





## **REVIVING** THE MANUFACTURING OF AUSTRALIA

Manufacturer is a manufacturing precinct that sits in the heart of Penrith. We encourage homegrown manufacturing by providing spaces and environments, for the locals to unleash their passions of making products within their very own community.

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### **THE HISTORY**

We make history the future by retaining the historical richness of local manufacturing plants like the Crane Copper Factory.

### **THE REBIRTH**

The elderly buildings deserve their rights. We make them the new young through our respect and reinvigoration.



## **OUR VISION**

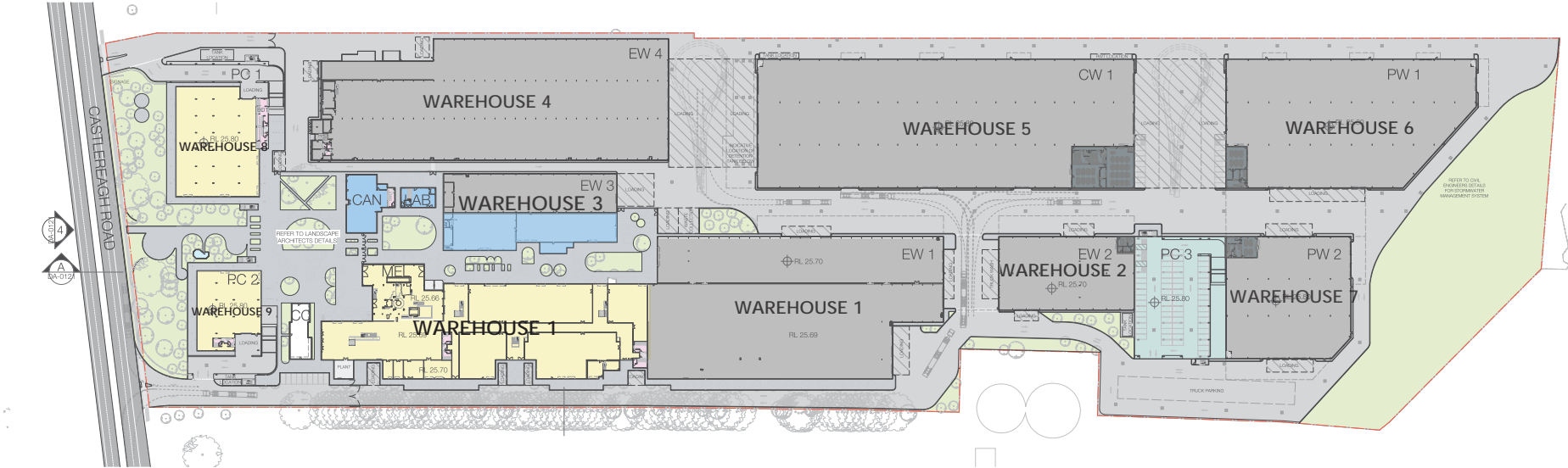
We redefine the manufacturing as exciting and memorable.

By believing that the future of our homegrown manufacturing industry is right here right now, we create the collaborative environment for the local makers, producers, creators, and the like-minded manufactureres.

## **TOWARDS SUSTAINABILITY**

As a proudly repurposed space environment, we're dedicated to reducing our ecological footprint by working locally. We strive to reduce waste, become more innovative, more environmentally friendly.

# SITE PLAN



- Leased area
- Pre-lease
- For Lease

	SQM	Percentage
Leased	32,983	69%
For Lease & Prelease	14,565	31%



**MARKETING DRAWING**  
 2115-2131 CASTLEREAGH ROAD  
 PENRITH, NSW

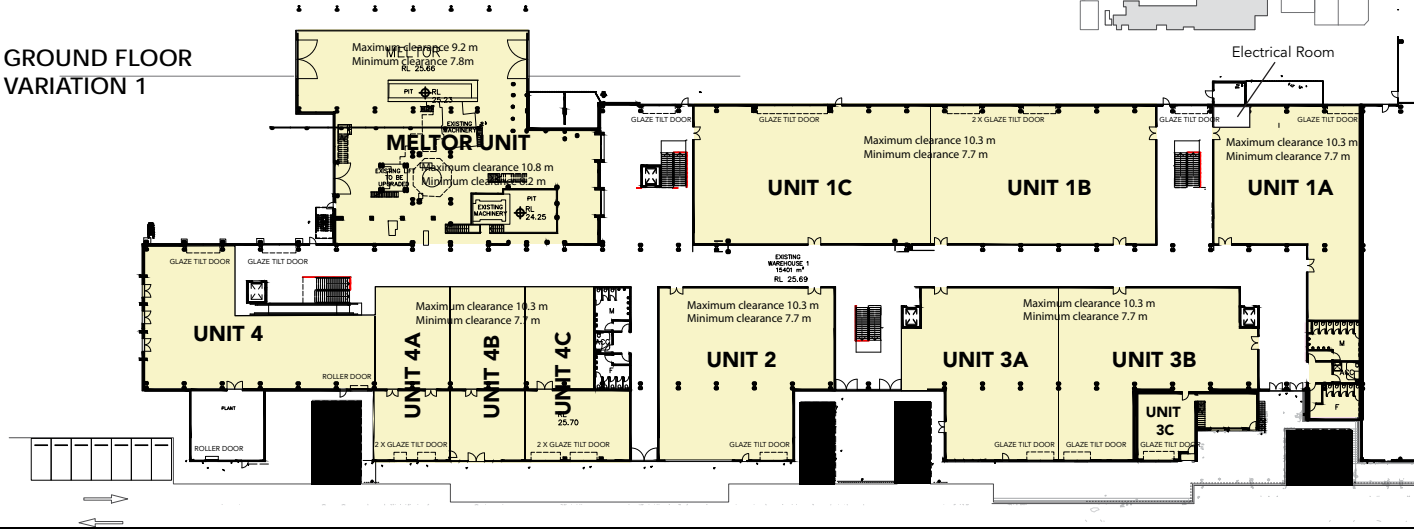
DATE: 13/07/2021  
 DRAWN: TM  
 CHECKED: ML  
 SCALE: 1:250 @A1

# TENANCY PLAN

## Location Key



### GROUND FLOOR VARIATION 1



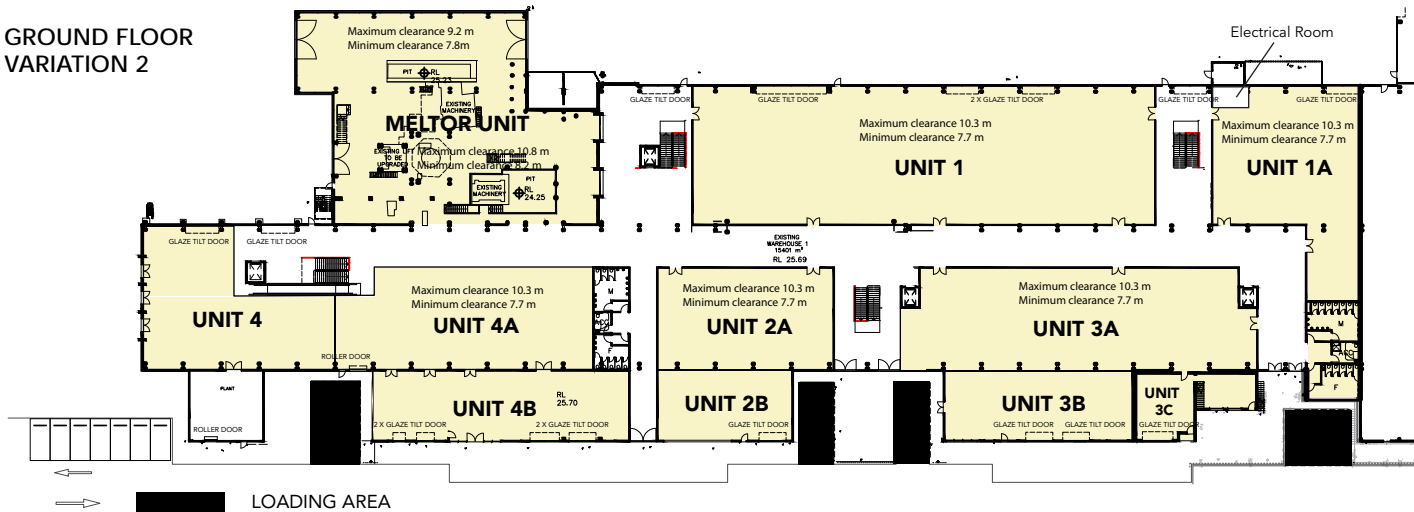
### SCHEDULE OF AREA WAREHOUSE 1

#### GROUND FLOOR WAREHOUSE AREA

UNIT 1A	404 m <sup>2</sup>
UNIT 1B	560 m <sup>2</sup>
UNIT 1C	560 m <sup>2</sup>
UNIT 2	459 m <sup>2</sup>
UNIT 3A	393 m <sup>2</sup>
UNIT 3B	420 m <sup>2</sup>
UNIT 3C	95 m <sup>2</sup>
UNIT 4	392 m <sup>2</sup>
UNIT 4A	222 m <sup>2</sup>
UNIT 4B	222 m <sup>2</sup>
UNIT 4C	239 m <sup>2</sup>
MELTOR UNIT	864 m <sup>2</sup>

**TOTAL AREA 4286 m<sup>2</sup>**

### GROUND FLOOR VARIATION 2



UNIT 1	980 m <sup>2</sup>
UNIT 1A	404 m <sup>2</sup>
UNIT 2A	303 m <sup>2</sup>
UNIT 2B	156 m <sup>2</sup>
UNIT 3A	602 m <sup>2</sup>
UNIT 3B	211 m <sup>2</sup>
UNIT 3C	95 m <sup>2</sup>
UNIT 4	344 m <sup>2</sup>
UNIT 4A	429 m <sup>2</sup>
UNIT 4B	298 m <sup>2</sup>
MELTOR UNIT	864 m <sup>2</sup>

**TOTAL AREA 4286 m<sup>2</sup>**

#### FACILITIES

POWER: 100 - 5000 AMP



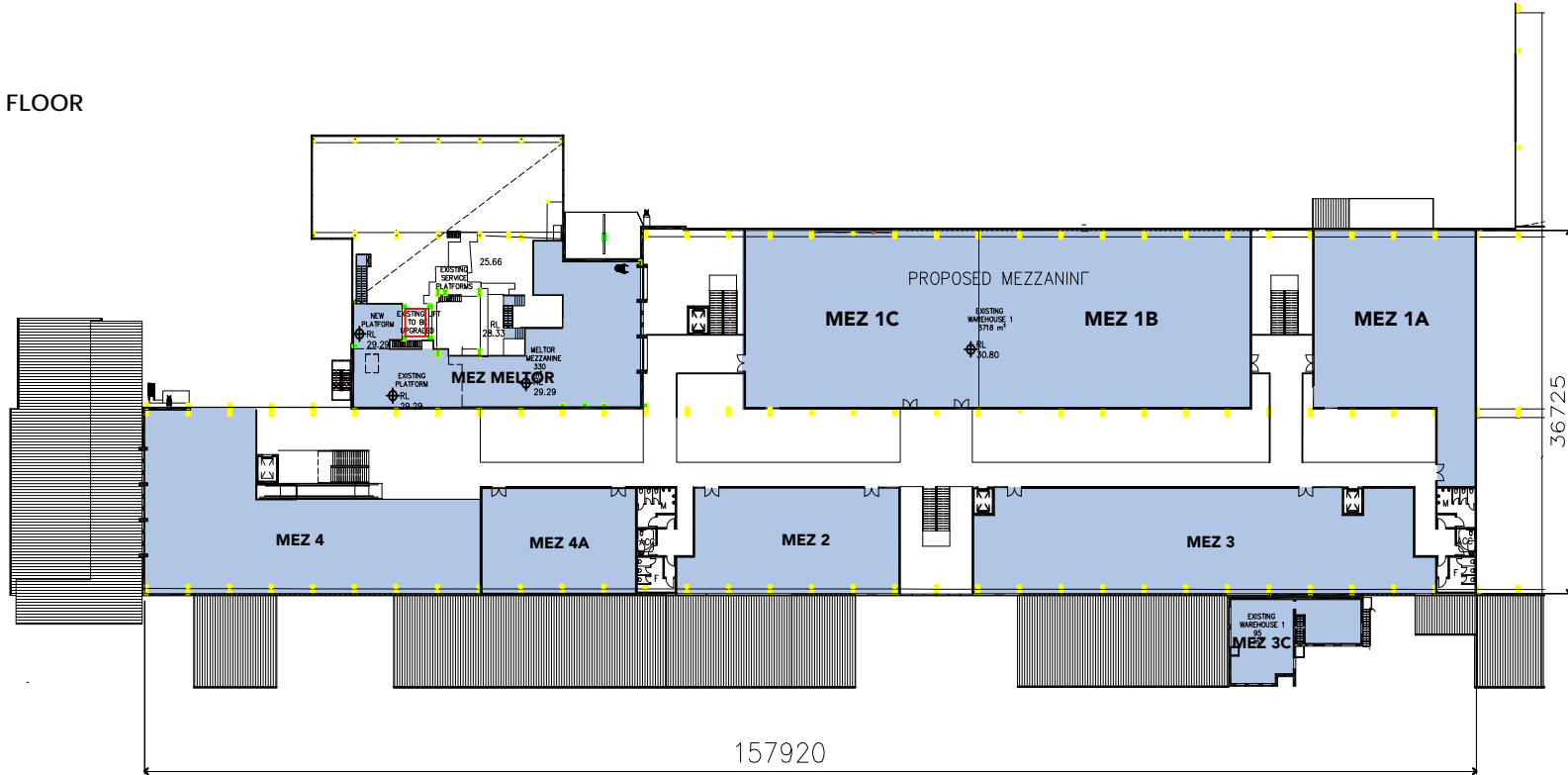
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LOADING AREA

# TENANCY PLAN

FIRST FLOOR



## SCHEDULE OF AREA

### WAREHOUSE 1 1ST FLOOR MEZZANINE WAREHOUSE AREA

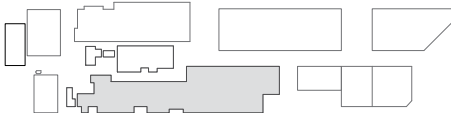
MEZ 1A	420 m <sup>2</sup>
MEZ 1B	560 m <sup>2</sup>
MEZ 1C	560 m <sup>2</sup>
MEZ 2	266 m <sup>2</sup>
MEZ 3	553 m <sup>2</sup>
MEZ 3C	95 m <sup>2</sup>
MEZ 4	500 m <sup>2</sup>
MEZ 4A	195 m <sup>2</sup>
MEZ MELTOR	344 m <sup>2</sup>

**TOTAL AREA 3493 m<sup>2</sup>**

### FACILITIES

POWER: 100 - 5000 AMP

### Location Key



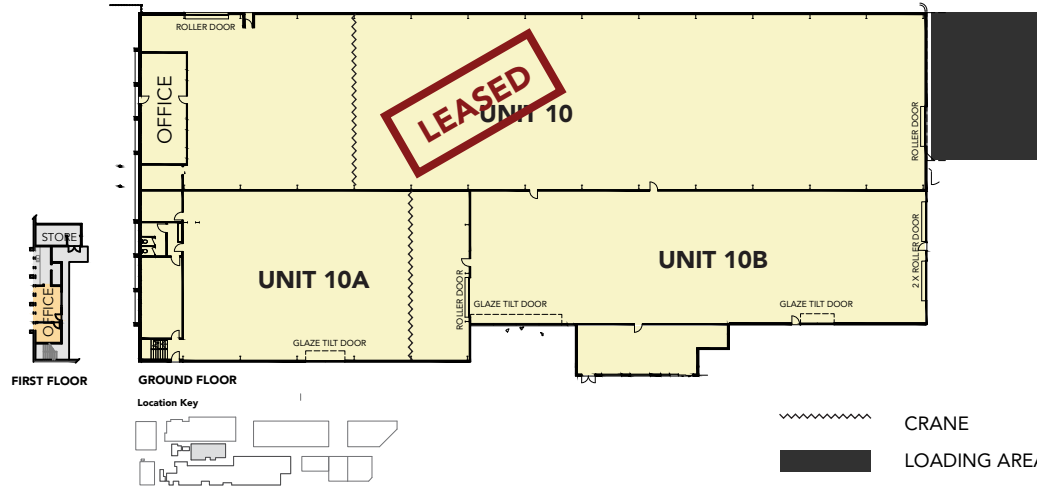
LOADING AREA



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# TENANCY PLAN



## SCHEDULE OF AREA

### WAREHOUSE 3

#### GROUND FLOOR WAREHOUSE AREA

UNIT 10	1657 m <sup>2</sup>
UNIT 10A	633 m <sup>2</sup>
UNIT 10B	694 m <sup>2</sup>

#### FIRST FLOOR OFFICE AREA

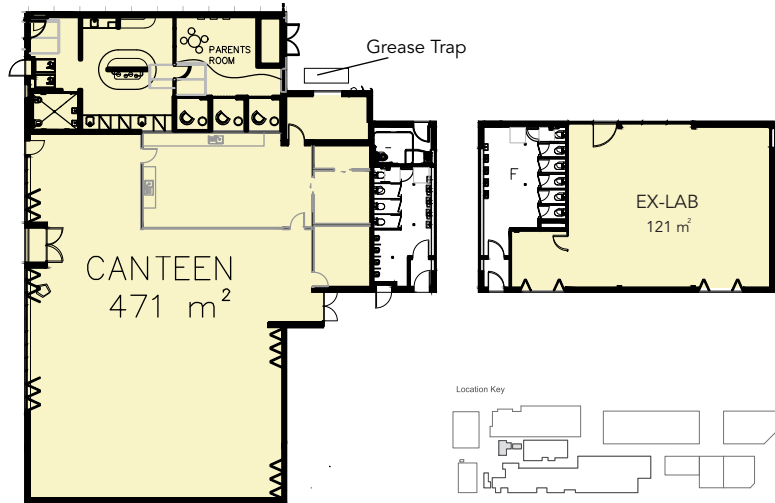
UNIT 10A OFFICE	98 m <sup>2</sup>
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#### TOTAL AREA

<b>UNIT 10</b>	<b>1657 m<sup>2</sup></b>
<b>UNIT 10A + OFFICE</b>	<b>731 m<sup>2</sup></b>
<b>UNIT 10B</b>	<b>694 m<sup>2</sup></b>

#### FACILITIES

POWER: 100 - 5000 AMP  
CRANES AVAILABLE



## SCHEDULE OF AREA

CANTEEN	471 m <sup>2</sup>
EX LAB - FOR AMERICAN BBQ STORE	121 m <sup>2</sup>

#### TOTAL AREA

**592 m<sup>2</sup>**

#### FACILITIES

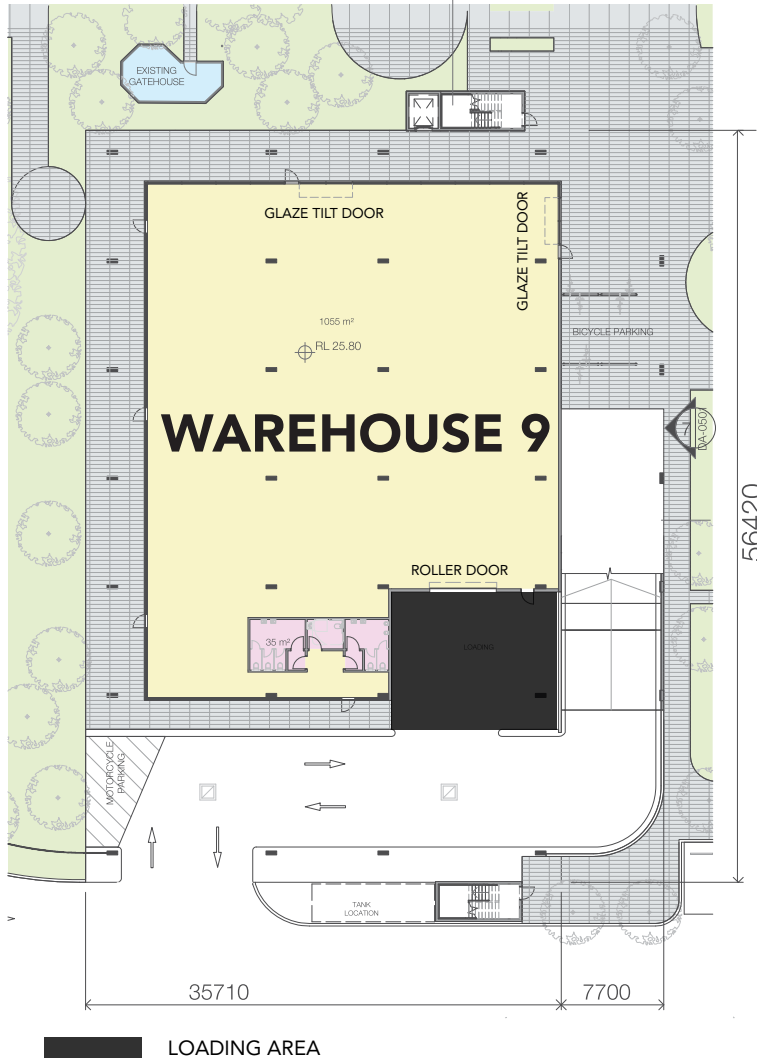
POWER: 100 - 5000 AMP



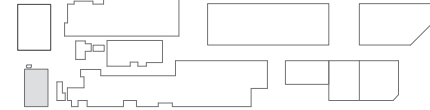
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# TENANCY PLAN



## Location Key



## SCHEDULE OF AREA

### GROUND FLOOR WAREHOUSE AREA

WAREHOUSE 9 1065 m<sup>2</sup>

**TOTAL AREA 1065 m<sup>2</sup>**

## FACILITIES

POWER: 100 - 5000 AMP



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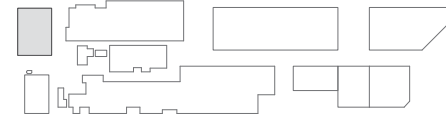


# TENANCY PLAN



 LOADING AREA

## Location Key



## SCHEDULE OF AREA

### GROUND FLOOR WAREHOUSE AREA

WAREHOUSE 8 2047 m<sup>2</sup>

**TOTAL AREA** **2047 m<sup>2</sup>**

### FACILITIES

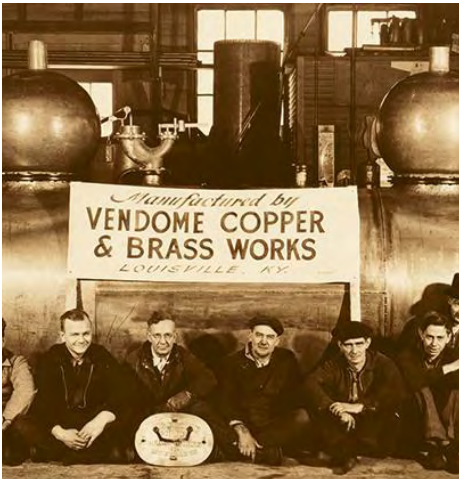
POWER: 100 - 5000 AMP



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# LANDSCAPE & EDUCATION MOOD BOARD



# LET'S CREATE PERFECT SPACE FOR PERFECT PRODUCTS.

We create custom spaces that allow your business to streamline its operations and expand it's revenue streams. By specifying your needs, we will utilise our premium features to create any space you require and suits your budget.

Visit [theassemblypenrith.com.au](http://theassemblypenrith.com.au) to start creating your space today!

## YOU DECIDE:

Space Shape	Space Size	Roller Doors
Cranes	Office Space	Hard Stand
Space Height	Power	Carpark
Security	Budget Range	More

## NEXT STEP

Let's work on your perfect space!

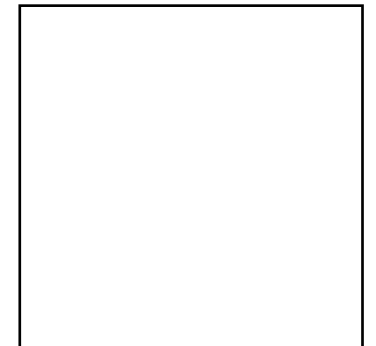
**Space Shape**  
**Space Size**  
**Roller Door**  
**Crane**  
**Access**  
**Office**  
**Power**  
**Carpark**  
**Security**

Rectangular/Square  
.....sqm  
No. ....  
Weight.....  
Pedestrian/Customer  
Yes/No .....sqm  
Yes/No .....AMP  
No. ....  
Yes/No.....

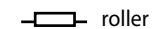
H:.....W:.....  
Clearance:.....meters  
Truck/Semi/B-Double



Space shape: Rectangular



Space shape: Square



roller



office



crane