

quarry
AT GREYSTANES

dexus





The estate

The site's rich industrial heritage dates back over 100 years, with the original quarry walls creating the boundary of your new workplace – a truly unique context for a thriving industrial community.

Since 2010 the site has undergone a transformation from a historical landmark into a premium industrial estate, providing purpose built facilities for logistics, warehousing, manufacturing and storage customers.

Dexus has successfully committed 330,000sqm with a remaining 20,000sqm available for lease.



23,000
Vehicles along
Prospect Highway
per day



350,000sqm
Of industrial space

Award winning success



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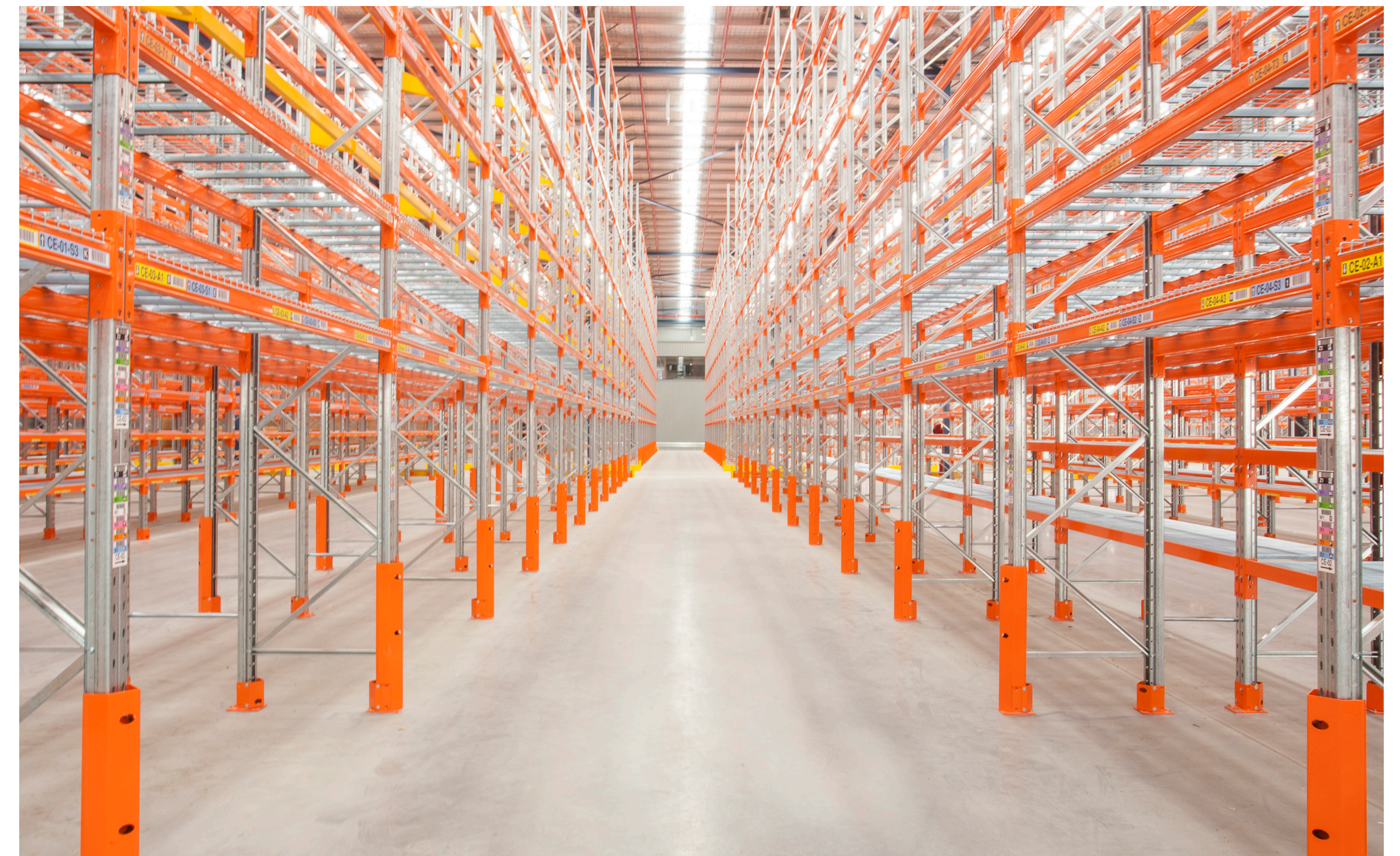
Prestigious industry
awards*



1

On-site café

*2015 - Best Development - Australian Property Institute Excellence in Property Awards.
2015 - Property Council of Australia Rider Levitt Bucknell Innovation & Excellence Awards - Best Industrial Park
2014 - Awarded a commendation for commercial/retail development in the UDIA NSW Awards for Excellence





Perfectly
positioned

quarry
AT GREYSTANES



West Connex

New M4
Opening 2019

New M5
Opening 2020

M4-M5 Link
Opening 2023

M4

M5

M4 Motorway

M5 East

Anzac Bridge

Parramatta Road

Sydney Aiport

GRANVILLE

AUBURN

Sydney Olympic Park

STRATHFIELD

LEICHHARDT

CAMPERDOWN

ALEXANDRIA

PETERSHAM

ST PETERS

MASCOT

BOTANY

SYDNEY

Beverly Hills

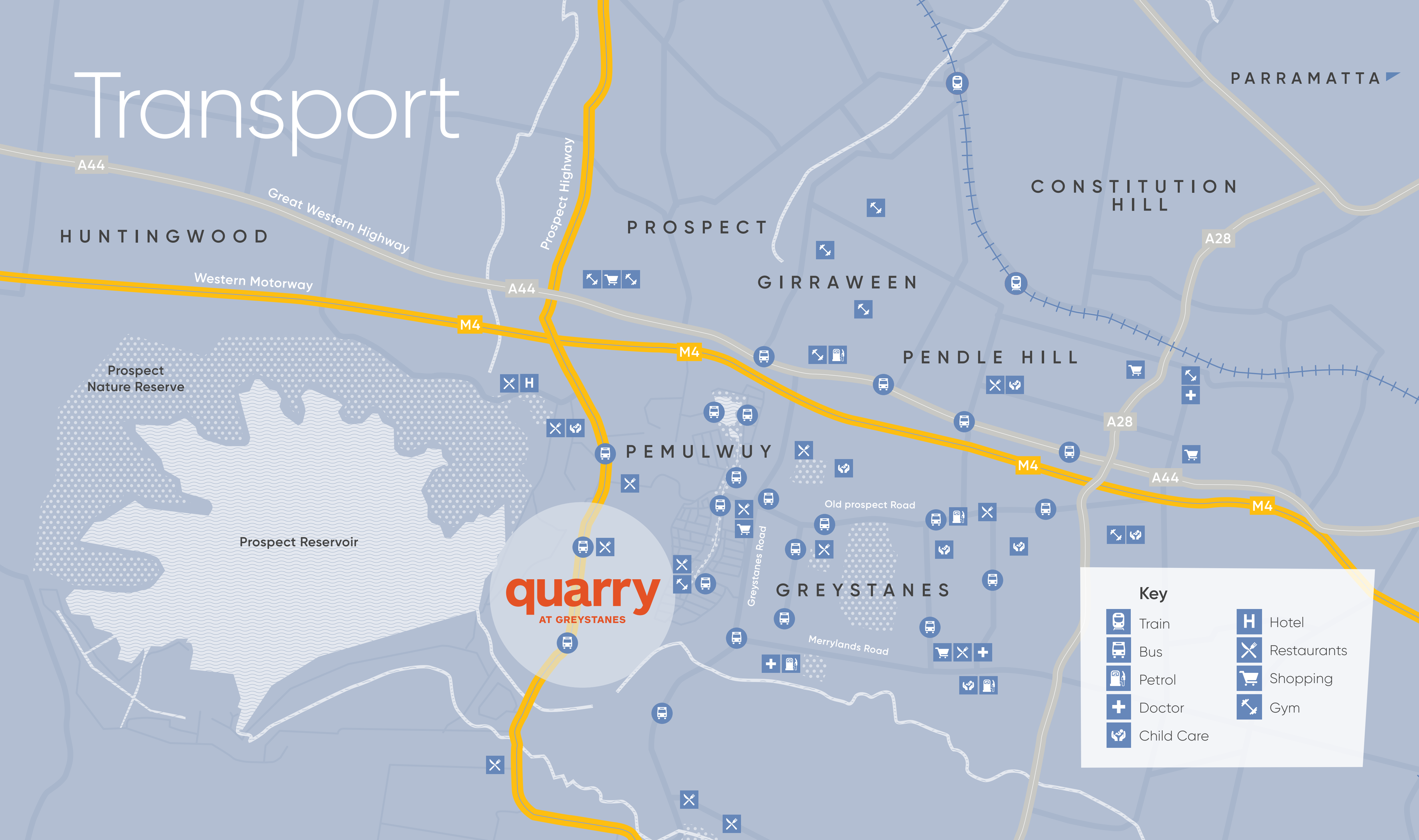
Location



Travel times from Quarry:

M4 Western Motorway	3 min
M7 Western Sydney Orbital (Interchange)	8 min
M5 South Western Motorway (Prestons)	21 min
M5 South Western Motorway (Kingsgrove)	33 min
Sydney CBD	33 min
Port Botany	45 min

Transport





3 mins

Drive to M4
Western motorway



11 mins

Stockland Wetherill Park
Shopping Centre



8 mins

M7 Western Sydney
Orbital (Interchange) bus



18 mins

Drive to
Parramatta

Make a connection



5 min

Walk to on-site café



33 mins

Sydney CBD



Parking

185 carparks



Cycling

Cycleway on site

Industrial reimagined

You're in good company

quarry
AT GREYSTANES

THE ESTATE

TRANSPORT

LOCATION

DEXUS

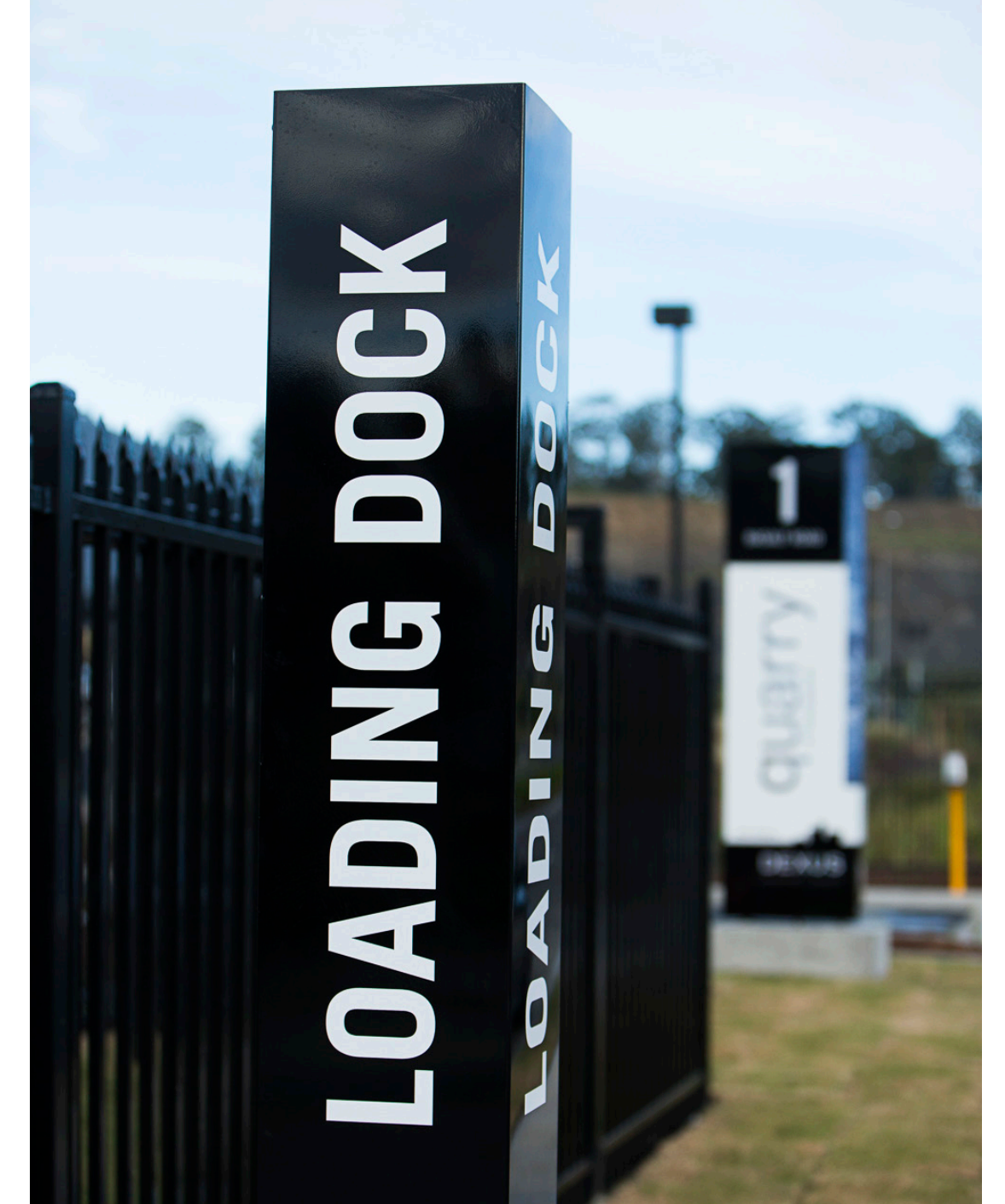


Life in Quarry

There are a number of cafe and restaurant options in close proximity to Quarry plus an on-site café. This creative amenity is centrally located within the estate as the ideal place for casual meetings and breaks within the precinct.

Work life balance is key at Quarry. This site has been thoughtfully laid out with a number of designated breakout areas and sheltered spaces for relaxation.

The estate setting aims to create a community precinct with a sense of destination when arriving for all customers, occupiers, employees and contract workers alike.



Building features





20,000 sqm

Of high quality industrial space



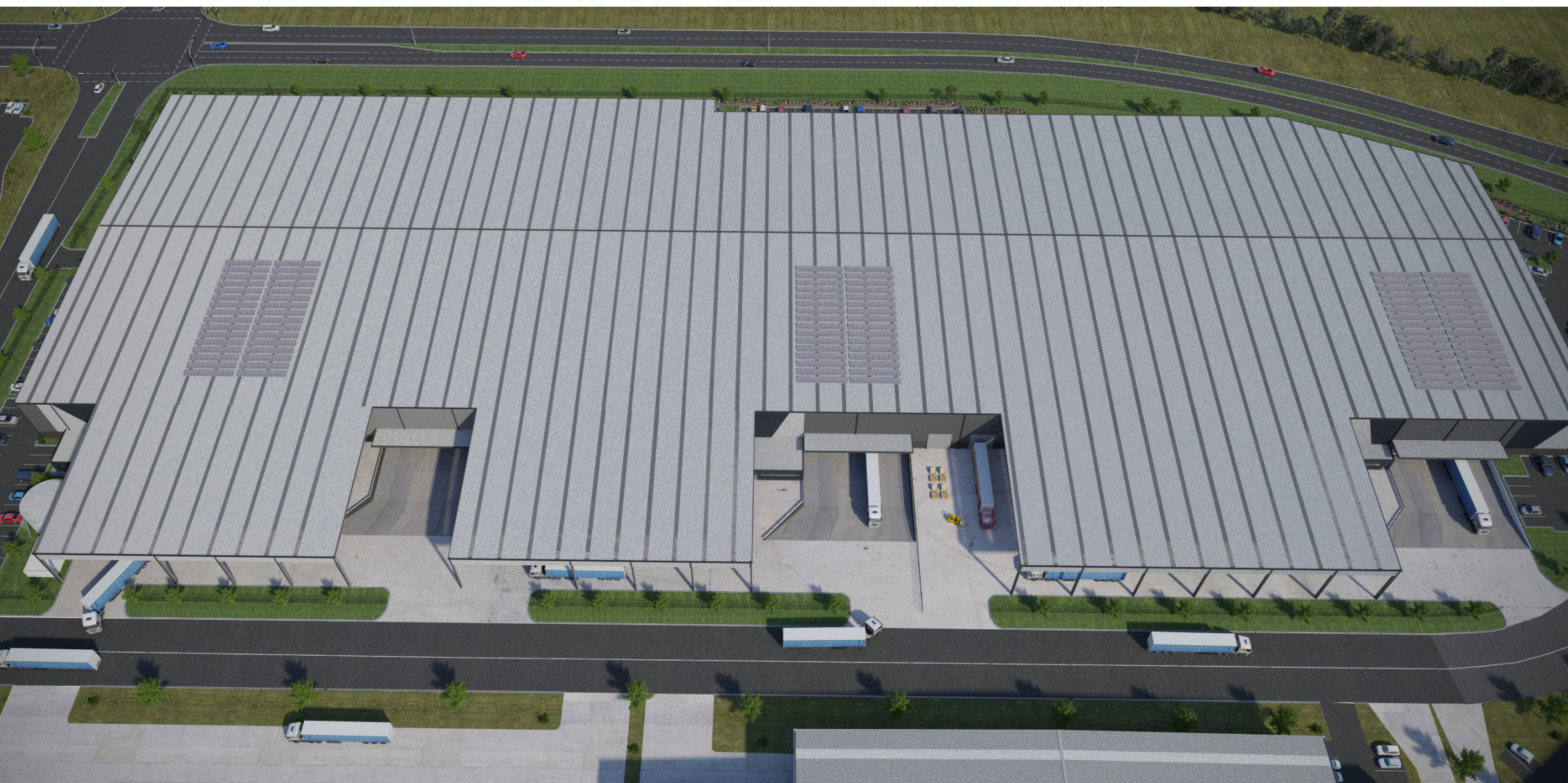
2019

Due for completion in Q1



14.6m

Internal clearance height



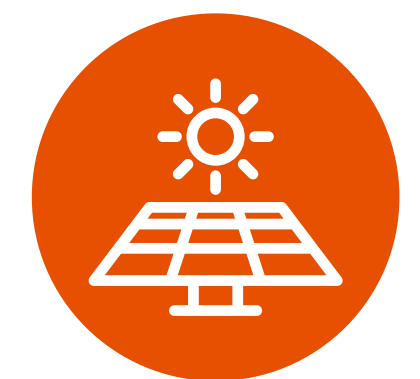
Entry

Seperate access for passenger vehicles



36m

Super canopies to warehouses



99kw

Solar array to each unit for cost savings



8 tonne
Post load floors



24,000
Select racking
pallet locations



Offices
Corporate offices
located on site



Warehouses
High clearance
warehouse subdivided
into 3 units



36m
Wide hardstands



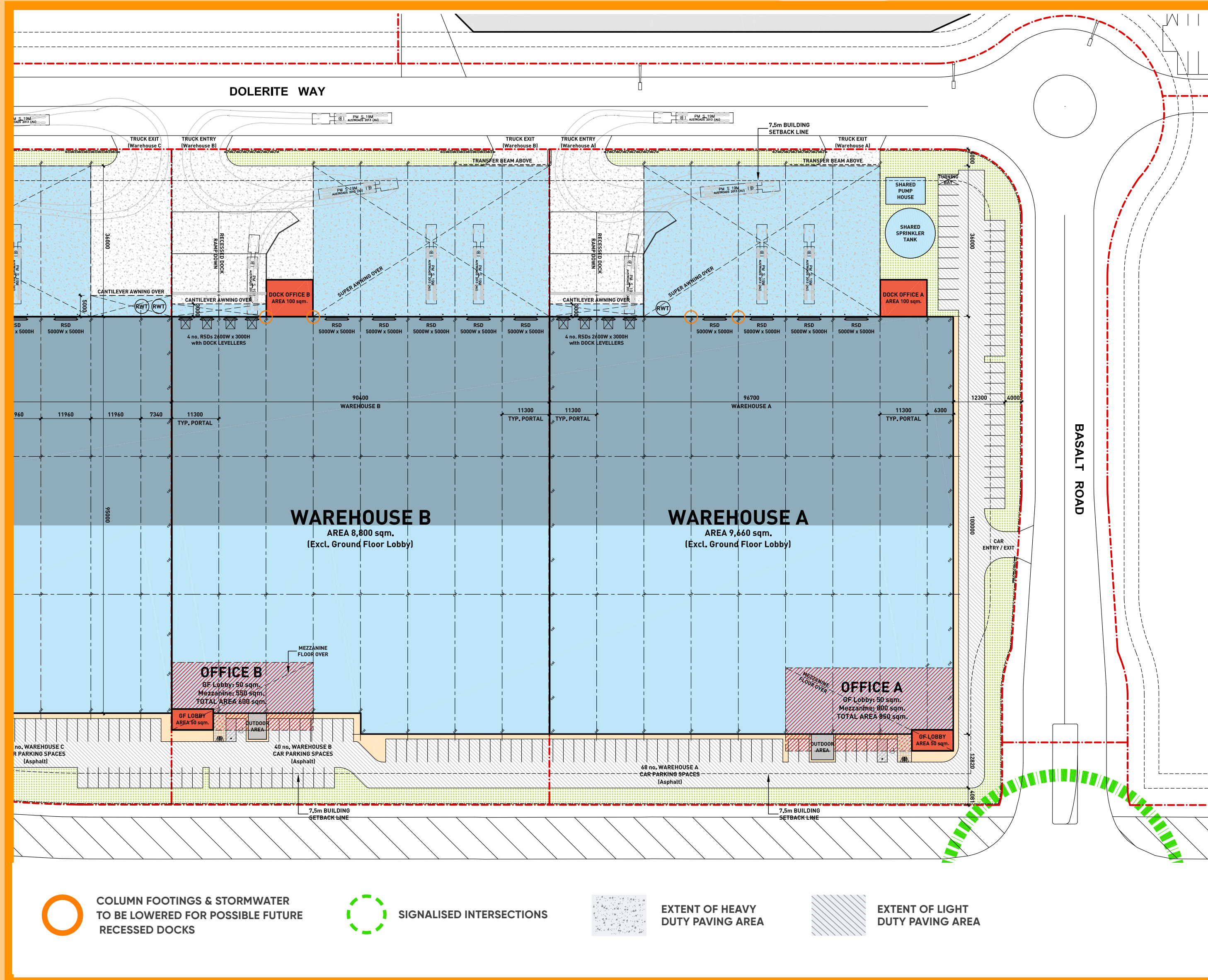
Trucks
Single direction traffic
management flow



Estate Plan



Site Plan



Development Summary Warehouse A

Site Area	17,457sqm approx.
Warehouse A	9,660sqm
Office A (2 Levels)	850sqm
Dock Office A	100sqm

Total Building Area Warehouse A

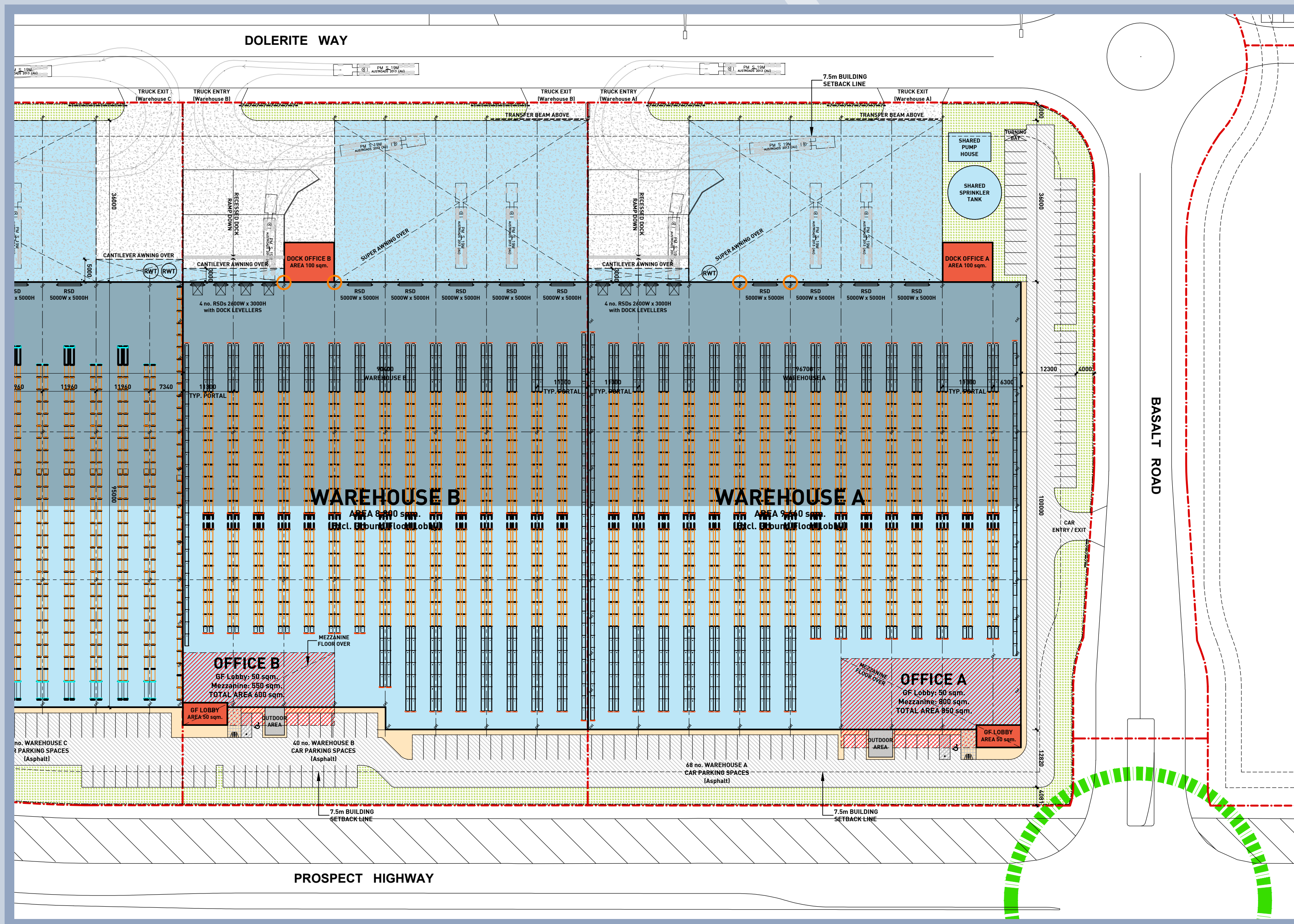
Total Building Area	10,610sqm approx.
Heavy Duty Paving Area	2,960sqm
Light Duty Paving Area	2,490sqm
Cantilever Awning Area	70sqm
Super Awning Area	2,030sqm
Car Parking Required	56 Spaces
Cantilever Awning Area	70sqm

Development Summary Warehouse B




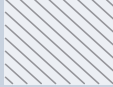
Site Area	14,179sqm approx.
Warehouse B	8,800sqm
Office B (2 Levels)	600sqm
Dock Office B	100sqm

Total Building Area Warehouse B

Total Building Area	9,500sqm approx.
Heavy Duty Paving Area	3,260sqm
Light Duty Paving Area	1,110sqm
Cantilever Awning Area	70sqm
Super Awning Area	2,030sqm
Car Parking Required	47 Spaces
Cantilever Awning Area	40sqm

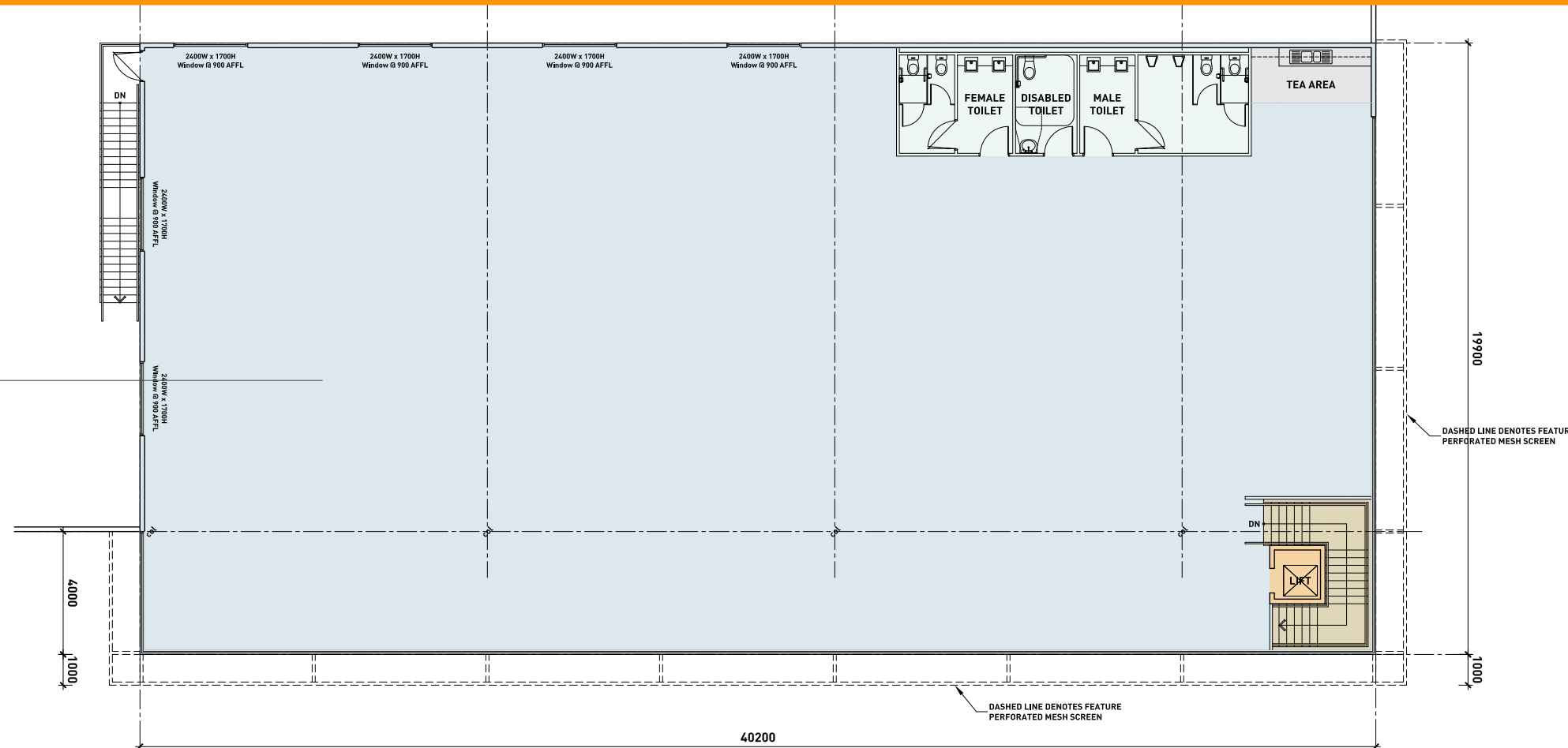


Indicative racking layout

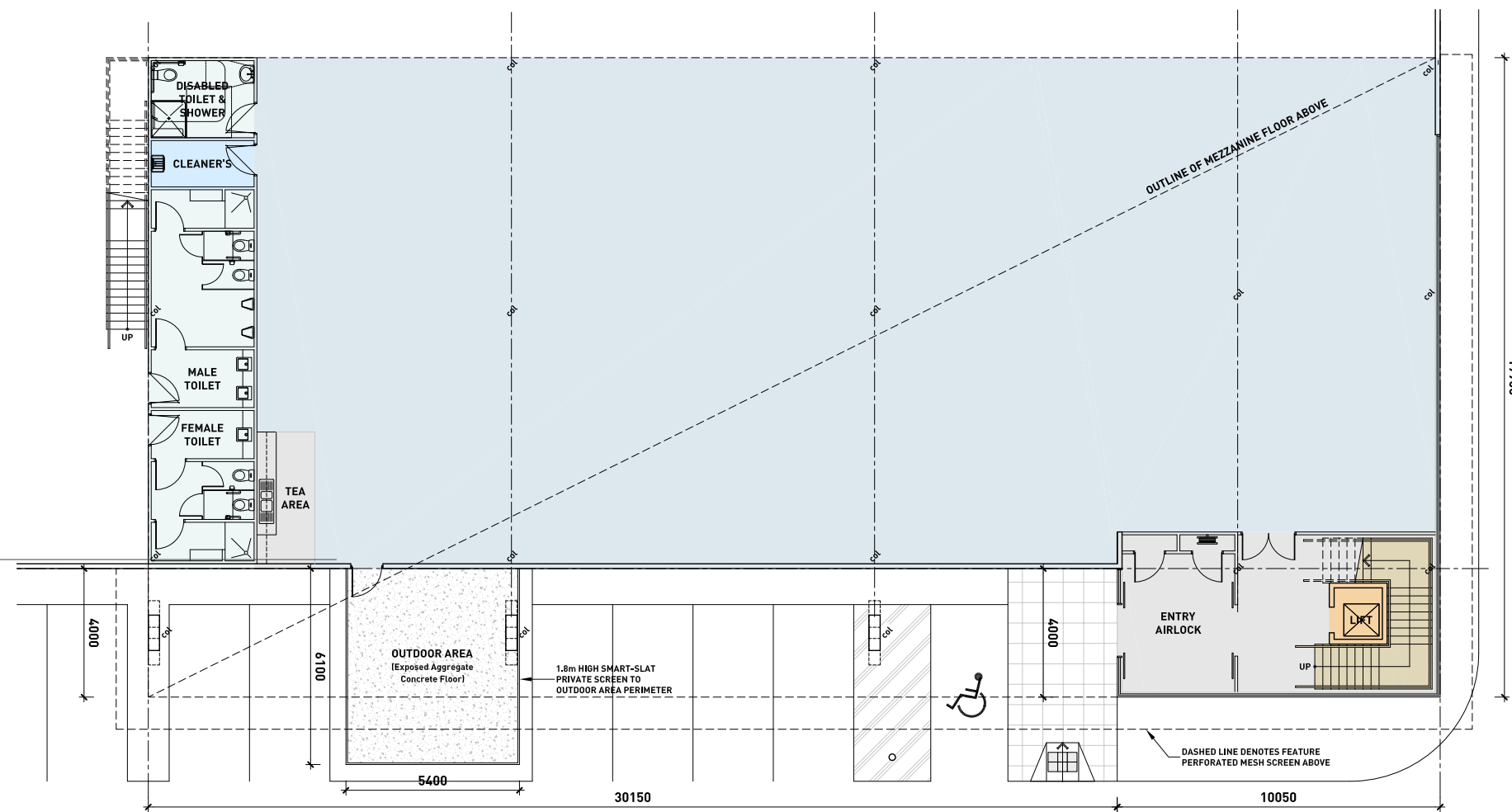
-  COLUMN FOOTINGS & STORMWATER TO BE LOWERED FOR POSSIBLE FUTURE RECESSED DOCKS
-  SIGNALISED INTERSECTIONS
-  EXTENT OF HEAVY DUTY PAVING AREA
-  EXTENT OF LIGHT DUTY PAVING AREA

Office A Plan

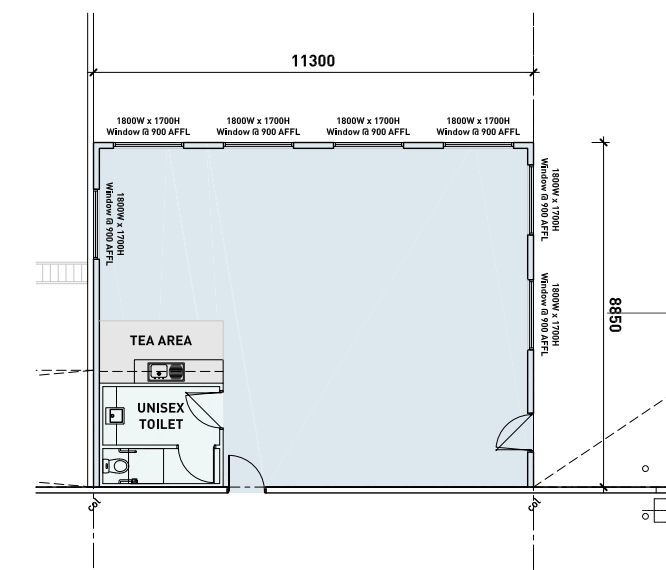
Office A Mezzanine Floor Plan



Office A Ground Floor Plan



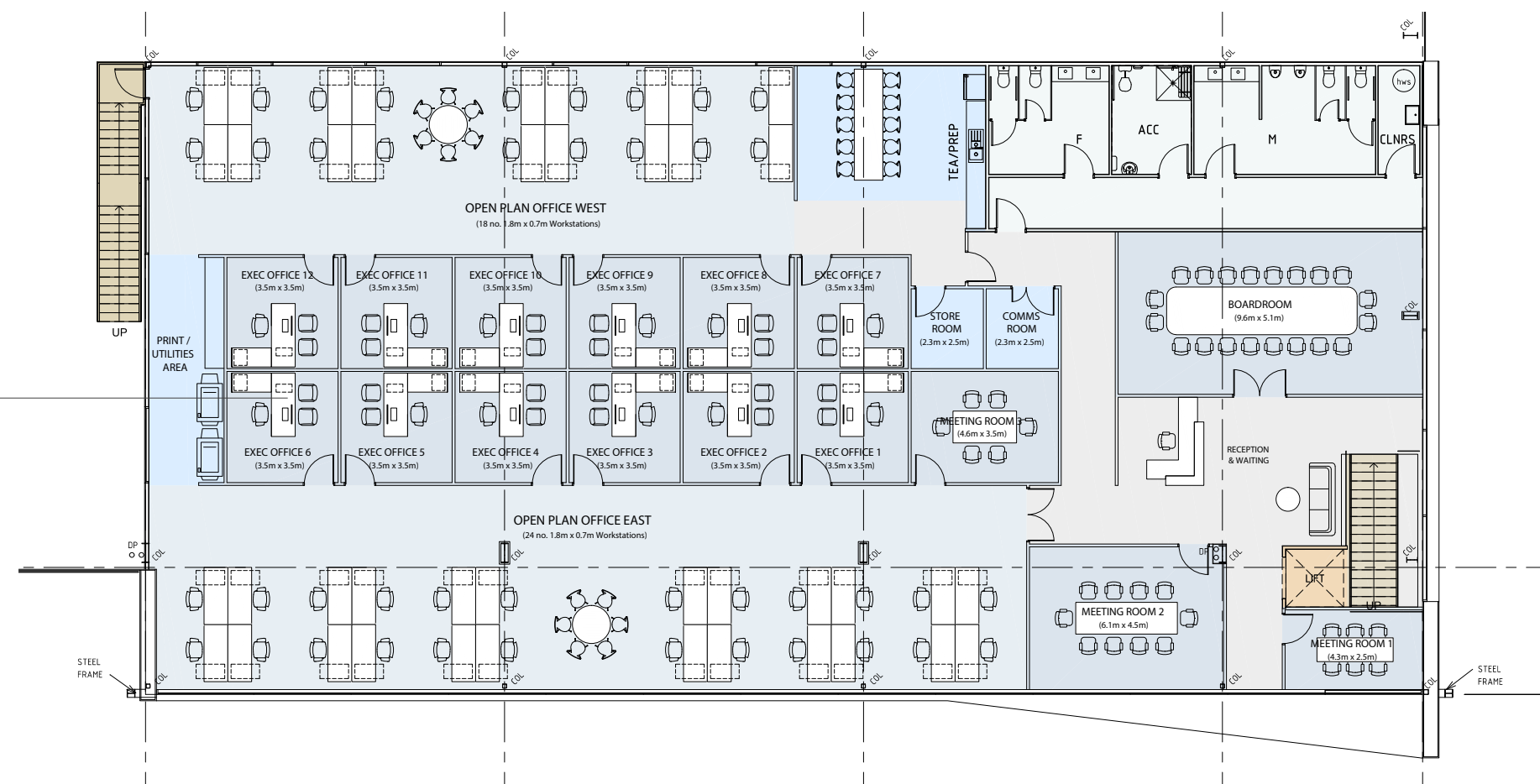
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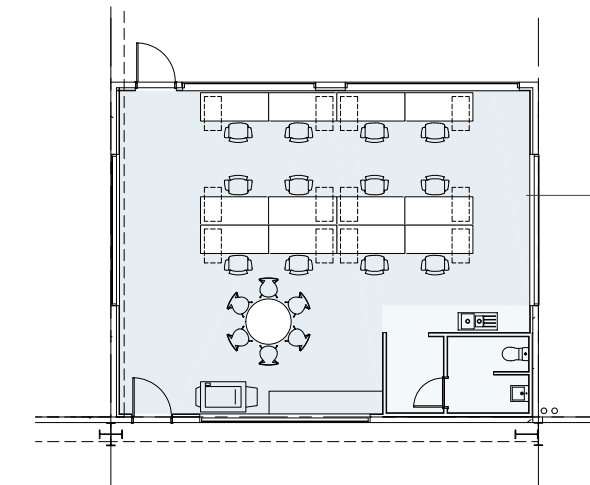
Dock Office A Plan

Office A - Indicative fit-out

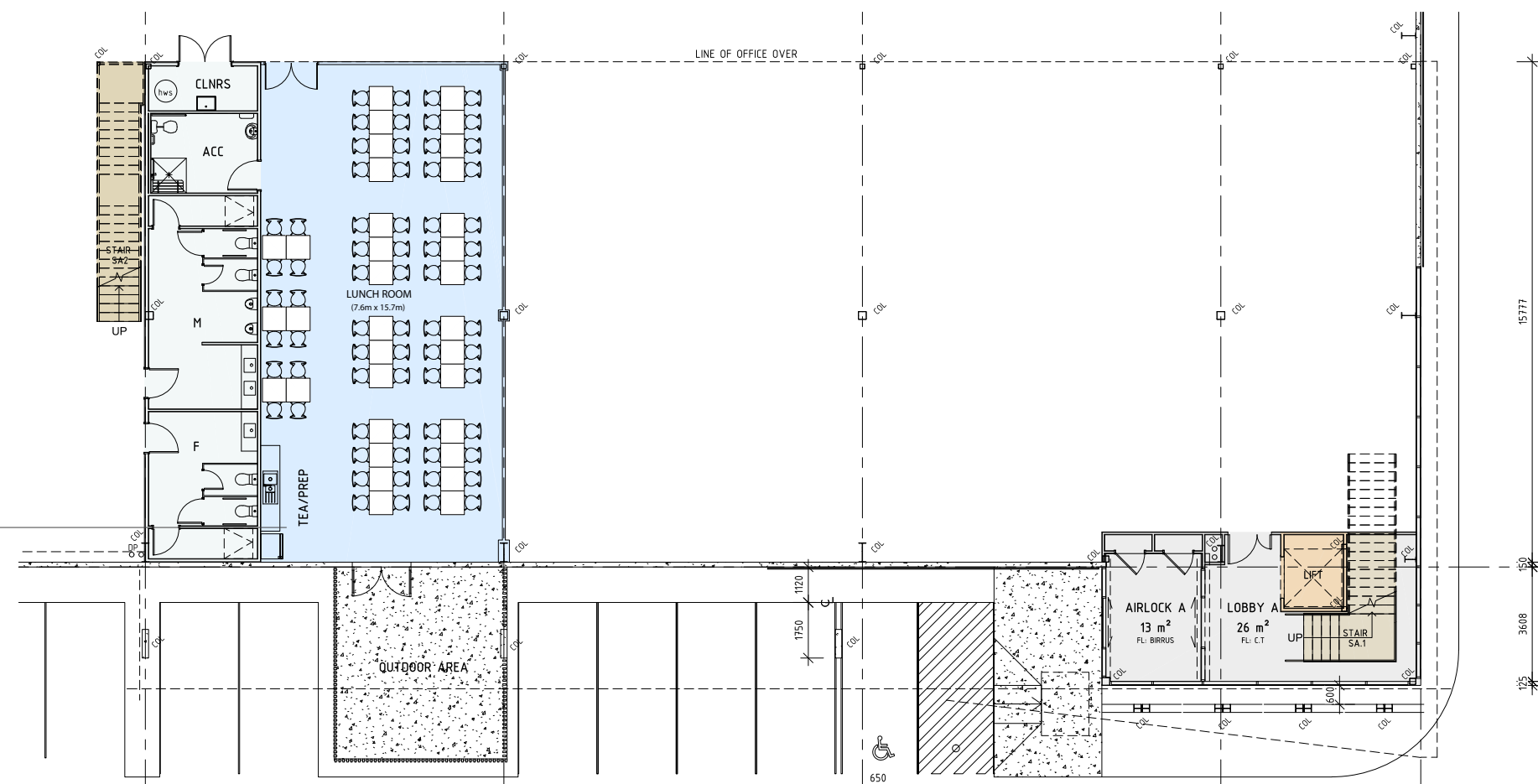
Office A Mezzanine Floor Plan



Dock Office A Plan



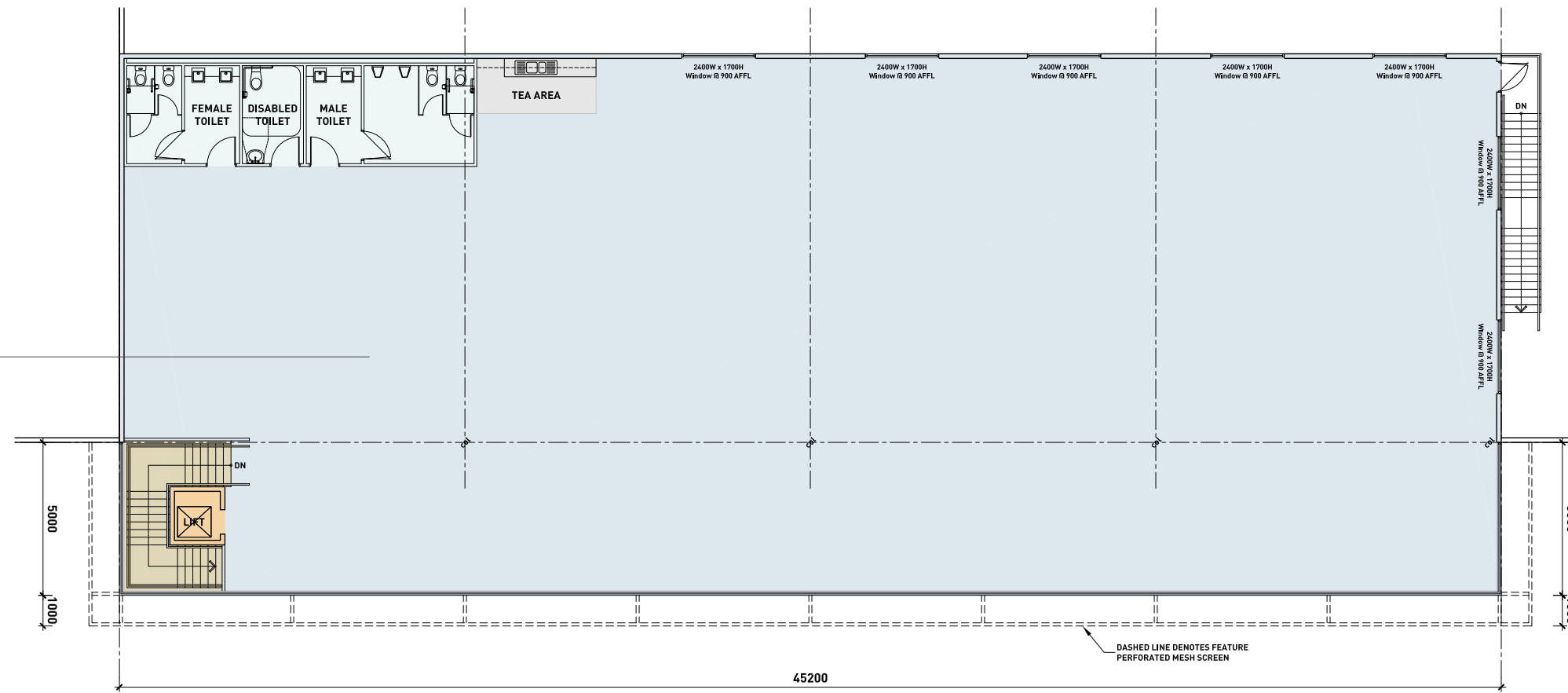
Office A Ground Floor Plan



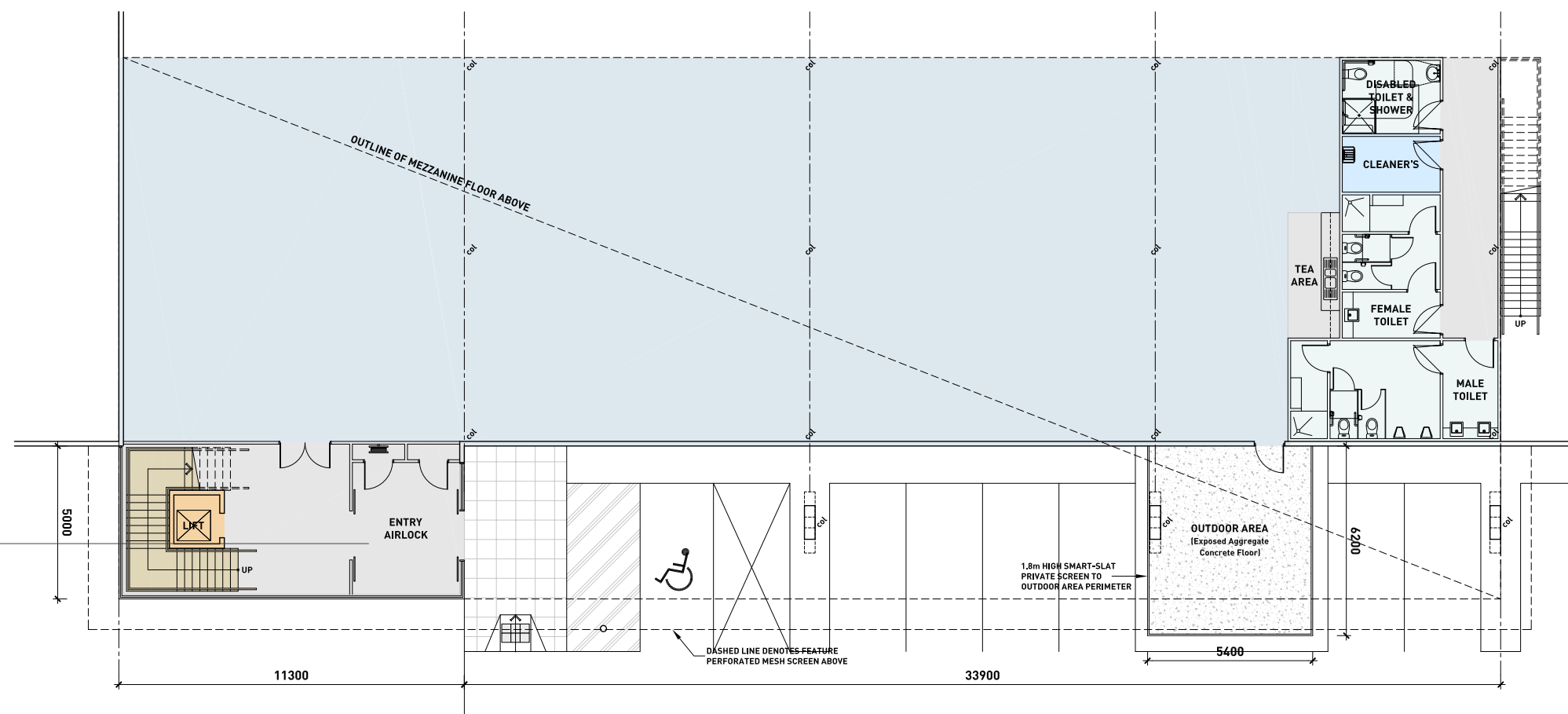
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Office B Plan

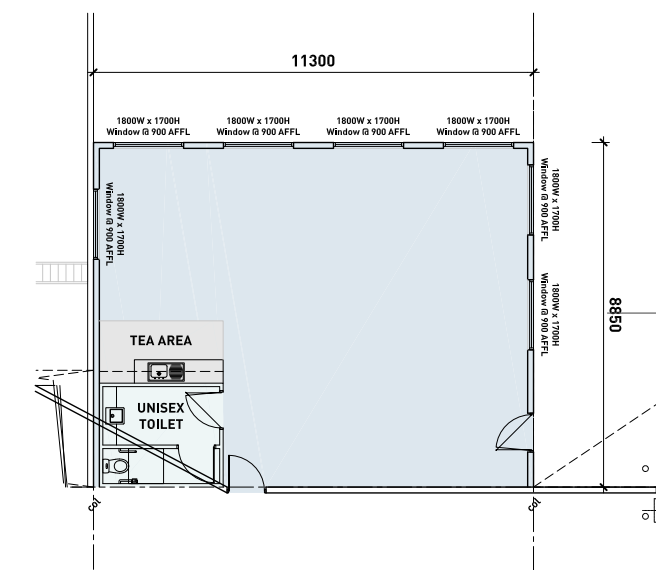
Office B Mezzanine Floor Plan



Office B Ground Floor Plan



Dock Office B Plan



Scale 1:100

Office B - Indicative fit-out

Office B Mezzanine Floor Plan



Office B Ground Floor Plan

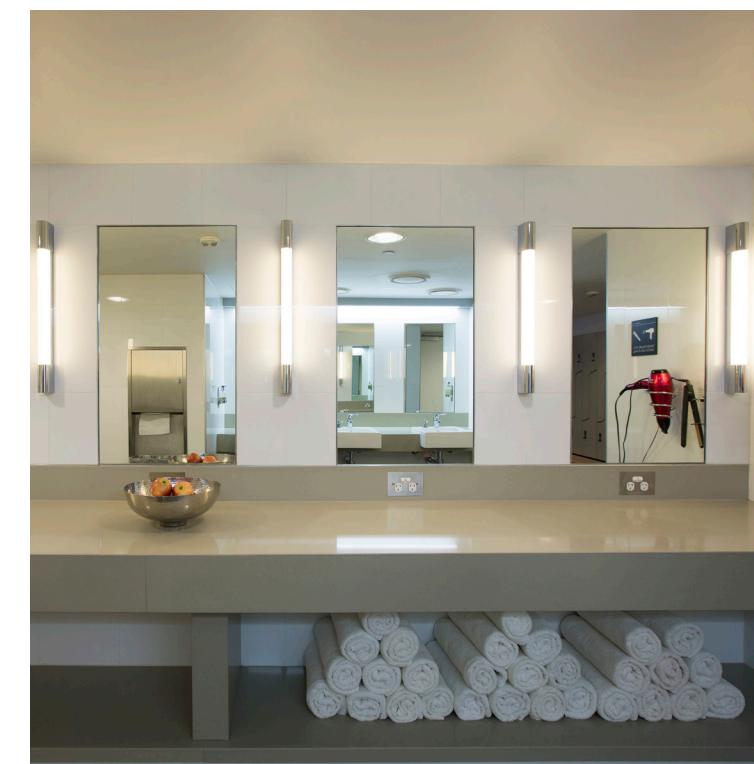
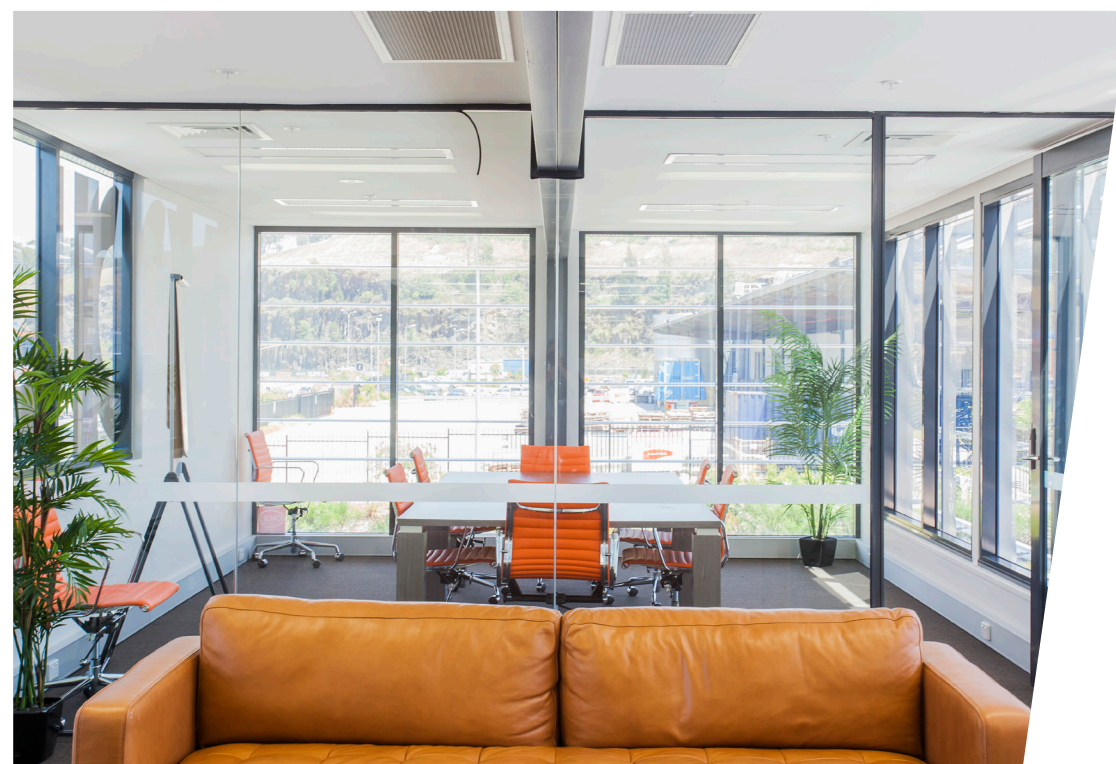
Dock Office B Plan

Scale 1:100

Fit-out



Dexus will leverage off its extensive CBD Office platform to design and construct a corporate office fit-out that provides your business a corporate and comfortable working environment. Our mood board provides some examples of various fit-out types Dexus will be able to offer.



Dexus sustainability approach

At Dexus, we understand the responsibility that comes with owning and managing one of Australia's largest property portfolios.

For over 20 years, we have implemented programs which promote best practice corporate responsibility and sustainability designed to meet the needs of our key stakeholders, customers and the wider community.



1st Global listed office

2017 GRESB Survey

Green Star status

Ranked 3rd globally
out of 823 in 2017

\$95m avoided costs

Cumulative avoided
energy costs achieved
by focusing on energy
efficiency within
building operations and
developments



Sustainability in design

Sustainability commitment

Dexus is highly committed to sustainability. We are proud to embed sustainability practices when master planning industrial estates and adhering to ecologically sustainable design principles. Delivering innovative, long-term environmental improvements.

Through incorporating best-practice sustainability technology across our portfolio and utilising design and monitoring tools such as Green Star Design in our developments. Initiatives such as solar hot water, rainwater harvesting, window shading, passive design, native landscaping and sustainable material selection are incorporated into the design brief for all Dexus development projects.

Sustainability initiatives have reduced energy and water use, lowered greenhouse gas emissions and decreased the amount of waste to landfill. This has benefited our investors and tenants by reducing tenant outgoings and operational costs.

Corporate responsibility and platform

Our development team aims to maximise resource efficiency and minimise the overall environmental impact of operations. We apply this approach in both the development of new properties and in the management and refurbishment of existing properties working with tenants to optimise the sustainability of workspaces.



Testimonials

“The Quarry development was an exciting example of achievements from a quality focused partner that interacts with its clients to ensure a positive outcome for all.

Ahmad Malas
Leased Property and Projects Manager,
Toshiba (Australia)

“On behalf of Multispares I would like to thank Dexu, Tactical Project Management and Qanstruct for delivering our two buildings in such a professional and thorough manner.

Geoff Stewart
Managing Director,
Multispares

“

Our requirement was for a 10,000sqm temperature controlled warehousing facility. Dexu and its partners assisted with the evaluation of alternatives and guided us through the implementation to ensure the very successful outcome.

Kwame Sackitey
Director, Finance and Operations,
Roche Diagnostics



Our suite of Workspace Dexus services and products has been designed to make your work-life experience easier.

From priority access to childcare, car parking and sharing solutions to flexible meeting and training facilities and event space, our products add value to your business beyond what other properties can offer.

Workspace Dexus is our commitment to a better customer experience.



Health & Wellbeing

End-of-trip facilities, bike servicing, yoga, pilates, and more mean a healthy lifestyle is easily accessible.



Dexus Place

From state-of-the-art meeting, training, and conference facilities – Dexus Place leads in innovative workplaces.



Parking Solutions

Parking is made easy with discounted GoGets and a car-parking-booking enabled app.



Community

Benefit from real-time updates on the building, special events, and member-only deals.



Five Star Service

With hotel-style concierge, on-site building management, and more – the Dexus experience is seamless.



Childspace

Priority access to childcare spaces in Dexus buildings makes the everyday effortless.



Technology

We strive to provide the right technology to create a seamless customer experience.



Sustainability

We're always working to minimise waste, reduce costs, increase energy efficiencies and more.

Contact

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