASE
IN THIS HIGHLY SOUGHT AFTER INDUSTRIAL
ESTATE IN THE HEART OF SOUTH EAST
SYDNEY – CONSTRUCTION COMPLETE**



BOUTIQUE INDUSTRIAL STRATA DEVELOPMENT BY LEADING SPECIALIST DEVELOPER

Developed by market leading industrial and commercial developer Trumen Corp; in joint venture with Norman Property Partners and designed by renowned architectural firm RotheLowman, this new boutique industrial

estate is perfectly positioned within South East Sydney, in close proximity to numerous transit hubs, efficient transport infrastructure and major retail amenity beneficial for business operation.

ANOTHER STAND-OUT ENTERPRISE INDUSTRIAL ESTATE

SIZES FROM 86 SQM - 290 SQM



**HIGH CLEARANCE
WAREHOUSING WITH
ROLLER DOOR ACCESS**



**SECURITY GATED WITH
CAMERA SURVEILLANCE**



**EASY TRUCK
ACCESS**



**MODERN AIR-CONDITIONED
OFFICES WITH TOILET
AMENITY AND KITCHEN
FACILITIES**



**EXCEPTIONALLY HIGH
QUALITY UNITS WITH A
PROVEN TRACK RECORD**



**AN OPPORTUNITY
TO BUY IN A HIGHLY
SOUGHT AFTER
LOCATION WHERE
MINIMUM STOCK IS
CURRENTLY AVAILABLE**



**OPTIMAL OFFICE-TO-
WAREHOUSE RATIO**



**AMPLE
CAR PARKING**





ENTERPRISE
INDUSTRIAL
ESTATE



LOCATION

TRANSPORT, AMENITY AND
INFRASTRUCTURE AT YOUR
DOORSTEP

**PAGEWOOD REMAINS UNCONGESTED
COMPARED TO NEIGHBOURING SUBURBS
LIKE ALEXANDRIA, HOWEVER, OFFERS
A WIDE VARIETY OF GOOD QUALITY
AMENITY AND CONVENIENCES.**



STRATEGICALLY LOCATED FOR IMPROVED BUSINESS EFFICIENCIES

Located in the popular South East Sydney suburb of Pagewood, Enterprise Industrial Estate sits amongst a mix of both residential and industrial developments. Its appeal is due to its close proximity to major infrastructure across transport, roads, retail and major hubs. It is only 7.5km to the CBD, 4.5km to Sydney Airport, and just 4km to Port Botany.

Located on the western side of Denison Street, Enterprise Industrial Estate provides easy connection to significant South Sydney cores, main arterial roads and public transport. Immediate access onto the M5 motorway connects you to the greater Sydney roads network within minutes, and Southern Cross

Drive is a seamless link straight into the Sydney CBD. Mascot train station is located a 10-minute drive away and provides direct services into both Domestic and International airports, as well as the CBD in just 15 minutes. Bus routes are also prominent along both Denison St and Wentworth Ave offering services to the Eastern Suburbs, Inner West and South West.

Bulk retailer Bunnings Warehouse, major shopping destination Westfield Eastgardens, and boutique cafes like Bourke Street Bakery are all nearby for estate occupiers to access on a daily basis.



SYDNEY CBD

SOUTHERN CROSS DRIVE

KINGSFORD

BUNNERONG ROAD

WENTWORTH AVENUE

WESTFIELD EASTGARDENS

CORISH CIRCLE

DENISON STREET

JULLIAN CLOSE

BUNNINGS WAREHOUSE



SEAMLESSLY CONNECTED

CONSTRUCTION COMPLETE – READY TO OCCUPY



LOCATED IN IMMEDIATE PROXIMITY TO MAJOR ROAD LINKS AND TRANSPORT; M5 AND WIDER MOTORWAY NETWORK, SOUTHERN CROSS DRIVE LINKING DIRECTLY INTO THE CBD



MULTIPLE BUS ROUTES LOCATED ALONG DENISON STREET AND WENTWORTH AVENUE



JUST MINUTES AWAY FROM PORT BOTANY CONTAINER TERMINAL



CLOSE TO SYDNEY AIRPORT



CLOSE TO SYDNEY CBD



IN CLOSE PROXIMITY TO QUALITY AMENITY; BUNNINGS WAREHOUSE, WESTFIELD EASTGARDENS AND SPECIALTY CAFE RETAILERS



BOTANY BAY

AIRPORT 5 MIN >

BOTANY ROAD

PORT BOTANY CONTAINER DEPOT

FORESHORE ROAD

DENISON STREET

BUNNINGS WAREHOUSE



JULLIAN CLOSE

CORISH CIRCLE







SITE PLANS

AND AREA SCHEDULE



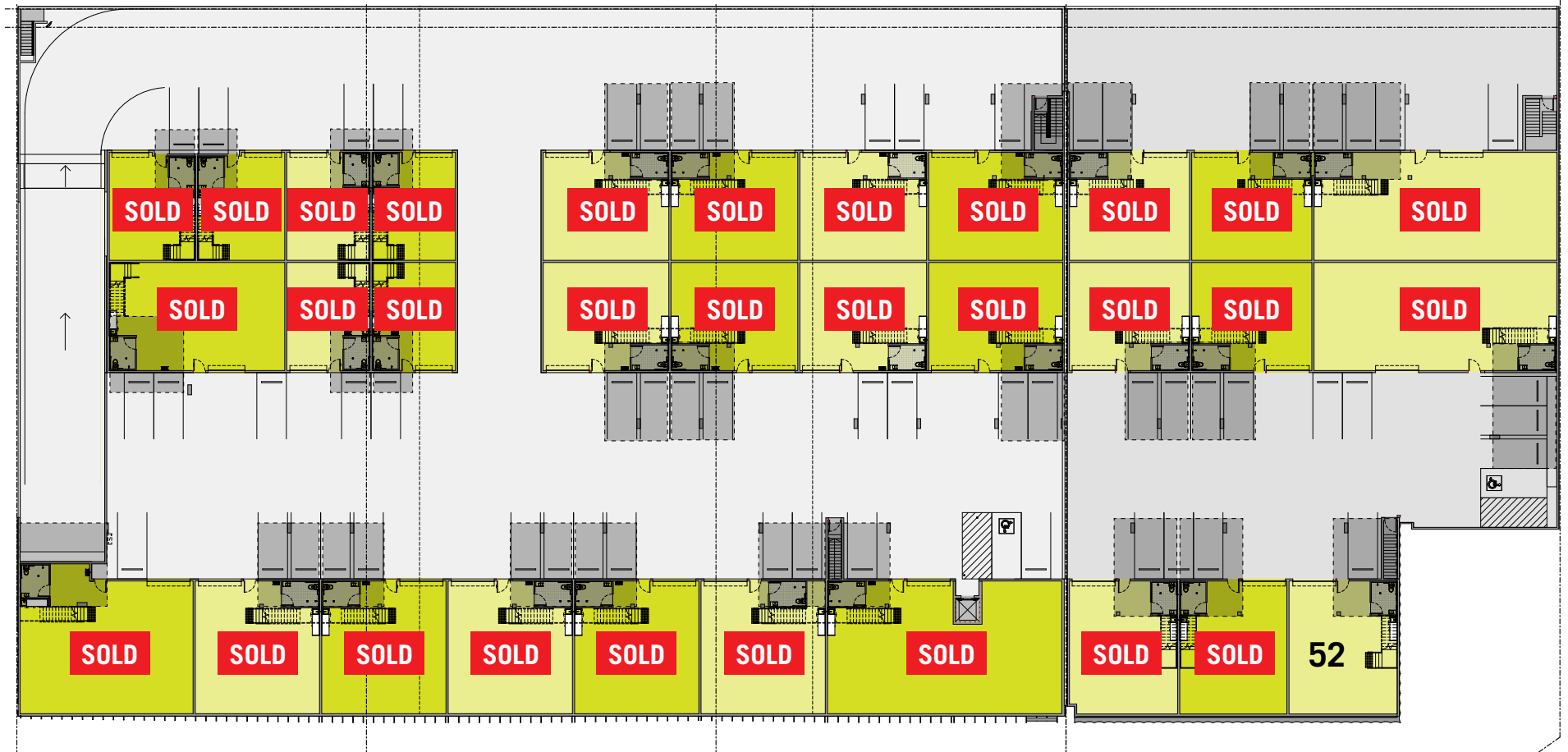
GROUND LEVEL INC. MEZZANINE

Mezzanine Office



LEVEL ONE INC. MEZZANINE

Mezzanine Office



AREA SCHEDULE

UNIT NUMBER	WAREHOUSE SQM*	OFFICE SQM*	TOTAL SQM*	PARKING	AVAILABILITY
01	187	51	238	2 + Loading	SOLD
02	187	51	238	2 + Loading	SOLD
03	187	51	238	2 + Loading	SOLD
04	187	51	238	2 + Loading	SOLD
05	187	51	238	2 + Loading	SOLD
06	184	60	244	2 + Loading	SOLD
07	165	53	217	2 + Loading	SOLD
08	162	52	213	2 + Loading	SOLD
09	154	53	206	2 + Loading	SOLD
10	237	53	290	2 + Loading	SOLD
11	212	60	272	2 + Loading	SOLD
12	212	57	269	2 + Loading	SOLD
13	187	57	244	2 + Loading	SOLD
14	212	57	269	2 + Loading	SOLD
15	212	57	269	2 + Loading	SOLD
16	212	57	269	2 + Loading	SOLD
17	219	51	269	2 + Loading	SOLD
18	203	56	258	2 + Loading	SOLD
19	201	55	256	2 + Loading	SOLD
20	201	55	256	2 + Loading	SOLD
21	163	40	203	2 + Loading	SOLD
22	65	23	88	1 + Loading	SOLD
23	65	23	88	1 + Loading	SOLD
24	63	23	86	1 + Loading	SOLD
25	64	23	87	1 + Loading	SOLD
26	95	37	133	2 + Loading	SOLD

UNIT NUMBER	WAREHOUSE SQM*	OFFICE SQM*	TOTAL SQM*	PARKING	AVAILABILITY
27	95	37	133	2 + Loading	SOLD
28	95	40	135	2 + Loading	SOLD
29	101	44	145	2 + Loading	SOLD
30	91	40	131	2 + Loading	SOLD
31	90	38	128	2 + Loading	SOLD
32	182	60	242	2 + Loading	SOLD
33	132	44	176	2 + Loading	SOLD
34	63	23	86	1 + Loading	SOLD
35	64	23	87	1 + Loading	SOLD
36	95	37	133	2 + Loading	SOLD
37	95	37	133	2 + Loading	SOLD
38	95	41	136	2 + Loading	SOLD
39	101	42	143	2 + Loading	SOLD
40	91	38	129	2 + Loading	SOLD
41	90	38	128	2 + Loading	SOLD
42	182	64	246	2 + Loading	SOLD
43	169	53	222	2 + Loading	SOLD
44	115	37	152	2 + Loading	SOLD
45	115	37	152	2 + Loading	SOLD
46	115	37	152	2 + Loading	SOLD
47	115	37	152	2 + Loading	SOLD
48	115	40	155	2 + Loading	SOLD
49	209	37	245	2 + Loading	SOLD
50	101	41	142	2 + Loading	SOLD
51	100	41	140	2 + Loading	SOLD
52	102	41	142	2 + Loading	FOR SALE

*ALL UNITS ARE MEASURED AND PRICED BASED ON GROSS LETTABLE AREA.



YOUR DEDICATED TEAM

LEADERS IN THEIR FIELD

YOUR DEDICATED TEAM



TRUMEN CORP JOINT DEVELOPER

Established in 2001, Trumen Corp Pty Ltd is a Property Development and Investment company. They are dedicated to delivering exceptional commercial, industrial and storage developments in targeted growth areas. Over the last decade, Trumen have been very successful in developing an excellent reputation in the market, creating high quality products with a solid financial performance ensuring good investment returns.



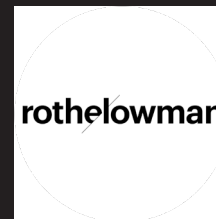
NORMAN PROPERTY PARTNERS JOINT DEVELOPER

Founded by Sam Brewer, Norman Property Partners is a Property Development company specialising in industrial property. With over 15 years in the industrial property space Sam brings invaluable insights and expertise to every project. Norman have consulted and partnered with Trumen on many successful and renowned projects over the past decade.



FULL TILT CONSTRUCTIONS BUILDER

Full Tilt Constructions are a multi-award winning, privately owned, industrial and commercial construction company based in Windsor in North Western Sydney and have extensive design and construction experience spanning over 30 years.



ROTHELOWMAN ARCHITECT

Established in 1991 and led by respected Melbourne architects, Shane Rothe and Kim Lowman, ROTHELOWMAN's projects have been created for Australia's premier private and public organisations. Every building designed by Rothelowman responds uniquely to a client's needs, the site potential and the natural and urban environment.





SALES PROCESS

AND CONTACT INFORMATION

SALES PROCESS & CONTACT INFORMATION

ENTERPRISE INDUSTRIAL ESTATE, PAGEWOOD IS OFFERED FOR SALE OFF THE PLAN VIA PRIVATE TREATY.

FOR A COPY OF THE CONTRACT OR TO ARRANGE AN INSPECTION PLEASE ENQUIRE NOW.



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AN OPPORTUNITY NOT TO BE MISSED.



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