

CORPORATE+ OPPORTUNITY



ROSEHILL INDUSTRIAL ESTATE
CORNER SHIRLEY AND UNWIN STREETS, ROSEHILL NSW



Opportunity

Rosehill Industrial Estate is located in the geographical centre of Sydney with convenient access to the M4 Motorway and the Great Western Highway and James Ruse Drive. Zoned 4(a) General industry, the estate is ideal for a range of uses including warehouse, distribution and manufacturing.

Two opportunities are currently available within the estate offering 288–1,829 sqm of office space or 11,178 sqm distribution facility.







A clever move

Private vehicle

Rosehill Industrial Estate is ideally situated within two kilometres of dual carriageway access to the M4 Motorway and Parramatta Road.

Buses

Regular bus services operate from James Ruse Drive.

Trains

Rosehill train station is approximately 750 metres from the estate.



CENTRALLY CONNECTED



ON-SITE
Café



750M
to train station



2KM
to M4 Motorway



3KM
to Parramatta CBD



13KM
to North Ryde CBD



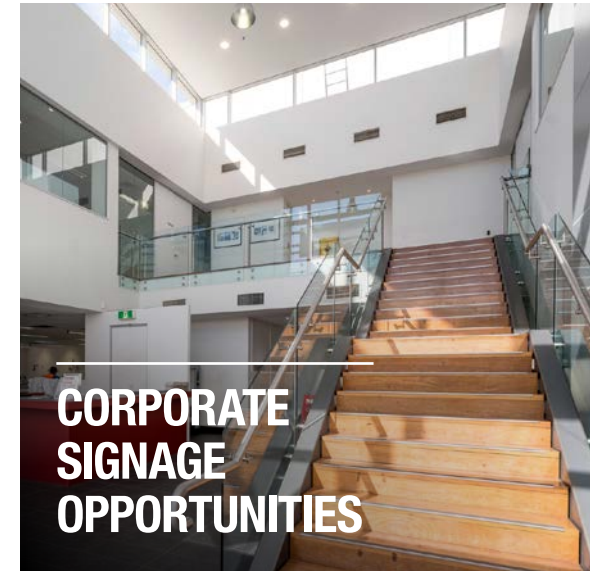
19KM
to Sydney CBD



■ For lease

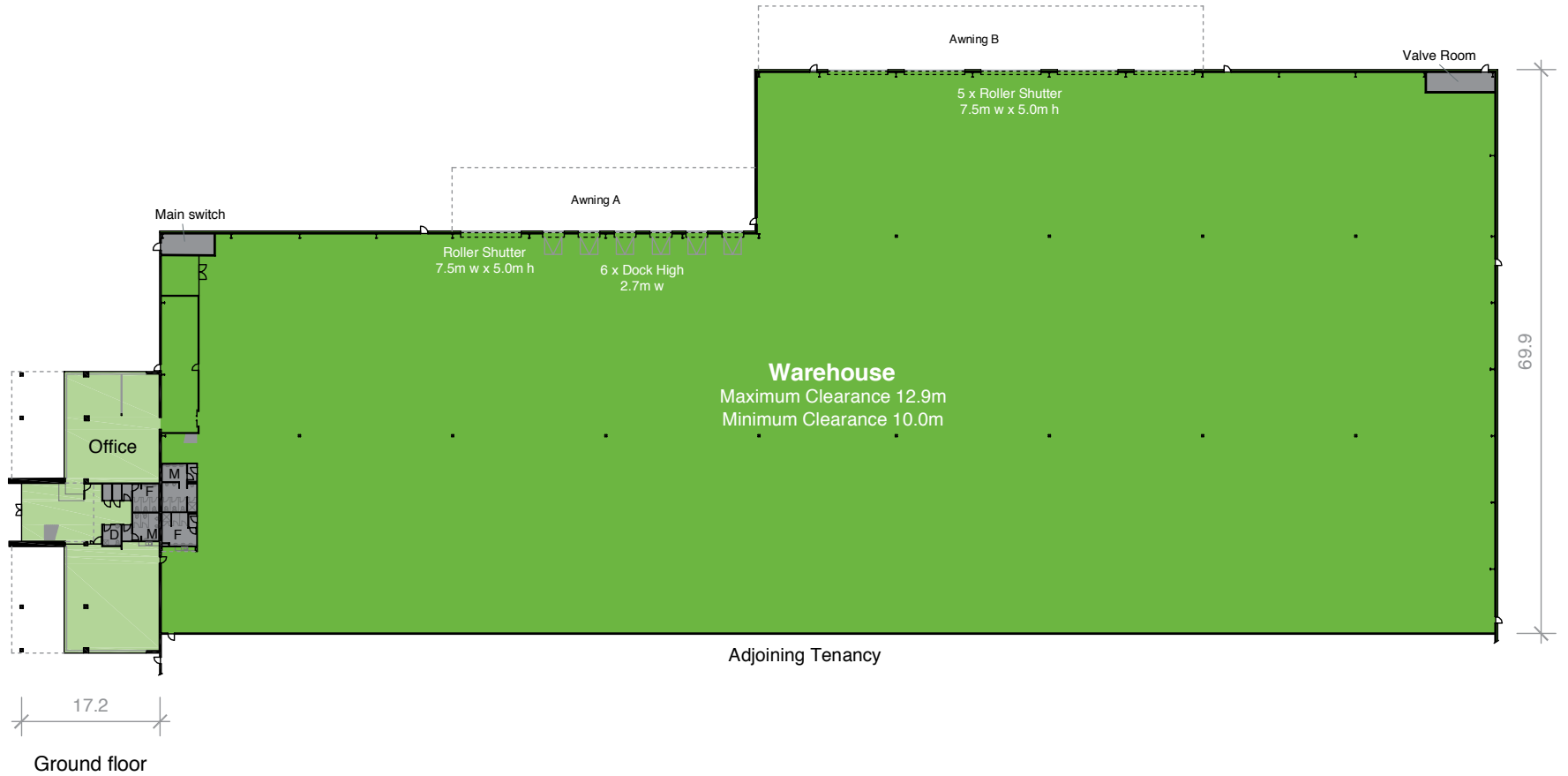
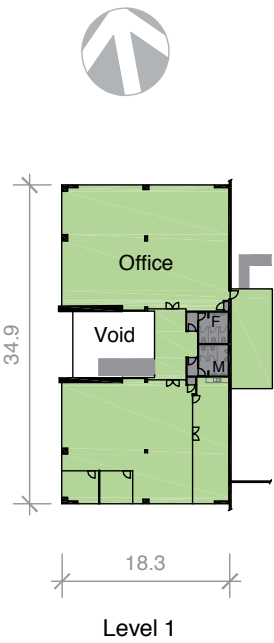
Building C

- + Modern 10,078 sqm high clearance warehouse (10–12.9m)
- + 1,098 sqm corporate office space over two floors
- + Access via six on-grade roller shutters and six docks
- + Awnings provide all-weather loading
- + ESFR sprinkler system
- + Ample truck turning area
- + Separate access for cars and trucks
- + On-site allocated parking
- + Available March 2019.



**CORPORATE
SIGNAGE
OPPORTUNITIES**

AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,078.9
Office	459.2
First floor	
Office	639.4
Total building	11,177.5
Awning A	296
Awning B	436



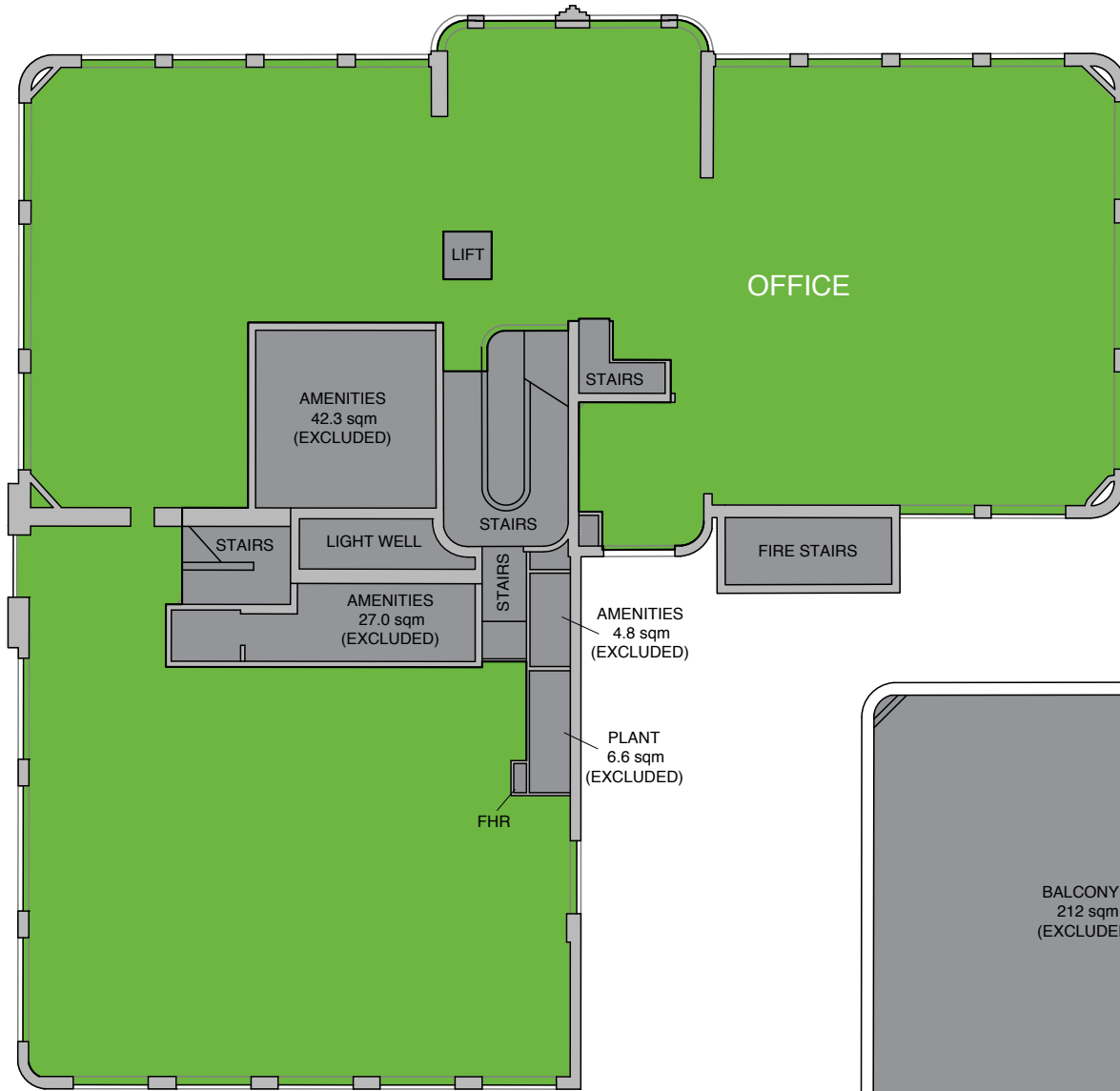
Heritage/ standalone office

- + 1,829 sqm office over three levels
- + Large floor plates over 800 sqm
- + Additional 288 sqm office/gym/storeroom
- + Rooftop balcony
- + Ample natural light
- + Open floor plan
- + On-site allocated parking
- + Well presented landscaped estate with on-site cafe.

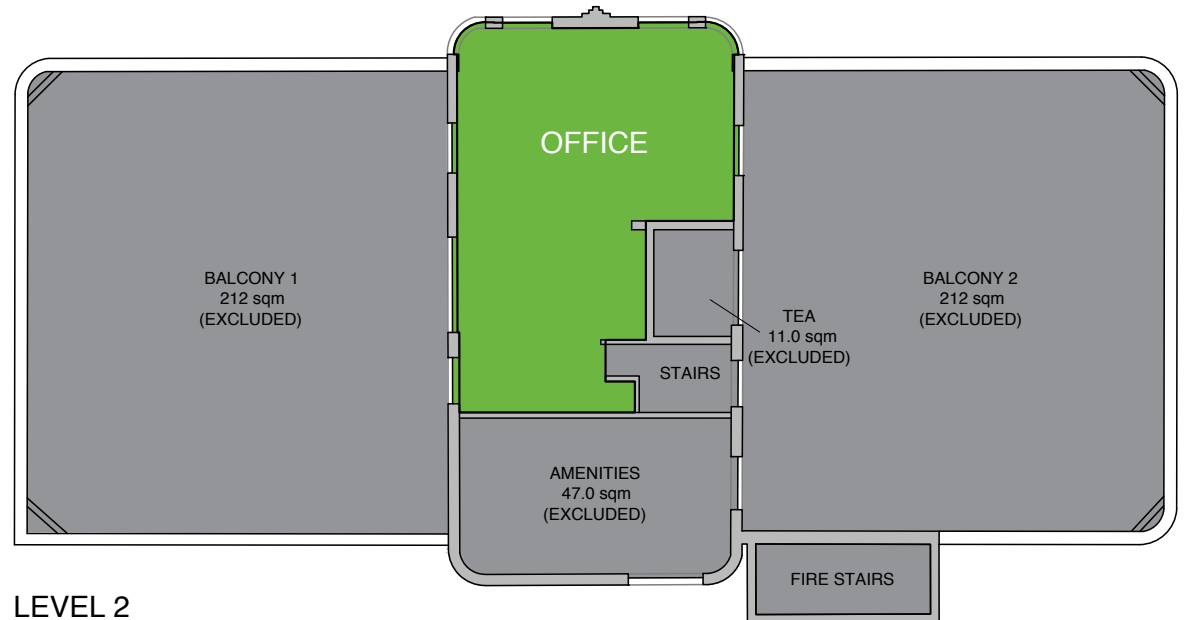




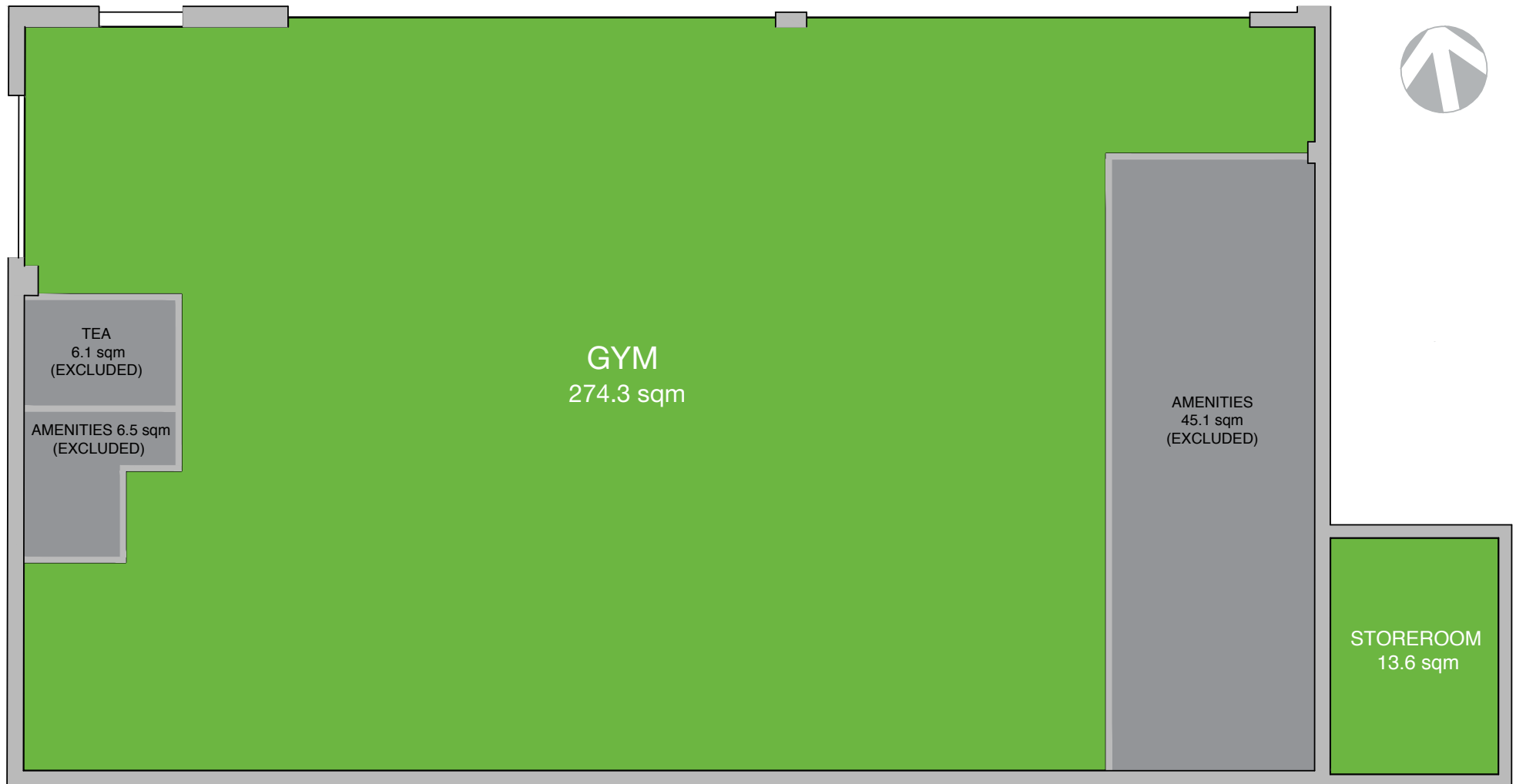
AREA SCHEDULE	SQM
Basement	
Storage	58.7
Ground floor	
Office	853.6



AREA SCHEDULE	SQM
Level 1	
Office	820.3
Level 2	
Office	96.4



AREA SCHEDULE	SQM
Gym	274.3
Store	13.6
Total building	287.9



Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.



Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.

**SUPERIOR
CUSTOMER
SERVICE IS AT
THE HEART OF
EVERYTHING
WE DO**



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