

# ENFIELD ILC

ENFIELD INTERMODAL LOGISTICS CENTRE (ILC)

Mainline Road, Strathfield South, NSW





ENFIELD INTERMODAL  
LOGISTICS CENTRE

AN UNPARALLELED  
DEVELOPMENT  
OPPORTUNITY

BRAND NEW, PURPOSE-BUILT  
WAREHOUSE FACILITIES  
FROM 3,150 SQM



# Central. Connected. Strategic.

Enfield Intermodal Logistics Centre (ILC) offers an unparalleled development opportunity to occupy a brand new industrial estate in Sydney's central west.

Set over approximately 60 hectares, the site includes an active intermodal (IMT) now operated by LINX Cargo Care Group, an active container park operated by ACFS, and masterplan approved land ready for the development of high quality industrial facilities.

Centrally located 15km west of Sydney's CBD in Strathfield South, the site enjoys excellent connections to major rail and road networks, including a dedicated freight rail line direct to Port Botany, and rail connections to Newcastle. The M4 and M5 Motorways and Sydney Markets are also within 6km of the site.

With 24/7 access and General Industrial (IN1) zoning, Enfield ILC is suitable for a range of users in the logistics, freight forwarding, pack-unpack, import-export, food, transport and warehousing sectors.

#### Limited sites remain

Seeking commitments for:

- **Building D1** – 4,500 sqm facility (minimum TEU required)
- **Building E2** – 3,154 sqm facility



# LOCATION.

SYDNEY CBD

STRATHFIELD

ENFIELD

M5 MOTORWAY

HUME HIGHWAY

COSGROVE ROAD

 ENFIELD ILC

MAINLINE ROAD

WENTWORTH STREET

NORFOLK ROAD

ROBERTS ROAD

CHULLORA







# Central.

## STRATEGICALLY POSITIONED.

Located on Mainline Road in Strathfield South, Enfield ILC benefits from excellent road and rail connectivity.

### Road

- 15km to Sydney's CBD ideal for just in time deliveries and fast moving goods
- Easy access to the M4 Motorway (5km) and M5 Motorway (6km)
- Dual site access via Cosgrove Road and Wentworth Street
- Close proximity to major arterial roads including the Hume Highway, Roberts Road and King Georges Road
- 5km to Sydney Markets
- B-double approved access
- No tolls to Port Botany

### Rail

- Dedicated freight rail line uninterrupted by passenger lines
- Daily and direct port shuttle to Port Botany
- Frequent services to Newcastle
- Active rail sidings now operated by LINX Cargo Care Group
- Empty container park operated by ACFS

### Public transport

- Close to commuter trains located at the nearby Belmore, Lakemba and Strathfield stations
- Bus route 450 is a 900m walk from the site providing services between Strathfield and Hurstville



3KM

TO NEAREST  
TRAIN STATION



18KM

TO PORT  
BOTANY



15KM

TO SYDNEY  
CBD



900M

TO NEAREST  
BUS STOP



6KM

TO M5  
MOTORWAY



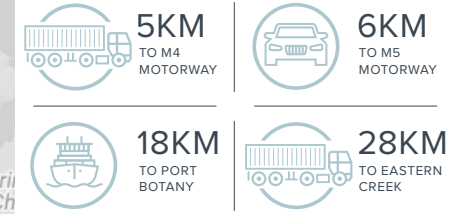
5KM

TO M4  
MOTORWAY





# ACCESS.

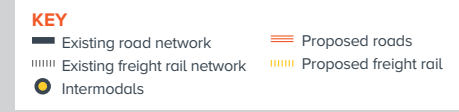


## TOLL COSTS BY TRUCK

As at 2018

\$0	from Port Botany to Enfield ILC (via King Georges Road)
\$72.44 return	from Port Botany to Eastern Creek (via Old Wallgrove Road)
\$31.68 return	from Enfield ILC to Eastern Creek (via Old Wallgrove Road)

**ENFIELD ILC**



Kurrajong Heights tunnel section Future option

Connection to Central Coast Future option

Bells Line of Road Castlereagh Connection Future option

North South rail line tunnel Future option

Northconnex M2-M1 Link Opening 2019

Western Sydney freight line Future option - 2030

Westconnex M4 widening Complete

M12 Motorway Opening 2023

Westconnex M4-M5 Link and connection to St Peters Interchange Opening 2023

Western Sydney Airport Opening 2026

Westconnex M4 East Opening 2019

Northern Beaches Link Future option

North South rail line Future option

St Peters Interchange new M5 connection Opening 2020. M4 connection 2023

Outer Sydney Orbital Future option - 2030

Sydney Gateway Opening 2023

North South rail line tunnel Future option

Westconnex new M5 Opening 2020

F6 Gateway to the south Future option



# Connected.

## DAILY AND DIRECT PORT SHUTTLE.

The site benefits from the adjacent LINX operated intermodal (IMT) with daily rail links direct to Port Botany and frequent rail connections to Newcastle.

Precincts A and D have direct access to the IMT, which means containers can be transferred direct to dock door.

The port shuttle, connecting Enfield ILC and Port Botany, boasts a 34 minute journey time (approx), and provides access to all three stevedores at the Port.

Significant rail capacity exists at Enfield ILC, with a 2,600m through line, two 920m sidings in the IMT for transfers, and two 430m sidings for storage and marshalling.

An empty container park operated by ACFS provides access to all shipping lines allowing the de-hiring of containers directly at Enfield.

A timetable bespoke pricing and Service Level Agreement is available upon request.



INCREASED CAPACITY

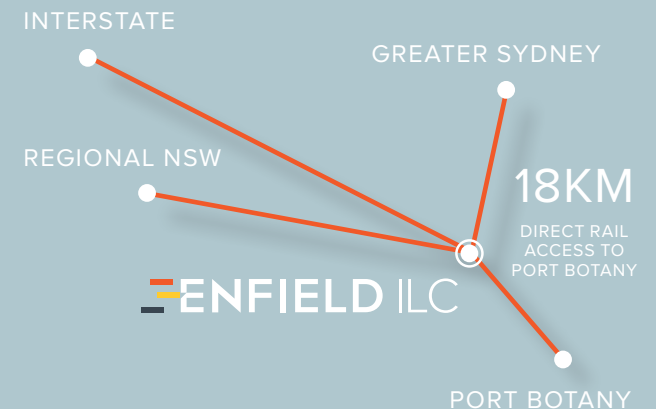
DELIVERY CERTAINTY

IMPROVED CYCLE TIMES



## PORT. RAIL. ROAD.

DIRECT ACCESS TO AUSTRALIA'S MOST COMPREHENSIVE SUPPLY CHAIN NETWORK.





## FEATURES.

# Quality design.

## SITE FEATURES.

Pre-leases are now available with brand new industrial facilities from 3,154–4,500 sqm.

- 24/7 operation
- DA approved
- Serviced lots ready to build
- High clearance warehouses (10–13.7m)
- ESFR sprinkler system
- High quality office spaces
- Heavy duty hardstand areas
- On-grade and recessed dock access
- LED lighting to warehouse and office
- 50kW solar systems
- Separate truck and car circulation
- B-double approved access

### Ideal usage

General Industrial (IN1) zoning permits a range of uses, including:

- Freight transport facilities
- General industries
- Industrial retail outlets
- Light industries
- Storage premises
- Transport depots
- Warehouse or distribution centres
- Wholesale supplies
- Food users

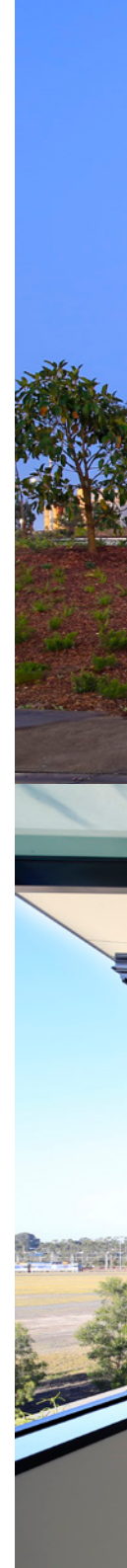
### Current availability

#### Building D1

- 4,500 sqm warehouse and office
- Direct access to the rail siding at rear of facility permitting containers to be delivered directly off rail to hardstand area
- Suitable for rail user with large TEU volume

#### Building E2

- 3,154 sqm warehouse and office

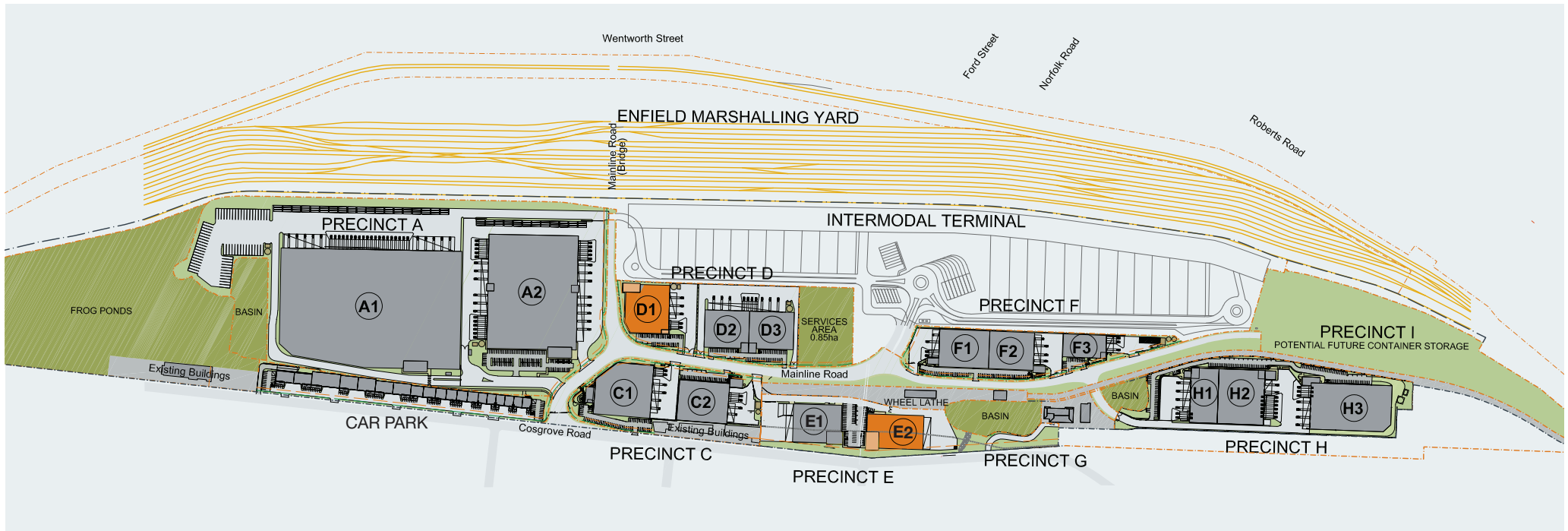








# Masterplan

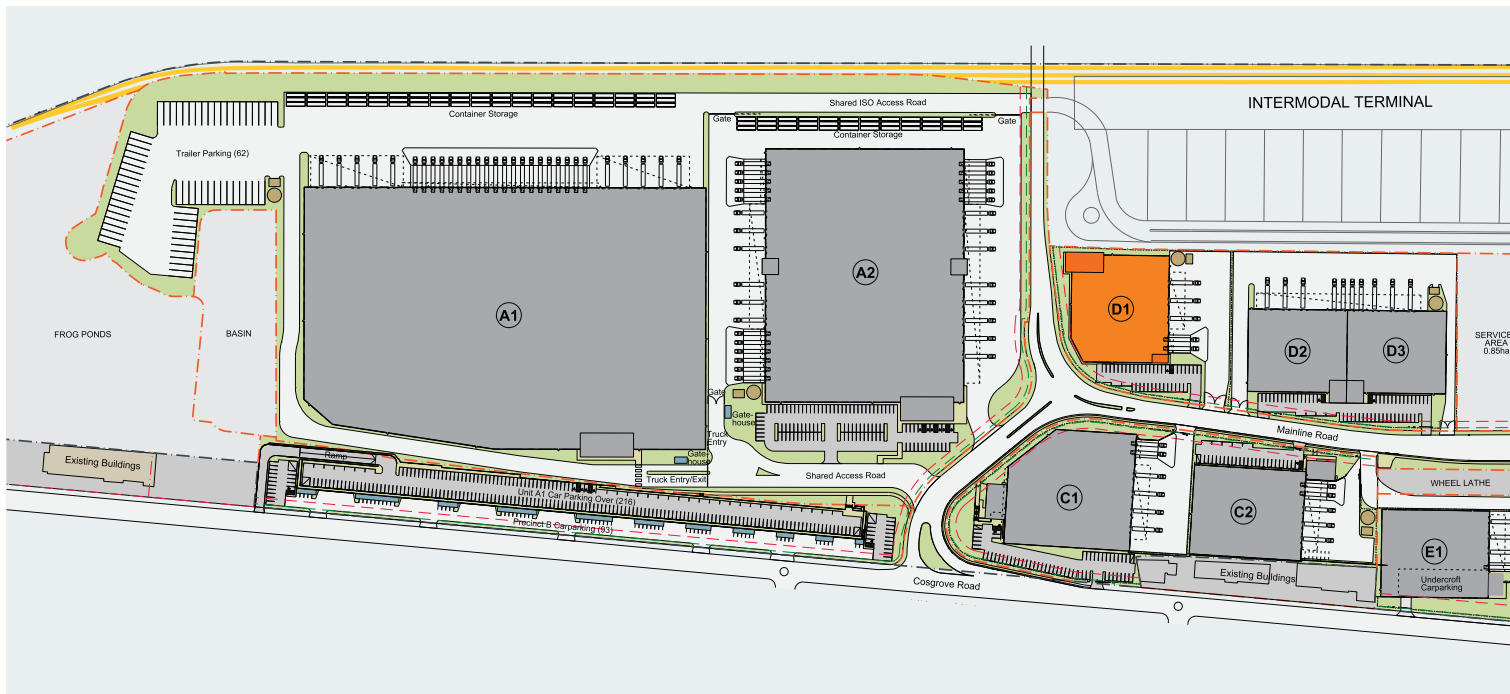


SITE AREA SCHEDULE	SITE AREA (HA)
<b>Total site area</b>	<b>59.32</b>
<b>Development areas</b>	
Precinct A	13.02
Precinct B	1.49
Precinct C	2.11
Precinct D	2.54
Precinct E	2.19
Precinct F	2.07
Precinct G	0.37
Precinct H	3.58
Precinct I	3.81
<b>Total developable area</b>	<b>31.18</b>
<b>Total warehouse</b>	<b>116,233 sqm</b>
<b>Total office</b>	<b>8,823 sqm</b>
<b>Total facility</b>	<b>125,056 sqm</b>

- Available for lease
- Committed customers
- Dedicated freight lines and rail sidings
- EILC site boundary
- Precinct boundary



# Precincts A, B, C & D



<b>PRECINCT D</b>	<b>2.54 ha</b>
<b>Building D1</b>	<b>sqm</b>
Warehouse	3,850
Office (Two level)	600
Warehouse office	50
<b>Total building area</b>	<b>4,500</b>
Hardstand area	3,024
Car parking	40 spaces



# Precinct E



PRECINCT E	
Building E2	sqm
Warehouse	2,854
Office	300
<b>Total building area</b>	<b>3,154</b>

- Available for lease
- Dedicated freight lines and rail sidings
- EILC site boundary
- Precinct boundary



AMENITY.



## DESTINATION.

Enfield ILC offers a range of amenities and lifestyle options within easy walking distance of the site.

Strathfield South town centre has a variety of businesses including a local hotel, post office, cafés and restaurants. There is also a broad range of sporting clubs in the Strathfield area.

Amenities in close proximity include:

### Food

McDonald's, 57–67 Roberts Rd, Greenacre

Oporto, 608 Liverpool Rd, Strathfield South

Hungry Jack's, 11/9 Roberts Rd, Strathfield South

Subway, 1/51 Roberts Rd, Greenacre

Five Stars Thaitanic, 46/355 Waterloo Rd, Greenacre

Mancini's Woodfired Pizza, 21 Burwood Rd, Belfield

Café Belfield, 2/24 Burwood Rd, Belfield

Gloria Jean's, 43/357 Waterloo Rd, Chullora

### Fitness

Anytime Fitness Belfield, 1/35 Burwood Rd, Belfield

Plus Fitness 24/7, 608–612 Hume Highway,  
Strathfield South

CrossFit Strathfield, 8/6–20 Braidwood St, Strathfield South

Optimus Health & Fitness, 4/71–75 Wangee Rd, Lakemba

### Child care

Care for Kindies Kindergarten, 71 Seymore Pde, Belfield

Shiny Star Early Childhood Centre, 522 Liverpool Rd,  
Strathfield South

Busy Beez Family Day Care, 176A Burwood Rd, Burwood

KA Family Day Care, 474 Liverpool Rd, Strathfield

### Shopping

Chullora Marketplace (Woolworths, Big W, Australia Post,  
Medical Centre, ALDI, Commonwealth Bank, BWS)  
355–357 Waterloo Rd, Chullora

Strathfield Plaza (Australia Post, BWS, Woolworths,  
Flight Centre, Vodafone, Optus, St George Bank)  
11 The Boulevard, Strathfield



SAFETY.

Experienced.





## SAFETY AT WORK.

Goodman has a global platform informing our safety policy. Our approach is well considered and based on an evolving set of design principals established from years of experience and leveraging industry wide lessons learned.

### Safety in Design

- Rigorous safety in design assessment and review process
- Industry leading specification
- Technical consultation
- Safe design principals incorporated into the entire building life-cycle

### Safety in construction

- Pre-qualified D&C Contractors
- Collaborative design and construct process
- Transparent safety reporting
- Routine safety audits





# ESD INITIATIVES.



## SUSTAINABILITY.

Environmental sustainability is an important consideration for NSW Ports, Goodman and our customers. We welcome the opportunity to work closely with customers to integrate Ecologically Sustainable Design (ESD) principles into the new facilities at Enfield ILC.

Examples of sustainable initiatives that may be incorporated include:

- Rainwater harvesting
- Solar heated hot water
- Energy efficient LED lighting
- Solar panels
- Translucent sheeting to enhance natural light
- Grey water recycling
- Native plants and drip irrigation landscaping
- AAA rated hydraulic fittings and fixtures
- Bike racks







# Innovation.





# PARTNERSHIP.



## NSW PORTS AND GOODMAN DEVELOPMENT PARTNERSHIP.

### NSW Ports

NSW Ports is a consortium of leading institutional investors, including IFM Investors 45%, Australian Super 20%, Tawreed 20% and Q Super 15%.

NSW Ports is an infrastructure provider who currently manages four major infrastructure assets including Port Botany, Port Kembla, Enfield and Cooks River Intermodal Logistics Centres.

Enfield ILC is managed by NSW Ports under a 99 year ground lease with the NSW State Government (with the exception of lots 1–4 which are owned by NSW Ports as freehold land).

### Goodman

Goodman own, develop and manage high quality industrial and business space in key locations across Australia. Our current portfolio consists of 159 properties across 5.8 million sqm of business space.

Goodman Australia is part of the global Goodman Group and are the largest industrial property group listed on the Australian Securities Exchange.









# ENFIELD ILC

ENFIELD INTERMODAL LOGISTICS CENTRE

## CONTACT.

### DEVELOPMENT ENQUIRIES

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