

Information Memorandum

Speculative Developments

KEMPS CREEK
Western Sydney, NSW

Summary

The site

Developers	Frasers Property Industrial and Aware Real Estate
Address	701 Mamre Road, Kemps Creek NSW 2178
Local Government Area	City of Penrith
Gross site area	120 Ha
Developable area	77 Ha
Number of facilities	15

Availability

Lot 01	4,972 sqm	Q3 2026
Lot 04	11,350 sqm	Q3 2026
Lot 19A	3,319 sqm	Q3 2026
Lot 03	11,782 sqm	Q4 2026

Sustainability

**Green Building
Council of Australia**

Estate wide 6 Star Green Star Communities rating

All facilities targeting a 6 Star Green Star rating

The YARDS

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TheYARDSkempscreek.com

The PURPOSE

Section
01

The PURPOSE

The YARDS is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scale and unrivalled access.

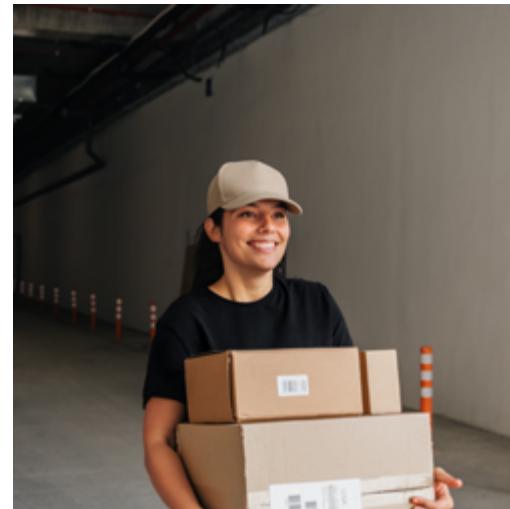
Working with businesses like yours, we're looking to accelerate growth, encourage innovation and unlock the potential for both commerce and culture to reshape Sydney's west for generations to come.

WORK YARD OR PLAY YARD ON OVER 77 HECTARES

The POSITION

Section
02

The YARDS is a 77-hectare estate in Western Sydney, an area of extraordinary population growth and development. Identified by the Greater Sydney Commission in its Metropolis of Three Cities vision for growth, the future plan for the Western Parkland City will further boost its livability, productivity and sustainability.



Past

Acknowledging our rich history

Barings and Frasers Property Industrial acknowledge the Traditional Owners of the land and pay respect to Elders past, present and emerging.

Present

A place for the community

The YARDS is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scale and unrivaled access.

Future

Infrastructure ahead

Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.

Almost one-third of Sydney's population lives within a 30-minute drive from The YARDS, which is just 14km from Western Sydney Airport, 56km from Port Botany and 47km from Sydney's CBD.

05^{KM}

Western Motorway M4

09^{KM}

Westlink M7

10^{KM}

Lighthorse Interchange

12^{KM}

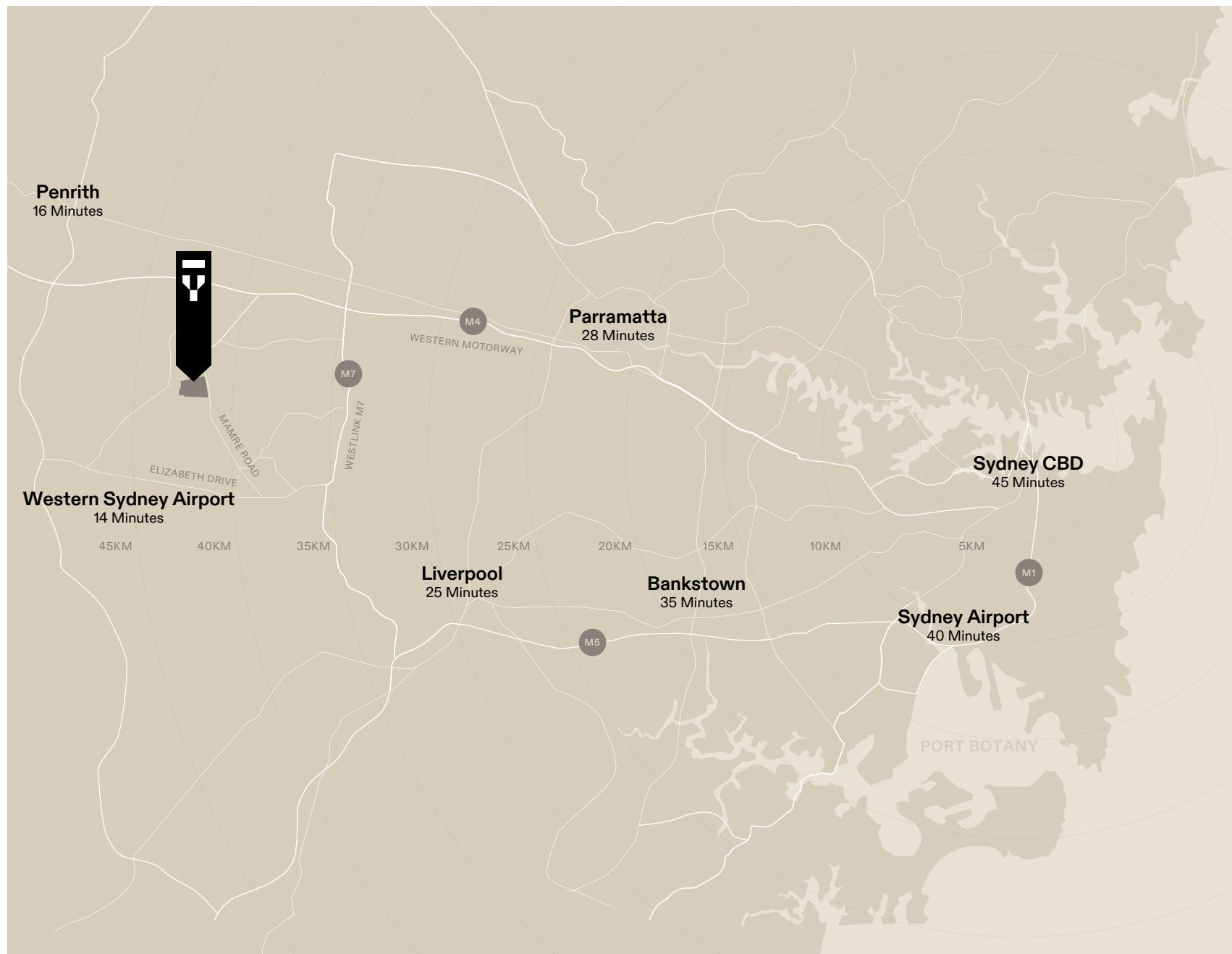
Western Sydney Airport

47^{KM}

Sydney CBD

56^{KM}

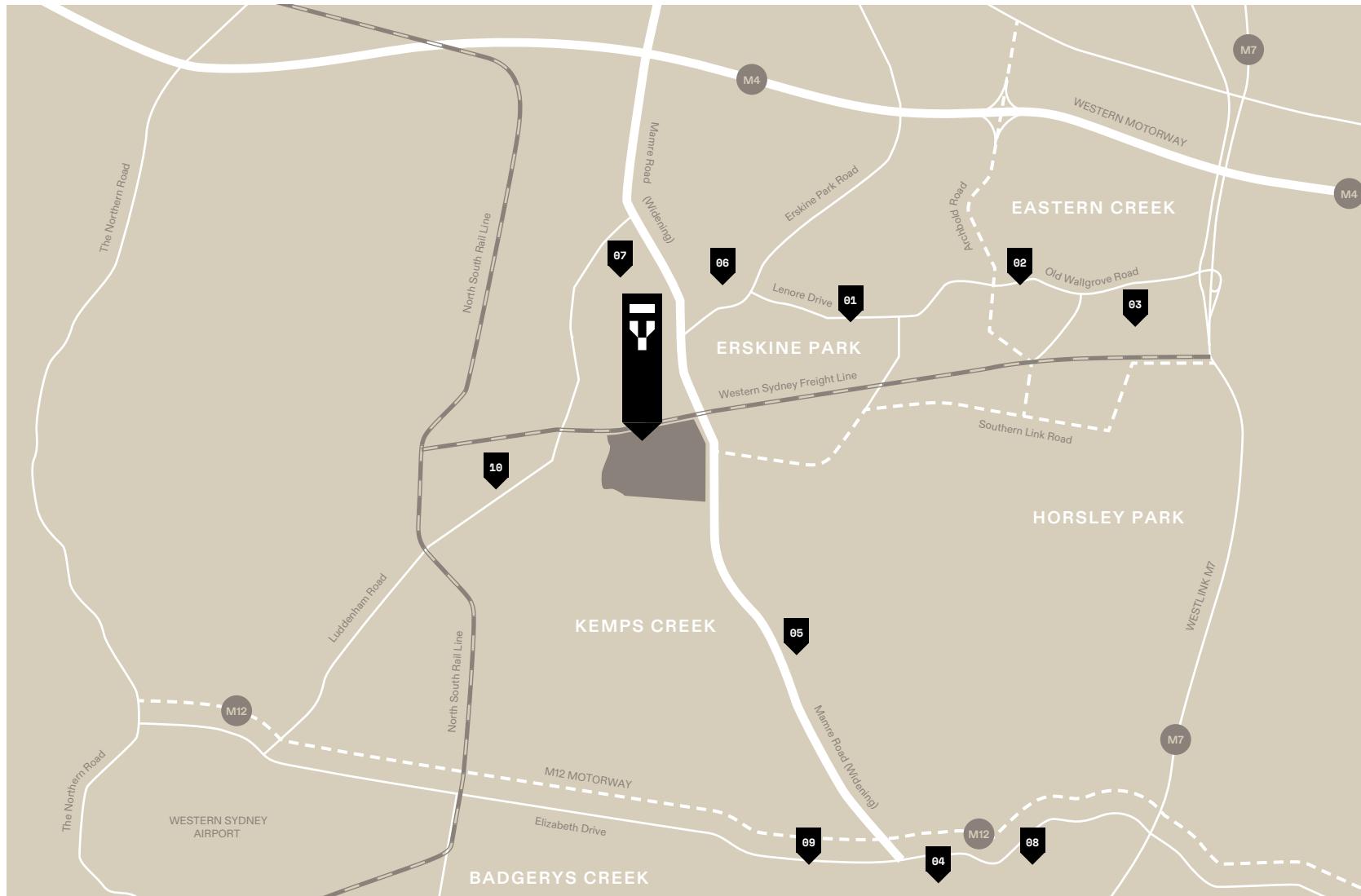
Port Botany



An unlimited location

Strategically placed, The YARDS offers seamless access to crucial logistics and workforce hubs ready to get commerce and communities moving in the right direction.

Kemps Creek offers a range of vital services that will keep your business moving no matter the challenge.



Infrastructure ahead

Planned infrastructure upgrades associated with the Western Sydney Aerotropolis, including the proposed Southern Link Road and a Western Sydney Freight Line, will enable superior access to the major arterial routes servicing Sydney and the Eastern Seaboard.

EAT + DRINK

- 01 Cafe on Erskine
- 02 Industrial Harvest
- 03 The Little Baker & Co
- 04 Kemps Creek Sporting & Bowling Club

SERVICES

- 05 Ampol Fodary
- 06 Shell Service Station
- 07 Old MacDonalds Child Care

HEALTH

- 08 Wylde MTB & BMX
- 09 Kemps Creek United Soccer
- 10 Twin Creeks Golf and Country Club

The PLACE

Section
03

The YARDS is backed by the global reputation and proven track record of Frasers Property Industrial and Barings. Together, we're setting a new benchmark for industrial and logistics in Sydney's west.

Our place:



to rethink
The future of industrial

The YARDS is our chance to change the game for good, leading the way towards a smarter, more sustainable industrial sector. It's time to combine business efficiency with lifestyle amenity like never before.

to empower
Both commerce and community

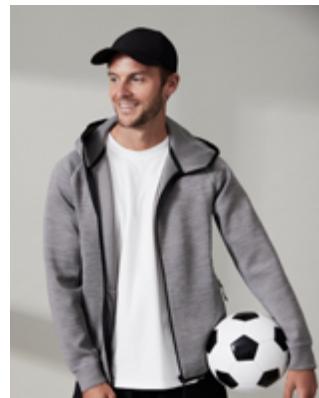
We're creating the places, spaces and connections to accelerate economic growth, support innovators and drive opportunity for businesses and communities of any scale.

to unlock
A Western Sydney gateway

Close to the M4 and M7 motorways and the new Western Sydney Airport at Badgerys Creek, this dynamic mixed-use development will be the first to open direct access to these strategic transport and infrastructure hubs.

The YARDS is a place for you and your future, supporting the people whose vision will impact the way we live, work and play for generations to come.

Your place:



to work

Power your productivity

A wide range of spaces for the ideas and actions that propel your business.

to connect

A global coordinate for excellence

Invite your workers to work and play in one of Sydney's most connected neighbourhoods.

to grow

Built for expansion

The design has been approached with maximum flexibility in mind, allowing a building to be tailored to suit.

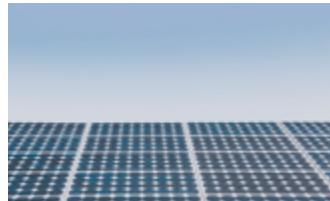


A Western Gateway
Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.



The PLACE

Features



Sustainability



Design



Wellbeing



Future proof

The YARDS is Australia's first industrial estate to achieve a 6 Star Green Star Communities rating, recognising the dedication of Frasers Property Industrial and Aware Real Estate to community and sustainability.

Facilities targeting 6 Star Green Star	✓
Rooftop solar PV systems	✓
Rainwater capture and re-use	✓
Energy efficient LED lighting	✓

Built for bigger and better

The YARDS amplifies business outcomes through fit-for-purpose design by BVN Architects, sustainable mixed-use development and the flexibility to grow as you do.

Architect designed offices on every site	✓
Lots for businesses of any size	✓
Scalable to your needs	✓
Tree lined streets	✓

Built for balance

Food & Beverage Precinct planned with facilities such as a gym, café, and restaurant, aimed at supporting the mental health and wellbeing of both workers and residents in the area.

Healthy and active design	✓
Open green spaces to enjoy	✓
Future retail amenity planned	✓
Integrated walking and cycle paths	✓



01

02

03



The Work YARDS

01 Easy entry
Signalised entry for swift access from all directions.

02 Integrated offices
Architect designed offices integrated on every site.

03 Green space
Lush landscaping and open green areas to enjoy.



01



02

03

**01 Activity paths**

Linking the estate are a network of walking and cycle paths.

02 Community quadrangle

Places to eat, drink, relax and exercise.

03 Community

All spaces are open to workers and local communities all week.

The OPPORTUNITY

Section
04



Masterplan

TOTAL DEVELOPMENT AREA

The YARDS

77 Ha

SPECULATIVE DEVELOPMENT OPTIONS

Lot 01	4,972 sqm
Lot 03	11,782 sqm
Lot 04	11,350 sqm
Lot 19B	3,319 sqm

KEY

Available	
Leased	
Landscaping	
Food & Beverage Precinct	

Warehouse

- ESFR fire sprinkler system
- 8 tonne post load
- 14.6m ridge height
- Bird proofing to awnings
- Flush and recessed loading docks
- Industrial zoning for 24/7 operations



Main Office

- Architecturally designed office
- Green wall vertical garden
- High-quality internal and external finishes
- Double glazed external curtain walls
- Staff lockers and bench seating
- Automatic sliding doors to entry
- Bike rack stands



External Works

- Heavy duty concrete pavement to truck maneuvering and loading areas
- Light duty pavement to car parking areas, size suited to council requirements
- Automated sliding gates to truck entry and exit points
- Car parking spaces for fuel efficient vehicles and electric vehicle charging



ESD Initiatives

- Targeting 6 Star Green Star
- Rooftop solar PV system
- Operational savings through building efficiencies
- Smart energy metering and monitoring
- LED energy efficient lighting
- Water saving sanitary fixtures
- Drought tolerant native shrubs





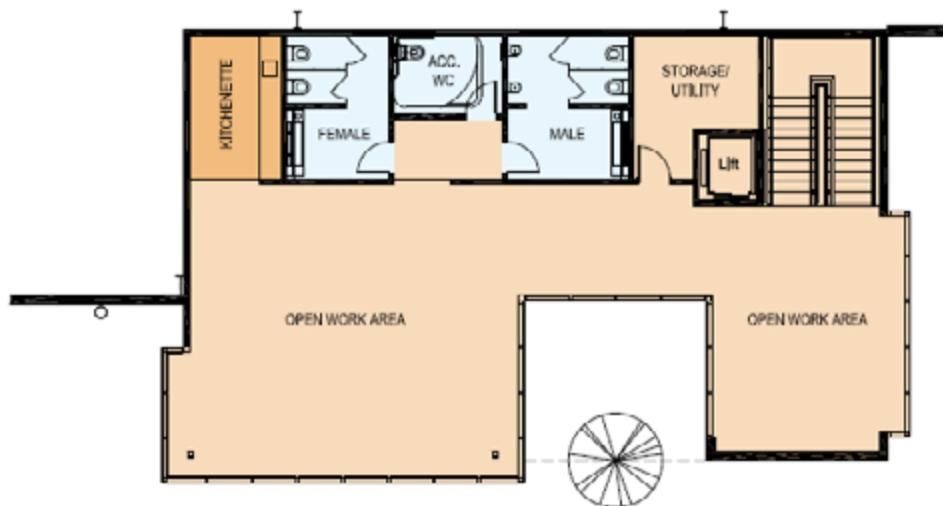
01 Perspective 1

Architect designed offices on every site.





GROUND FLOOR

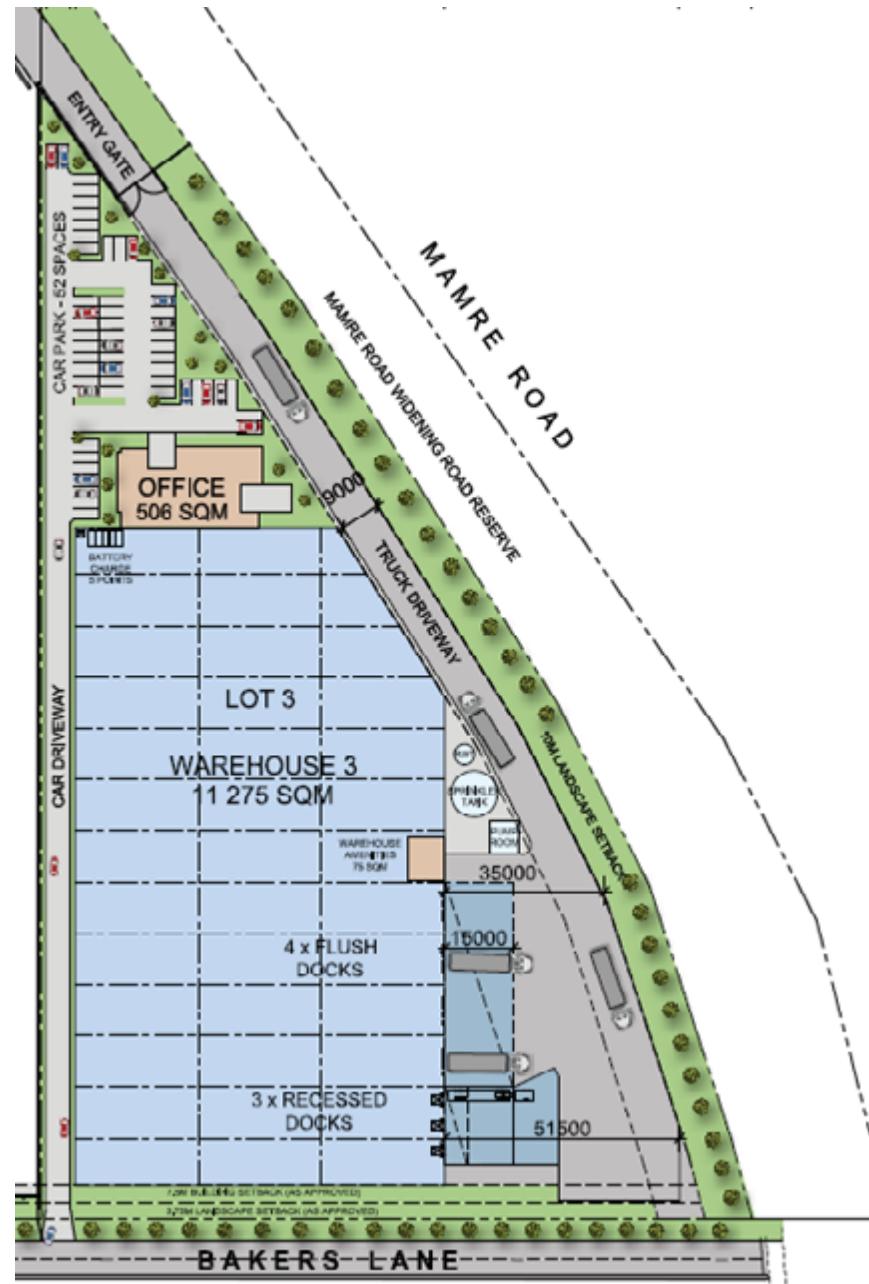


FIRST FLOOR

The OPPORTUNITY

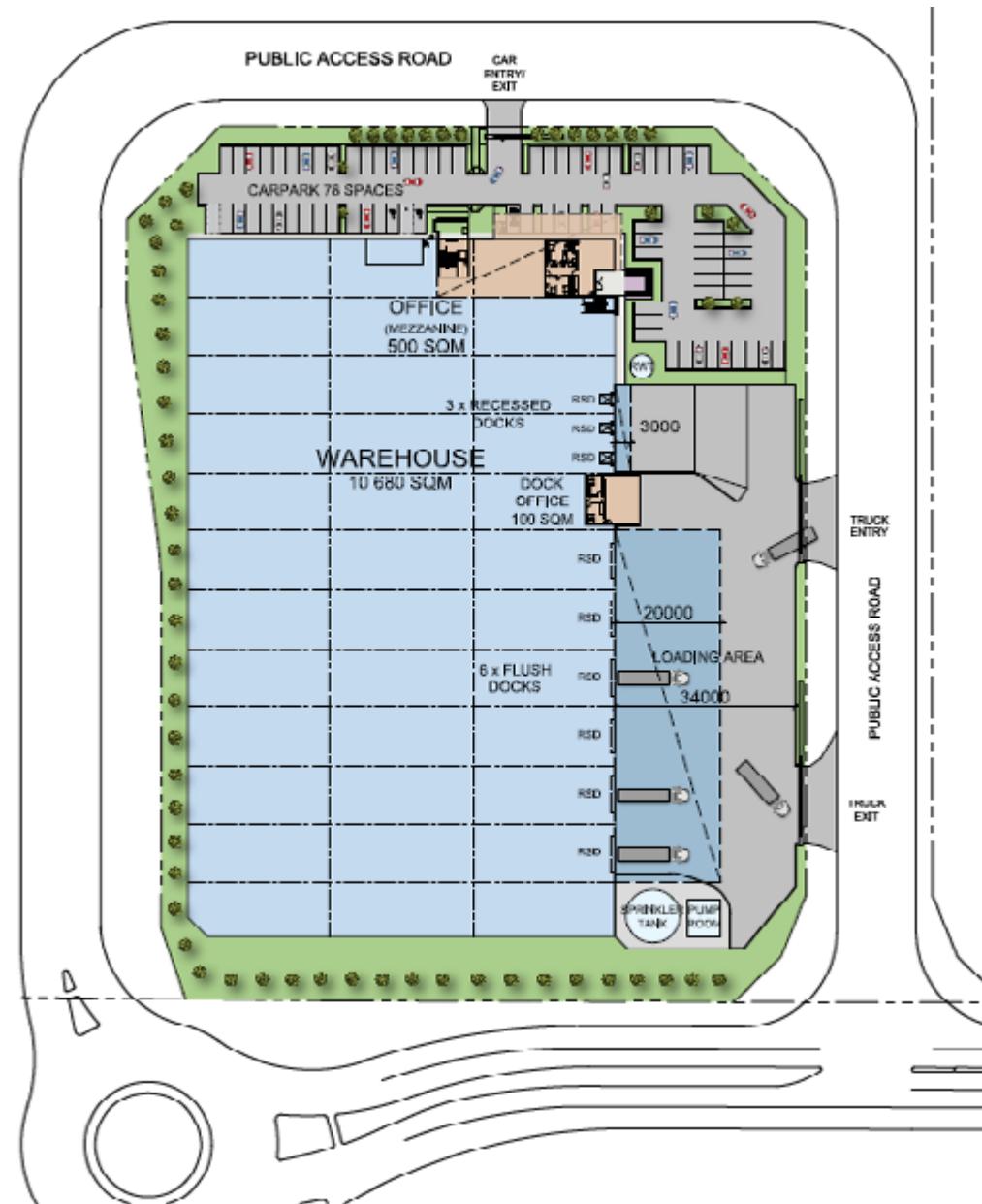
Lot 03

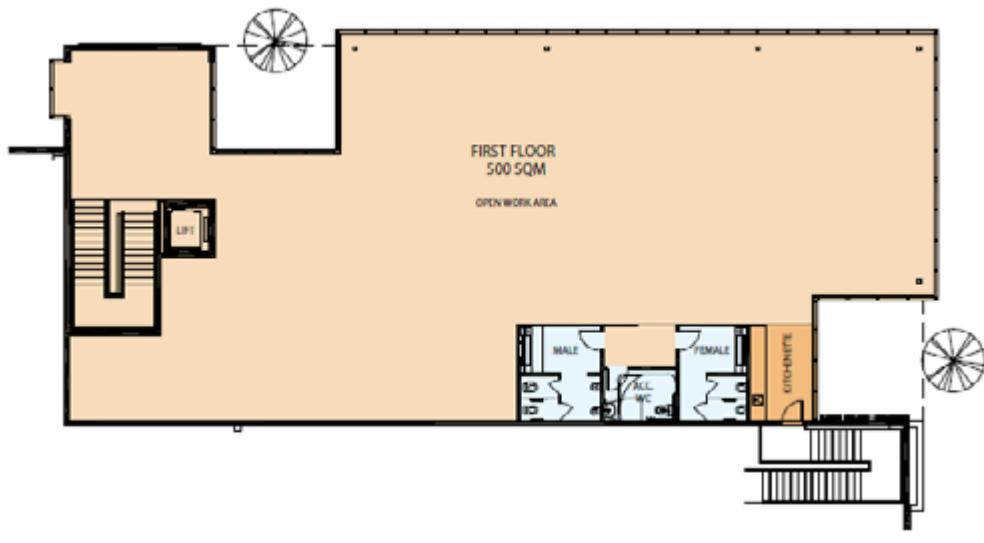
Site plan





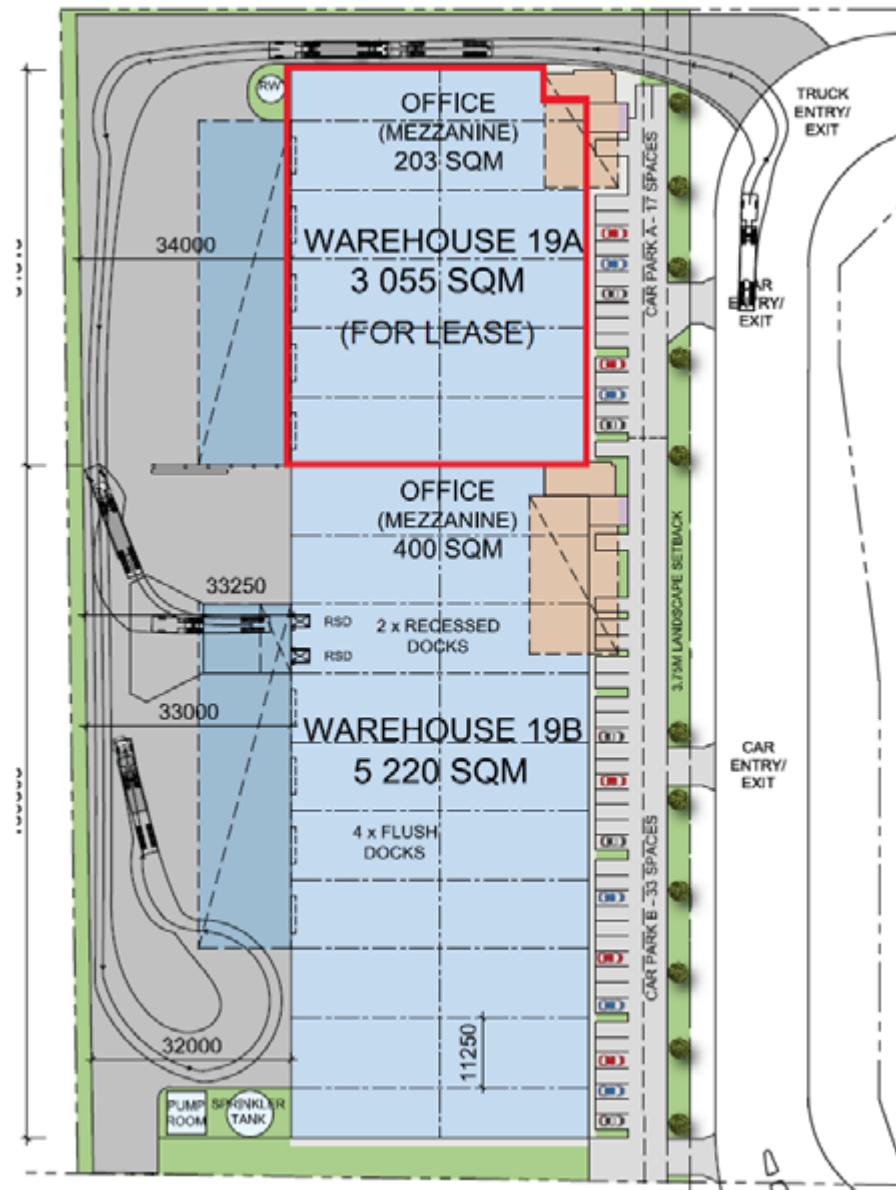
*The office fit-out pictured is indicative only.

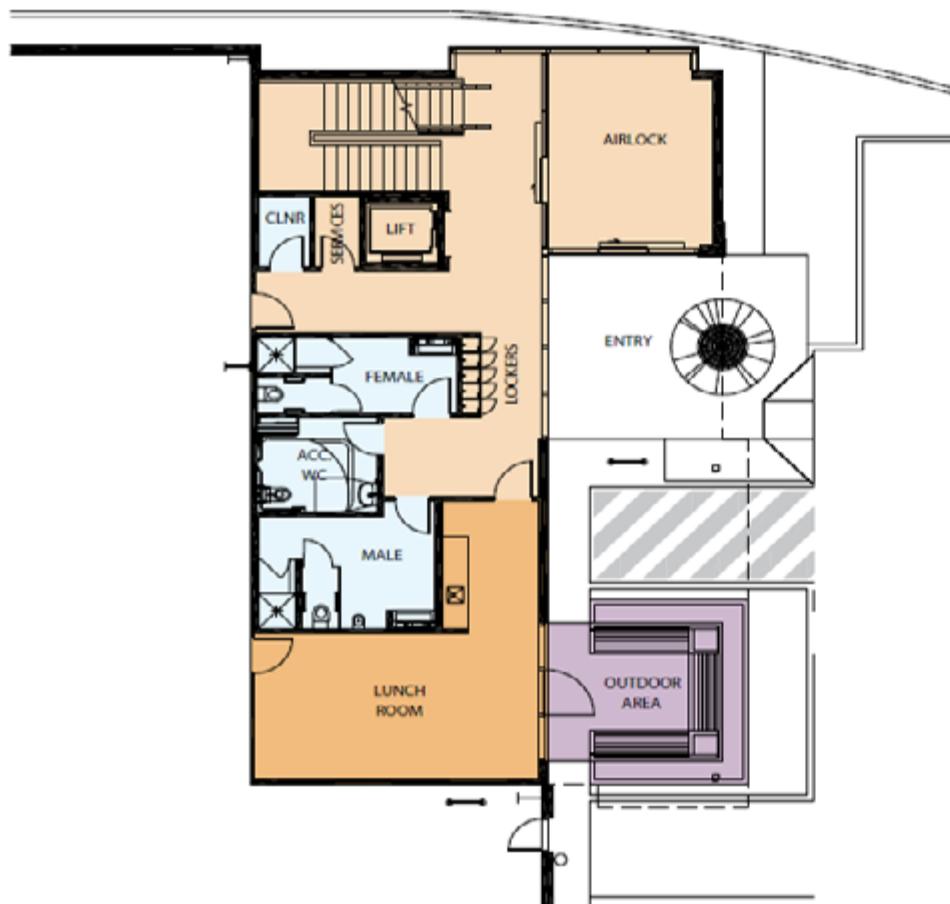




FIRST FLOOR

GROUND FLOOR





GROUND FLOOR



FIRST FLOOR

*The office fit-out pictured is indicative only.

The SITE STATUS

Section
05



01 Site aerial
Captured 06 June 2025

The SITE STATUS

Customers



01 Site aerial
Captured 06 June 2025



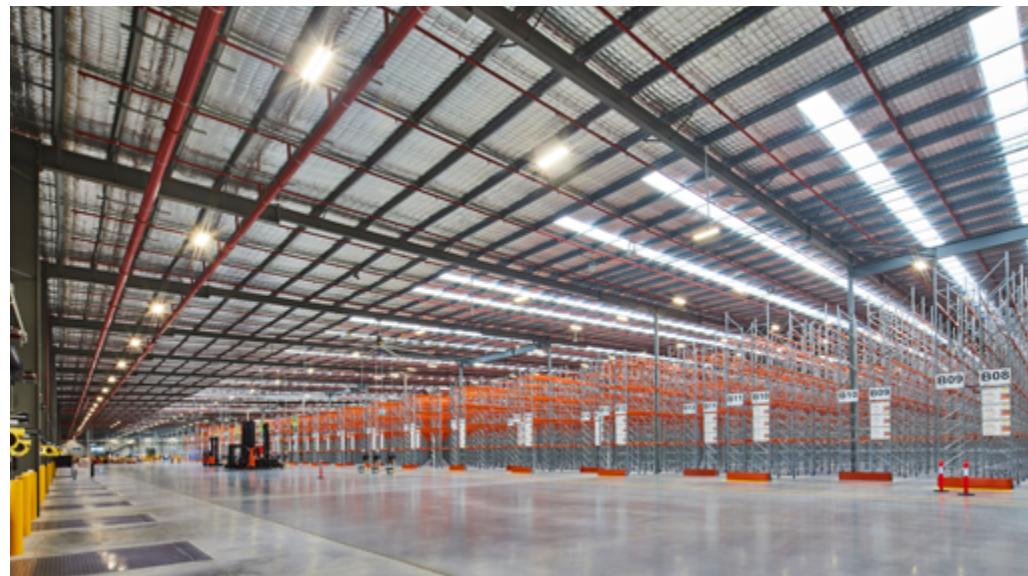
The SITE STATUS

Techtronic Industries

The first facility to be completed at The YARDS, completed in November 2023, features 70,000 sqm of warehousing space and state-of-the-art automation.

[VIEW ONLINE ↗](#)

Recently completed



Communications Test Design Incorporated

Completed in May 2024, this facility features 30,000 sqm of warehousing and logistics space along with two separate offices and drive-around truck access.

[VIEW ONLINE ↗](#)





The SITE STATUS

ARDEX Australia

In September 2024, ARDEX Australia opened its Oceania headquarters at The YARDS. The facility features production, manufacturing, and research spaces, while also focusing on employee wellbeing with premium office design and amenities such as a gym, cafe, and rooftop terrace.

[VIEW ONLINE ↗](#)

Recently completed





The SITE STATUS

Probiotec Pharma

In February 2025, Probiotec Pharma opened its state-of-the-art manufacturing and distribution facility at The YARDS. The built-to-suit facility is designed to support Probiotec's global operations and features advanced, climate-controlled warehouse space specifically tailored for pharmaceutical packaging.

[VIEW ONLINE ↗](#)

Recently completed



PIP ANZ

In May 2025, workwear supplier PIP ANZ (formerly known as Bisley) opened its new distribution centre at The YARDS. The 15,946 sqm facility features both premium office and warehouse space for goods to be stored and dispatched to wholesale suppliers.

[VIEW ONLINE ↗](#)



Recently completed



The EXPERIENCE

Section
06

The YARDS is backed by the global reputation and proven track record of Frasers Property Industrial and Barings. Together we're setting a new benchmark for industrial and logistics across the globe.

Powerful partnership



Frasers Property Industrial

For decades, Frasers Property Industrial has built a powerful reputation as a market leader in the commercial and industrial property sectors. Working with customers and partners, our proven experience and rigorous expertise has delivered industry-leading solutions over millions of square metres of commercial and industrial space.

A dedicated business unit of the global Frasers Property brand, our multi-

national experience spans projects across Australia, Germany, the Netherlands and Austria.

From creating industrial and logistics facilities, to warehousing and commercial offices, our focus is on helping our customers grow in the smartest and most sustainable ways. Our culture and success is built on applying the insights, ideas and innovation designed to lead the world to a more rewarding future.

Barings

'Altis Property Partners' is now Barings, following the announcement of the acquisition in August 2022.

Barings applies a disciplined strategic investment approach focusing on real estate fundamentals, skilled asset management with a strong emphasis on understanding and mitigating risk.

Barings manages a high-quality portfolio of Office, Industrial, Warehouse, Retail, Infrastructure,

Tourism and Leisure, and Residential assets valued in excess of \$442+ billion* on behalf of its investor clients.

The team of over 44+ professionals have deep and wide-ranging real estate, investment management and finance experience in institutional, REIT and private ownership.

*As at 31 March 2025

The EXPERIENCE

Our collaborative business model means we are well positioned to lead the future of industrial. Our customers get the benefits of in-house expertise across our integrated development and asset ownership platform.

➤ 01

➤ 02

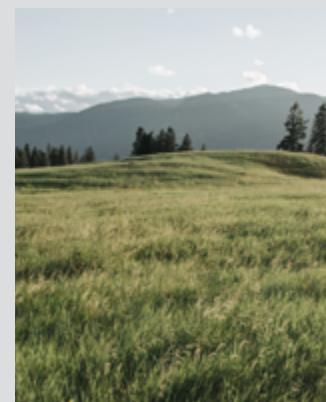
➤ 03

Our capability

Acquisition

Masterplanning

Town Planning



This means all customers of Frasers Property Industrial and Barings customers are served by experts in architecture and design, project management, civil, infrastructure and authority management - as well as asset and property management professionals.

We know every business is unique. It's why each project begins with a deep understanding of what our customers need, from geographical considerations, to specific sector requirements and beyond.

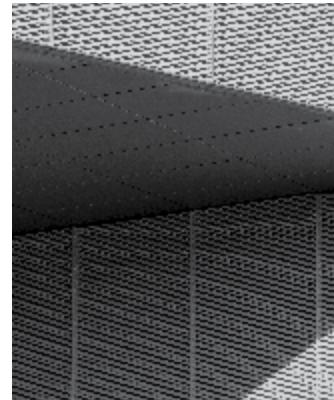
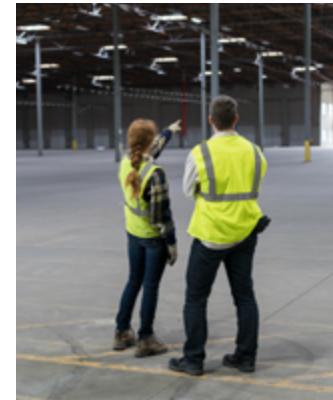
➤ 04

➤ 05

➤ 06

➤ 07

➤ 08

Design**Project Management****Delivery****Asset Management****Property Management**

The TEAM

Section
07

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All Artist's Impressions provide an impression of the appearance of the intended completed development only.

