

INFORMATION
MEMORANDUM

Wetherill Park Distribution Centre

Building 2,
300 Victoria Street,
Wetherill Park, NSW

Available Q4 2019





Improve your business productivity and efficiency

Brand new, high clearance warehouse and logistics facilities with flexible leases available from 7,000sqm, 13,500sqm and 28,000sqm, located in the highly sought-after suburb of Wetherill Park in Sydney.

Key features of Wetherill Park Distribution Centre:

Direct access to key transport nodes







Connectivity to major infrastructure

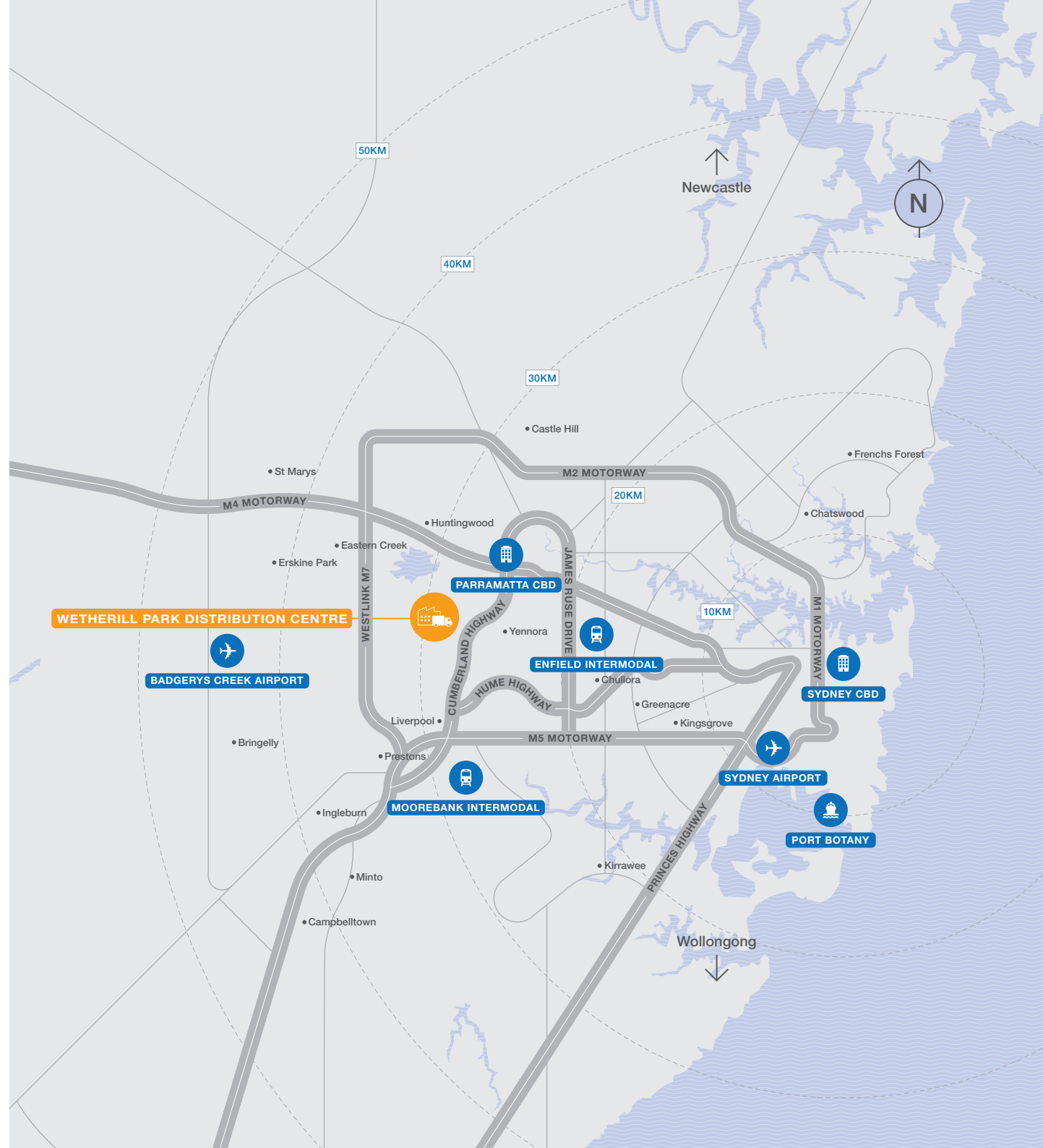
Brand new, flexible space customisable to your business needs

A strategic location

Wetherill Park is located within Sydney's outer west industrial region. Only 6km from the M4 and 7km from the M7, the property provides connectivity to Sydney Airport, Port Botany and Sydney CBD.

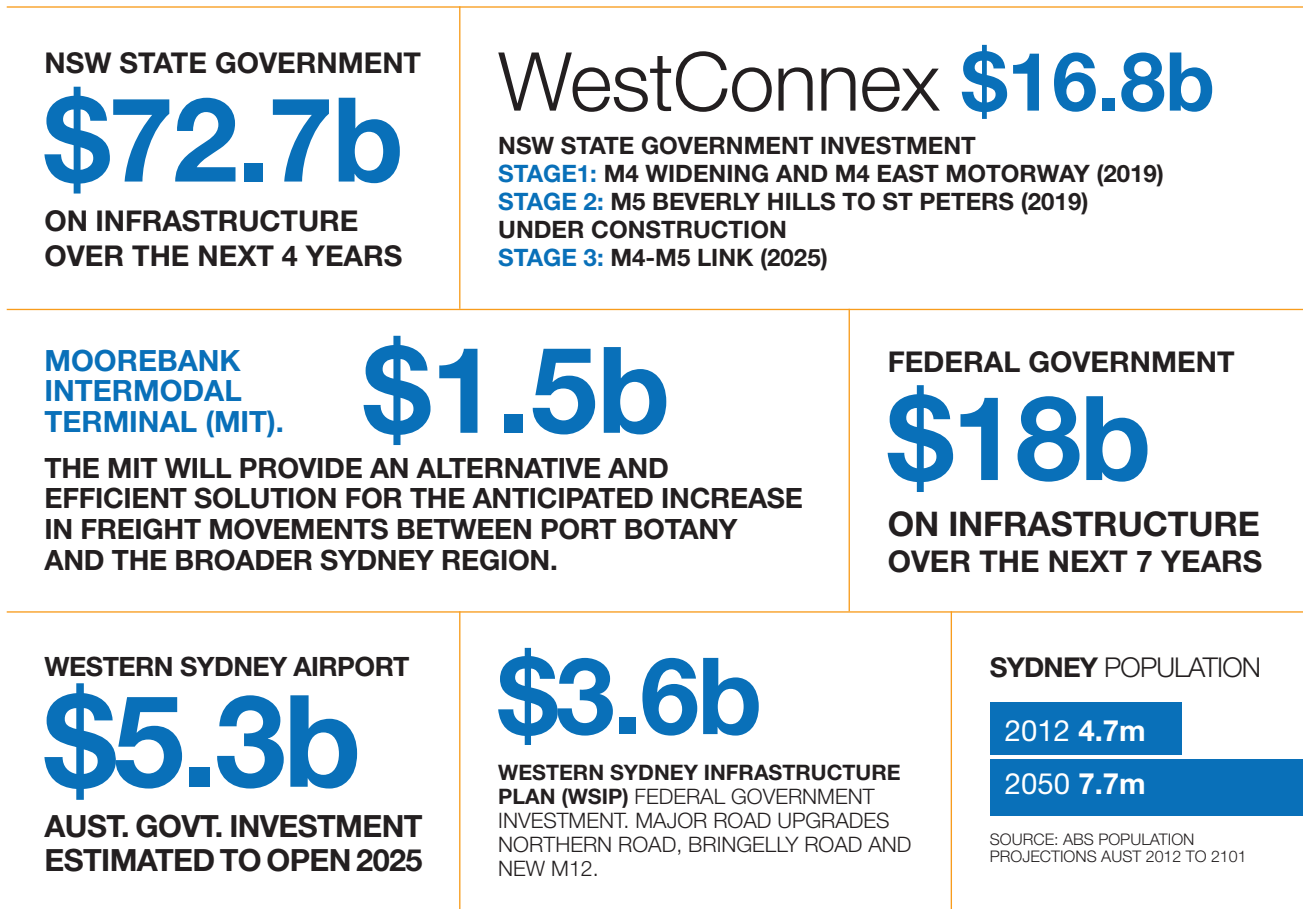
Ideally located on the corner of Victoria Street and Walter Street in Wetherill Park, the property has vehicle access from both frontages and provides immediate access to key Northern and Southern logistics routes. Minutes from the M4 Motorway and the M7 Motorway, Wetherill Park Distribution Centre also provides access to Parramatta and Eastern Creek.

 <p>6KM M4 MOTORWAY</p>	 <p>7KM M7 MOTORWAY</p>	 <p>43KM PORT BOTANY</p>
 <p>35KM SYDNEY AIRPORT</p>	 <p>12KM PARRAMATTA</p>	 <p>35KM SYDNEY CBD</p>



Take your place in the growth corridor of Western Sydney

Both the New South Wales and Federal Governments have committed to significant infrastructure investment projects across the Greater Sydney Area to assist and facilitate the projected growth in both the state economy and NSW population.



Connected to business and key infrastructure



Building features



Minimum 10.5m springing height

Ridge height 13.7m

Sunken and on-grade dock access available

36m super awnings for all weather loading for each tenancy

ESFR fire suppression system

Dedicated hardstand area for each tenancy

B-Double access

High quality construction

Available Q4 2019

Charter Hall is a leading developer of industrial property in Australia with more than 116 industrial facilities across more than 2.8 million sqm in key growth markets. This means we understand what facilities and features your business needs in your premises.

Flexible sizes

The site offers warehouse tenancies ranging from approximately 7,000sqm, 13,500sqm and 28,000sqm available with office accommodation.

Customised spaces

All buildings can be developed to your specifications, incorporating the latest industrial and logistics design elements.

Sustainability features

Charter Hall is committed to sustainability and will incorporate a number of features to enhance operational and environmental performance, minimise outgoings and deliver enhanced user comfort for your staff and visitors.

Measures include:

- Rainwater harvesting for irrigation and toilets
- Efficient LED lighting as standard including daylight harvesting
- Solar opportunities

WALTER STREET



EXISTING CAR ENTRY EXIT

LOCATION OF 1.4m DIAMETER BUNYA PINE TREE

PYLON SIGNAGE

EXISTING TRUCK ENTRY EXIT

VICTORIA STREET

300 Victoria St



Total site area	55,635sqm
Warehouse 2A	
Warehouse	13,664sqm
Ground floor office	250sqm
Level 1 office	500sqm
Dock office	50sqm
Rec. area	57sqm
Hardstand area	36 metres wide
Awning area	36 metres wide
Warehouse 2B	
Warehouse (including dock office)	6,840sqm
Ground floor office	103sqm
Level 1 office	197sqm
Rec. area	57sqm
Hardstand area	36 metres wide
Awning area	36 metres wide
Warehouse 2C	
Warehouse (including dock office)	6,840sqm
Ground floor office	103sqm
Level 1 office	197sqm
Rec. area	57sqm
Hardstand area	36 metres wide
Awning area	36 metres wide
Total building area	28,744sqm
Site coverage	52%
Total rec. area	171sqm
Car parking provided	180

Racking plan

WAREHOUSE 2A SUMMARY

Bays	Pallets
------	---------

1,444	18,732
-------	--------

WAREHOUSE 2B SUMMARY

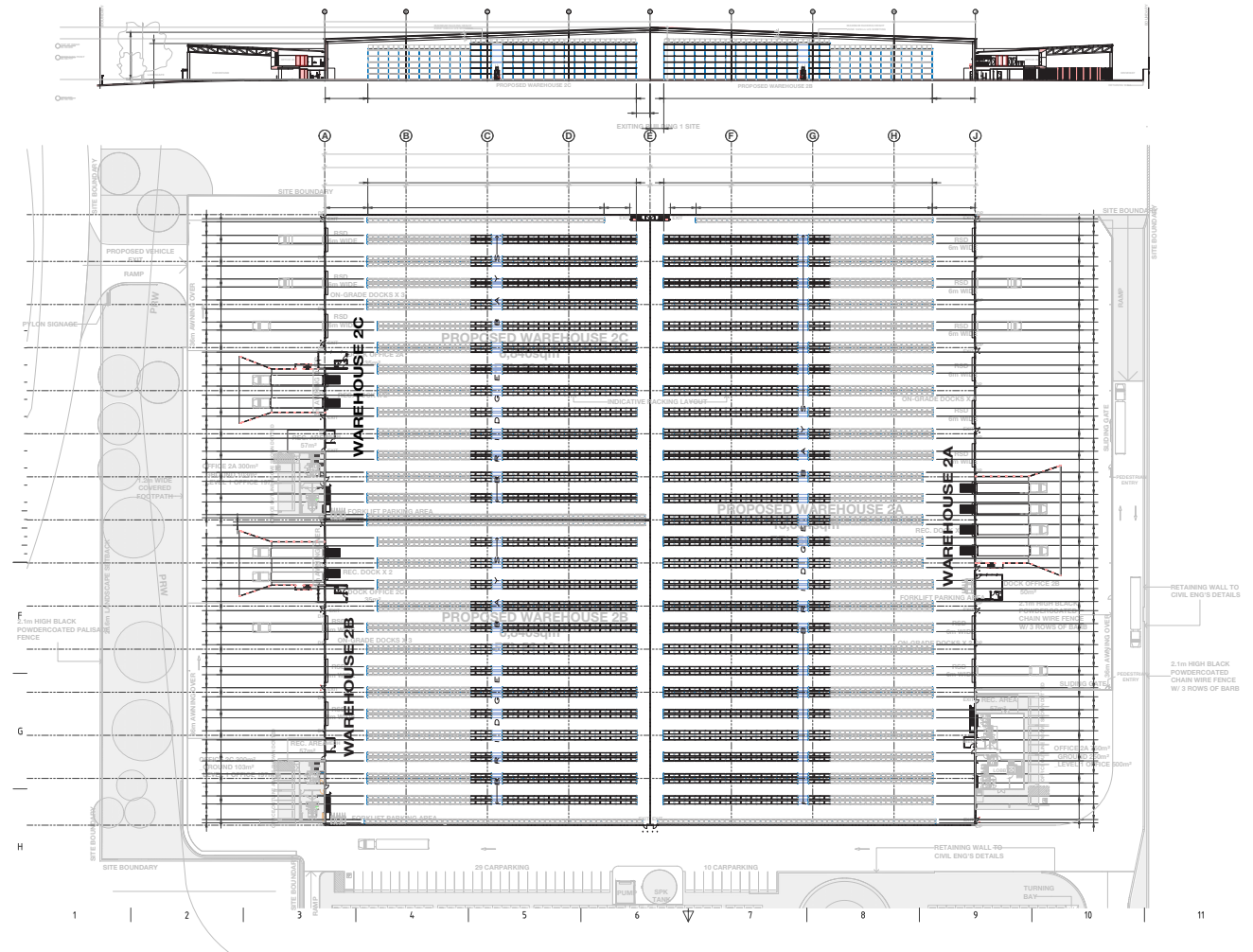
Bays	Pallets
------	---------

722	9,340
-----	-------

WAREHOUSE 2C SUMMARY

Bays	Pallets
------	---------

712	9,220
-----	-------



Charter Hall Group

Charter Hall Group (ASX:CHC) is one of Australia's leading fully integrated property groups, with over \$26.4 billion of high quality, long leased property across the office, retail, industrial and social infrastructure sectors.

The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth and oversees a portfolio of 779 properties that is more than 5.4 million square metres in size. The ASX100 Group has over 27 years' experience managing and investing in high quality property on behalf of institutional, wholesale and retail clients.

Charter Hall's success is driven by our focus on our tenant and investor customers. We look to partner with our tenants, growing with them and helping meet their property needs. We invest alongside our capital partners, creating value and generating superior investment returns together.

Our \$3.7 billion development pipeline creates new assets for our investors, improving future returns, while creating opportunities for our tenant partners to expand and adapt their businesses. Sustainability and innovation are key elements of our approach. By ensuring our actions are innovative, commercially sound and make a difference to our people, customers and the environment, Charter Hall makes a positive impact for its investors, the community and the Group.



\$26.4b

**TOTAL PROPERTY
PORTFOLIO**



779

**ASSETS OWNED AND
MANAGED**



7.7yrs

WALE

Charter Hall Industrial and Logistics

Charter Hall has a proven record in delivering quality industrial and logistics facilities. Our national capability, combined with a sector-focussed approach, delivers innovative and industry-leading solutions.

Our in-house development skills are a core competency with the majority of our industrial and logistics developments de-risked through pre-leases and fixed-price building contracts.

Charter Hall's asset and property management capability include a full range of industrial and logistics property experts, focused on creating and managing high quality work environments that exceed the needs of our customers.

We have a long track record of success, underpinned by innovative property solutions, long standing relationships with customers and partners, a focus on diligence and an ongoing commitment to delivering sustainable and flexible solutions.



\$6.16b

FUM



116

PROPERTIES



6.07%

CAP RATE



9.7yrs

WALE



\$420m

CHC INVESTMENT



98%

OCCUPANCY

Charter Hall Industrial development performance and expertise

Charter Hall has a proven record of accomplishment in the development of quality industrial and logistics real estate. We continue to remain a market leader in this space.

Charter Hall has partnered with a large range of customers to acquire and develop purpose-built prime institutional grade assets. Our in-house development skills are a core-competency of our business. The majority of our industrial and logistics developments are de-risked through pre-leases and fixed-price building contracts.

The extensive range of potential sources of industrial and logistics investment, product and development expertise enables Charter Hall to provide superior outcomes for both space occupiers and investors.

Charter Hall creates valued customer experiences delivered by our people with passion and expertise. We leverage our diverse network to connect our customers to the right solution and actively engage our customers in the development process to envision smart solutions.

Details regarding the groups current development pipeline are below:

COMMITTED
PROJECTS

\$605m



UNCOMMITTED
PROJECTS

\$989m



TOTAL
PROJECTS

\$1.6bn



Colliers
INTERNATIONAL

For more information, contact:

Ryan Carey
Associate Director
Industrial
+61 433 822 815

Peter Dale
National Director
Industrial
+61 412 434 738

 JLL®

For more information, contact:

Peter Blade
Head of Industrial
Western Sydney
+61 417 675 641

Greg Pike
Director, Industrial
Western Sydney
+61 447 606 454

