

For Sale or Lease

TURNER ESTATE
SMEATON GRANGE

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ESTATE OVERVIEW

Turner Estate has been engineered for the 21st Century user and is reflected with its sleek, modern and functional architectural design. High clearance warehousing, well-appointed air-conditioned offices, allocated on-site parking and security gated complex will tick boxes for the most astute owner occupiers and investors.

LOCATION

66 Turner Road, Smeaton Grange

NUMBER OF UNITS

39 units





In a world where connection is everything.

This conveniently located industrial complex is situated in the heart of the Smeaton Grange Industrial Hub in south western Sydney. Minutes to major arterial road networks such as the Hume Highway, Camden Valley Way, the M5 and M7 Motorways. With link to the Western Sydney International Airport which is due for completion in 2026.

- 16 minutes Campbelltown
- 27 minutes Western Sydney International Airport
- 28 minutes Liverpool CBD
- 35 minutes Bankstown
- 42 minutes Sydney Airport
- 47 minutes Parramatta CBD
- 48 minutes Port Botany
- 54 minutes Sydney CBD

03 LOCAL BUSINESS



MOUNT ANNAN

NARELLAN VALE

Narellan Rd

Smeaton Grange Rd

Anzac Ave

Anderson Rd

Camden Valley Way

Pioneer St

Turner Rd

Dunn Rd

TURNER ESTATE
SMEATON GRANGE

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coles

HYDRECO

cbsprinting

one harvest

SUPER SPILL

TLD

TLE

UNISTRUT

Schneider Electric

USG BORAL

JM JENMAR

Total Steel

CUBIS

STRATCO

AUSTRALIA POST

Holden HYUNDAI MITSUBISHI MOTORS
Camden Valley Motors

WAKELING AUTOMOTIVE WHOLESALE DIRECT

CoolDrive DISTRIBUTION

VOLVO Construction Equipment

KIA

HONDA

Ford

BMW

SUBARU

SUPERCHEAP AUTO

ACM PARTS

HARVEY'S AUTO TRADERS

04 LOCAL AMENITIES



Centre yourself in this thriving enterprise hub.

Turner Estate is conveniently surrounded by a range of major industrial, retail and service providers including Australia Post, Bunnings, Coles Distribution Centre, Amazon, Service NSW & Woolworths. As well as having close proximity to Campbelltown Hospital, Western Sydney University & Narellan Town Centre there a range of cafes and gyms nearby providing ultimate convenience for your workforce.

3 minutes Gregory Hills

6 minutes Narellan Village

7 minutes Mount Annan Village

2 minutes Bunnings Gregory Hills

2 minutes Post Office

3 minutes Woolworths Gregory Hills

4 minutes Officeworks

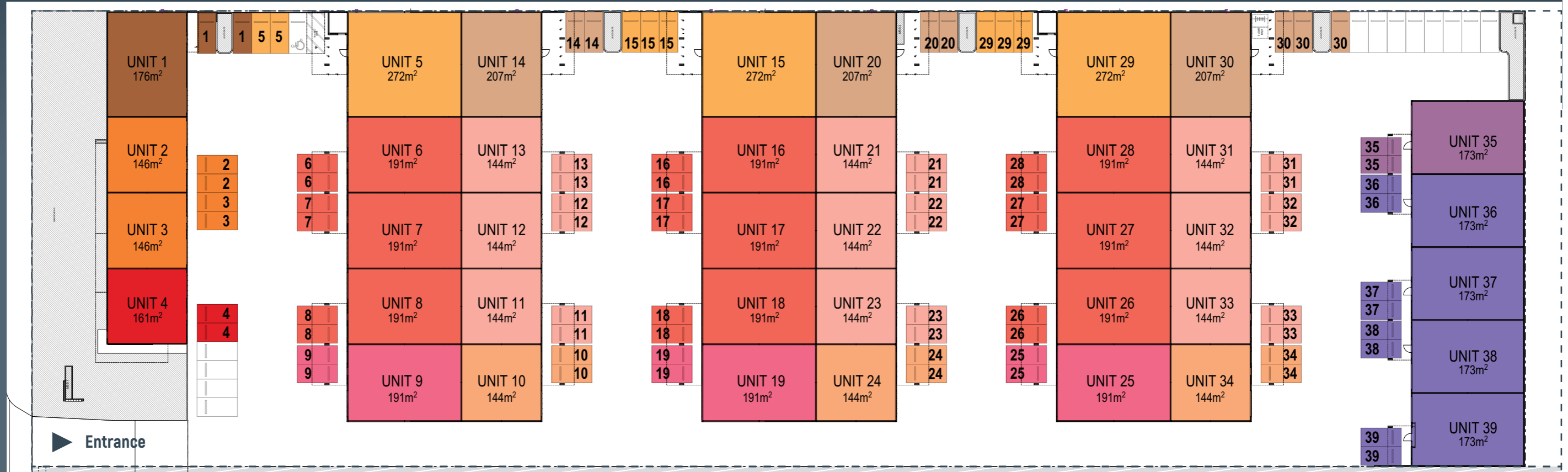
5 minutes Coles Smeaton Grange

Final Stage.

Turner Estate offers 39 industrial units with a varying range of unit sizes to suit all budgets and business sizes. All units come with air-conditioned office space, bathroom and kitchen facilities, high clearance roller doors and designated parking.



TURNER ROAD



- **Type 1**
Unit 4
Total Area: 161m²
- **Type 2**
Unit 2, 3
Total Area: 146m²
- **Type 3**
Unit 1
Total Area: 176m²

- **Type 4**
Unit 5, 15, 29
Total Area: 272m²
- **Type 5**
Unit 6, 7, 8, 16, 17, 18, 26, 27, 28
Total Area: 191m²
- **Type 6**
Unit 9, 19, 25
Total Area: 191m²

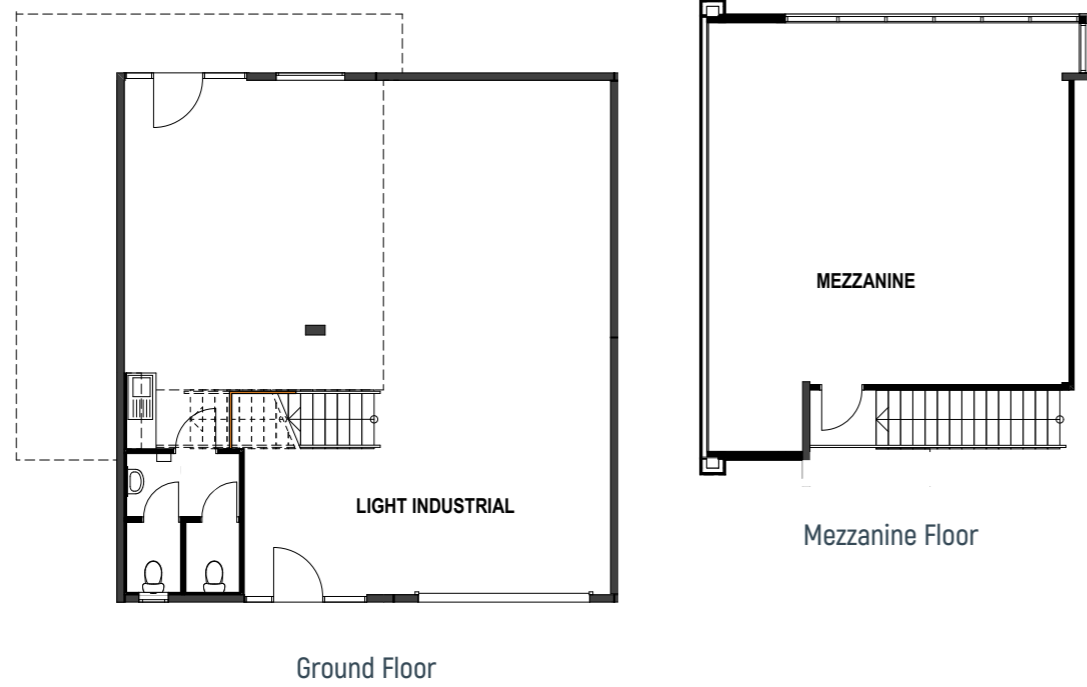
- **Type 7**
Unit 10, 24, 34
Total Area: 144m²
- **Type 8**
Unit 11, 12, 13, 21, 22, 23, 31, 32, 33
Total Area: 144m²
- **Type 9**
Unit 14, 20, 30
Total Area: 207m²

- **Type 10**
Unit 35
Total Area: 173m²
- **Type 11**
Unit 36, 37, 38, 39
Total Area: 173m²



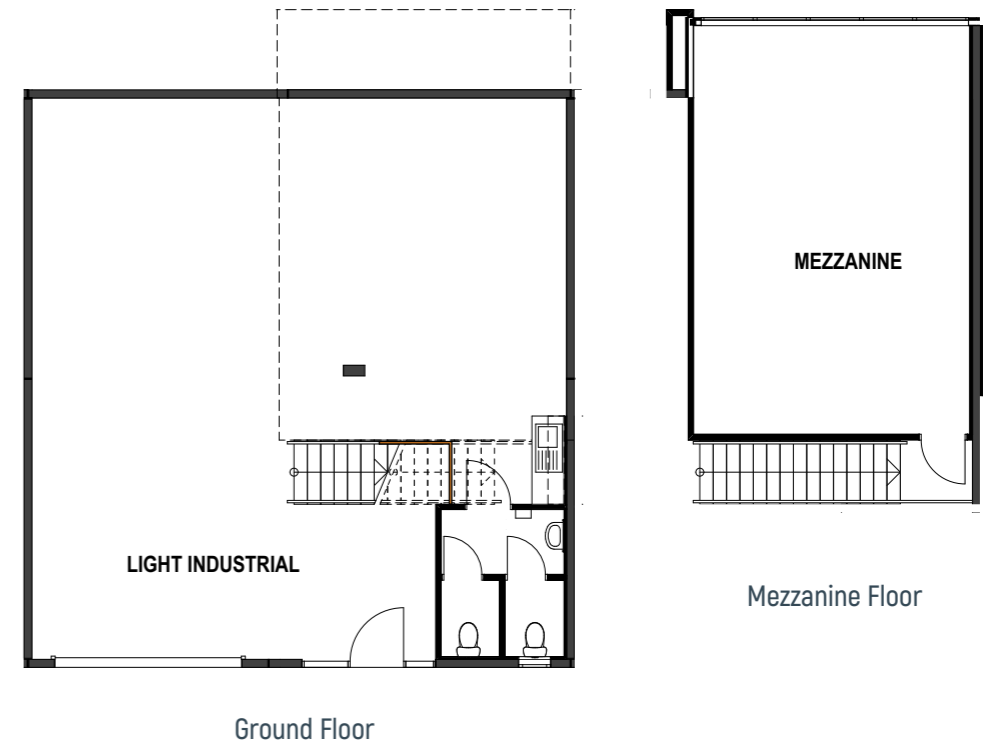


Unit 4
 Industrial
 Unit Area:
104m²
 Mezzanine
 Office Area:
57m²
 Total Area:
161m²



Type 1

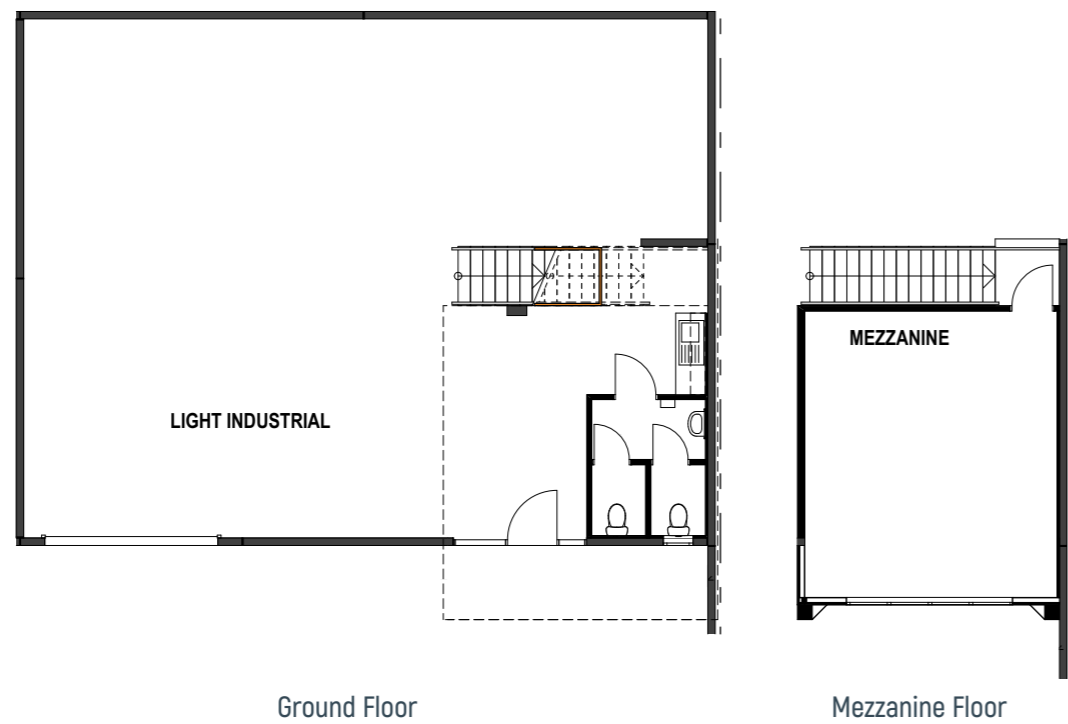
Unit 2, 3
 Industrial
 Unit Area:
105m²
 Mezzanine
 Office Area:
41m²
 Total Area:
146m²



Type 2

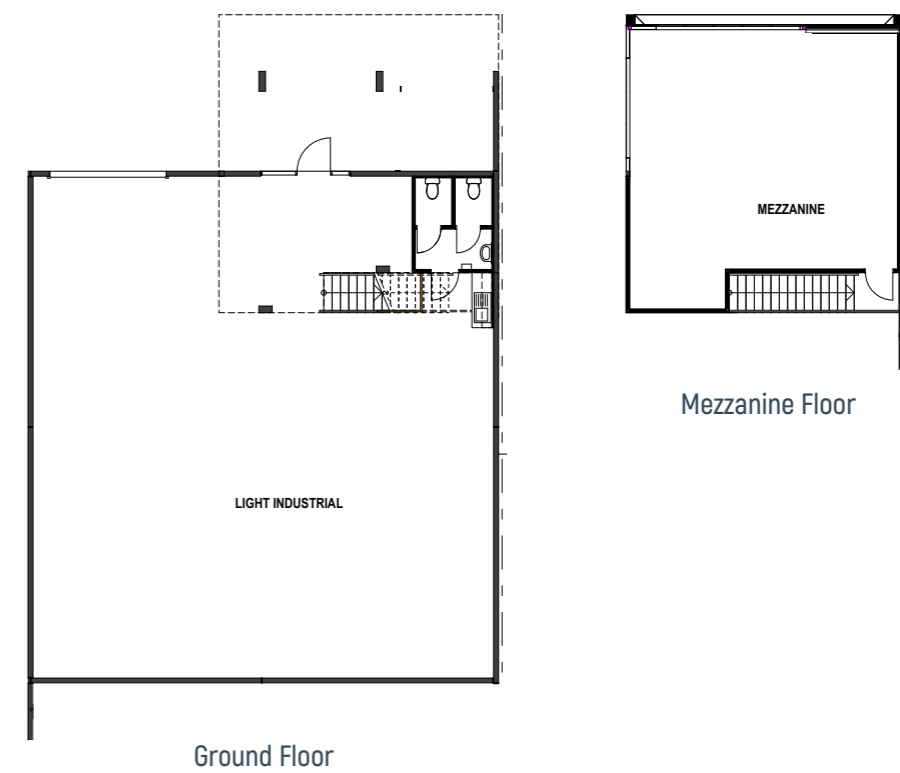
Note: Unit 3 mirror reversed

Unit 1
 Industrial
 Unit Area:
145m²
 Mezzanine
 Office Area:
31m²
 Total Area:
176m²



Type 3

Unit 5, 15, 29
 Industrial
 Unit Area:
208m²
 Mezzanine
 Office Area:
64m²
 Total Area:
272m²



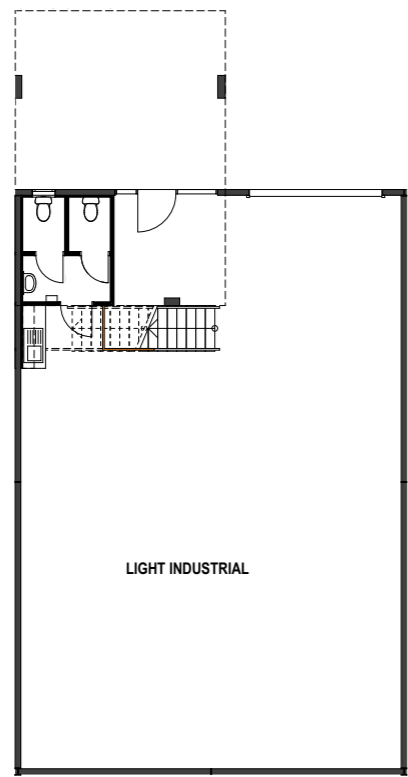
Type 4



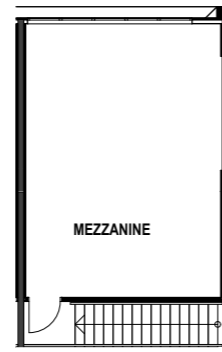
**Unit 6, 7, 8,
16, 17, 18, 26,
27, 28**

Industrial
Unit Area:
152m²
Mezzanine
Office Area:
39m²
Total Area:
191m²

Type 5



Ground Floor



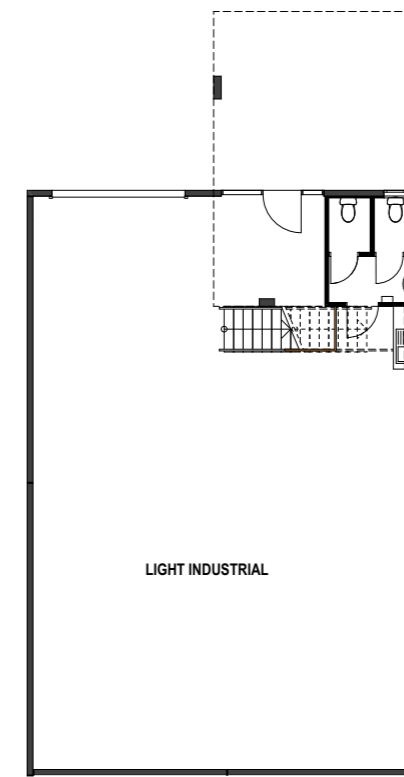
Mezzanine Floor

Note: Unit 7, 17, 27 mirror reversed

Unit 9, 19, 25

Industrial
Unit Area:
152m²
Mezzanine
Office Area:
39m²
Total Area:
191m²

Type 6



Ground Floor

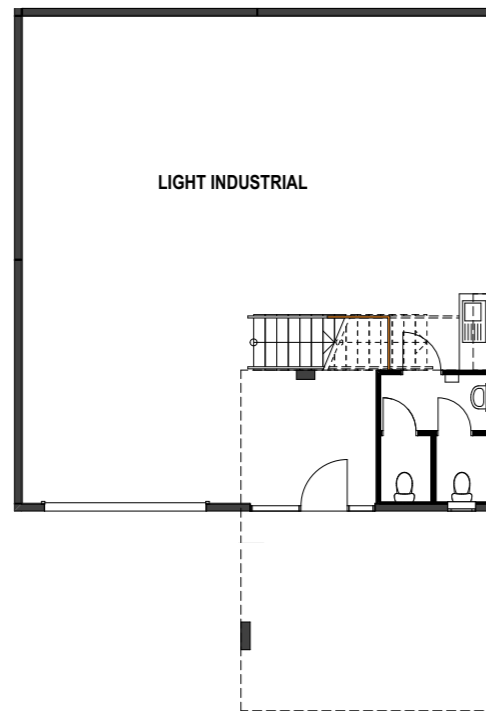


Mezzanine Floor

Unit 10, 24, 34

Industrial
Unit Area:
107m²
Mezzanine
Office Area:
37m²
Total Area:
144m²

Type 7



Ground Floor

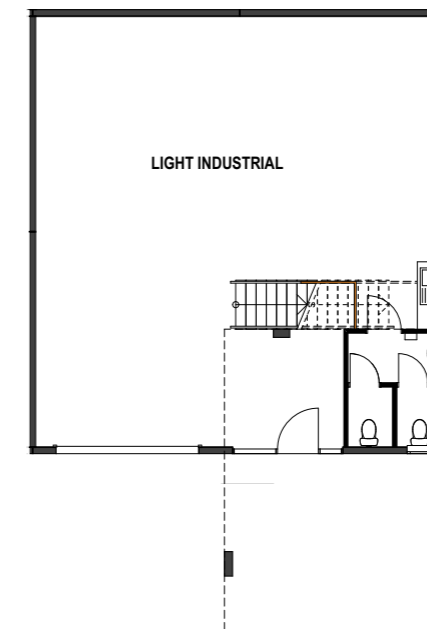


Mezzanine Floor

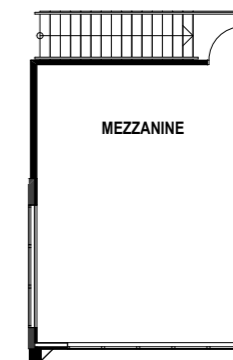
**Unit 11, 12, 13,
21, 22, 23, 31,
32, 33**

Industrial
Unit Area:
107m²
Mezzanine
Office Area:
37m²
Total Area:
144m²

Type 8



Ground Floor



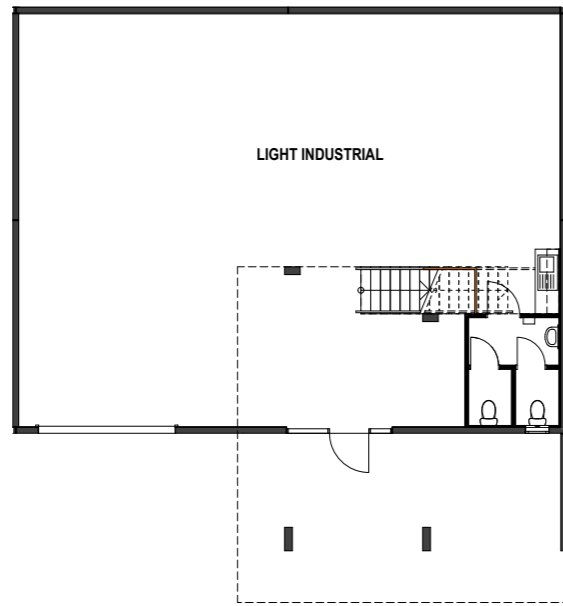
Mezzanine Floor

Note: Unit 11, 13, 21, 23, 31, 33 mirror reversed

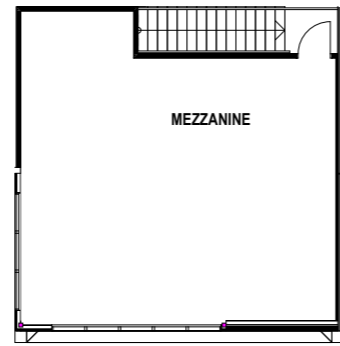


Unit 14, 20, 30

Industrial
Unit Area:
146m²
Mezzanine
Office Area:
61m²
Total Area:
207m²



Ground Floor

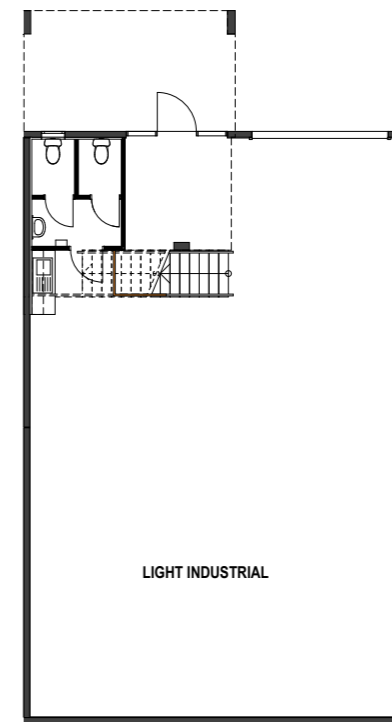


Mezzanine Floor

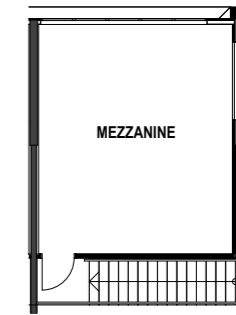
Type 9

Unit 35

Industrial
Unit Area:
143m²
Mezzanine
Office Area:
30m²
Total Area:
173m²



Ground Floor

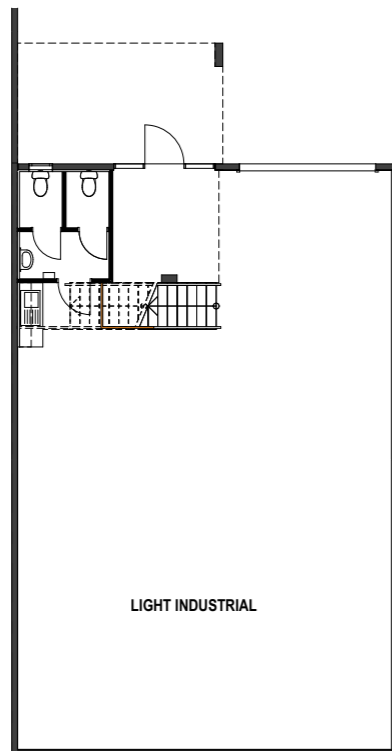


Mezzanine Floor

Type 10

**Unit 36, 37,
38, 39**

Industrial
Unit Area:
143m²
Mezzanine
Office Area:
30m²
Total Area:
173m²



Ground Floor



Mezzanine Floor

Type 11

Note: Unit 36, 38 mirror reversed

Plan the future of your business.

Designed by Mosca Pserras Architects, industrial units at Turner Estate provide flexibility for a wide range of business uses. Choose from eleven individual unit types to suit the growing needs of your business.



An address you can be proud of.

With exposure to Turner Road of over 120m this architecturally designed estate will elevate your business into a new phase of growth. Turner Estate offers sophistication, with a modern, high-tech design sure to appeal to your clients, old and new.



Unmatched connectivity



High clearance warehousing



Allocated on-site parking



24 hour access



Well appointed air-conditioned offices



Security gated



Common area inclusions

LANDSCAPING	Turf & planting
EXTERNAL LIGHTING	Building mounted
DRIVEWAYS	Reinforced concrete
CAR PARKING	Line marked private spaces

General unit finishes

GROUND FLOOR	Concrete
EXTERNAL WALLS	Painted concrete with feature cladding
INTERNAL WALLS	Concrete
STAIRS	Steel frame and handrail
ENTRY DOOR	Powder coated aluminium
WINDOWS	Powder coated aluminium with glazing
ROOF	Colourbond roof sheeting

Mezzanine finishes

FLOOR	Carpet
EXTERNAL WALLS	Painted concrete with feature cladding
INTERNAL WALLS	Painted
CEILING	Ceiling tiles

Bathroom finishes

FLOOR	Tiles
INTERNAL WALLS	Painted
SHOWER	Tiles
CEILING	Ceiling tiles

Services

COMMUNICATIONS	Internet & phone connection
WATER SUPPLY	Hot & cold water
AIR CONDITIONING	To mezzanine only

UNIT NO	GROUND (m ²)	MEZZ (m ²)	CAR SPACES	TOTAL (m ²)
1	145	31	2	176
2	105	41	2	146
3	105	41	2	146
4	104	57	2	161
5	208	64	2	272
6	152	39	2	191
7	152	39	2	191
8	152	39	2	191
9	152	39	2	191
10	107	37	2	144
11	107	37	2	144
12	107	37	2	144
13	107	37	2	144
14	146	61	2	207
15	208	64	3	272
16	152	39	2	191
17	152	39	2	191
18	152	39	2	191
19	152	39	2	191
20	146	61	2	207
21	107	37	2	144
22	107	37	2	144
23	107	37	2	144
24	107	37	2	144
25	152	39	2	191
26	152	39	2	191
27	152	39	2	191
28	152	39	2	191
29	208	64	3	272
30	146	61	3	207
31	107	37	2	144
32	107	37	2	144
33	107	37	2	144
34	107	37	2	144
35	143	30	2	173
36	143	30	2	173
37	143	30	2	173
38	143	30	2	173
39	143	30	2	173

We are delighted to offer Turner Estate to the market and we welcome your participation.

Leasing process

Offers to lease should, as a minimum, nominate the following:

- Leasing Entity
- Proposed Use
- Solicitor Details
- Holding Deposit

Property inspections

Inspections will be conducted by appointment only or as advertised by contacting one of our leasing agents below.

Exclusive agents

All enquiries and offers in relation to the subject units should be directed to the following exclusive agents:



Michelle Auckland | Director
M 0425 348 833 **E** michelle@combinedcommercial.com.au



Anthony Bartorilla | Industrial Sales & Leasing - Consultant
M 0418 587 660 **E** anthonyb@niemeyer.com.au

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