

vicinity industrial base

PROUDLY DEVELOPED BY



WALKER CORPORATION



VICINITY
INDUSTRIAL BASE IS
ADELAIDE'S LARGEST
MASTER PLANNED
INDUSTRIAL ESTATE.

vicinity industrial base

Positioned within the established industrial precinct of Direk, the 100ha estate provides an ideal location for businesses seeking flexible and affordable industrial land that benefits from unparalleled access to the national highway network.

ADVANTAGES

- Land at Vicinity is regularly shaped, level, flexible in size & dimensions, free of contaminants & without any typical State Government encumbrances.
- Located within minutes to major infrastructure including the recently completed Northern Connector, the new Northern Expressway (Nexy) and Port Wakefield Rd.
- Approved access for 36.5m Level 3 B-Triple Road Trains, making Vicinity Industrial Base the only industrial estate in the outer north with Road Train access.
- Close proximity to Oversize Overmass routes offering advantages for companies that transport large loads into Adelaide, greater South Australia and across the country.
- Under the 30 year plan for Adelaide, Vicinity is at the heart of the Greater Edinburgh Parks employment precinct, which in itself is the heart of the Northern Growth Corridor.

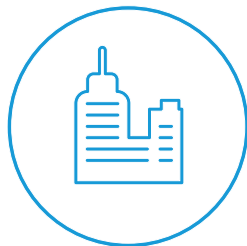


The Location

Positioned within the established industrial precinct of Direk, the 100ha estate provides an ideal location for businesses seeking flexible and affordable industrial land that benefits from unparalleled access to the national highway network, including the Northern Connector Road (recently completed), the Northern Expressway (NEXY) and Port Wakefield Rd. Close proximity to Oversize Overmass routes, including Heaslip Road, offer advantages for companies that transport large loads into Adelaide, greater South Australia and across the country.

Vicinity Industrial Base is also the only industrial estate in the outer north with Level 3 B-Triple Road Train access.

The South Australian Government has invested significantly in transport and services infrastructure for the northern suburbs to support the region's designation as Adelaide's strategic employment and industry growth corridor. Businesses at Vicinity will directly benefit from this investment and are well positioned to capitalise on the long-term growth in the area.



25 Minutes

TO ADELAIDE CBD



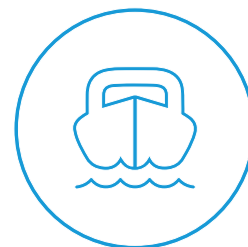
10 Minutes

TO DRY CREEK



35 Minutes

TO ADELAIDE AIRPORT



20 Minutes

TO PORT OF ADELAIDE



B-Triple Road Train Access

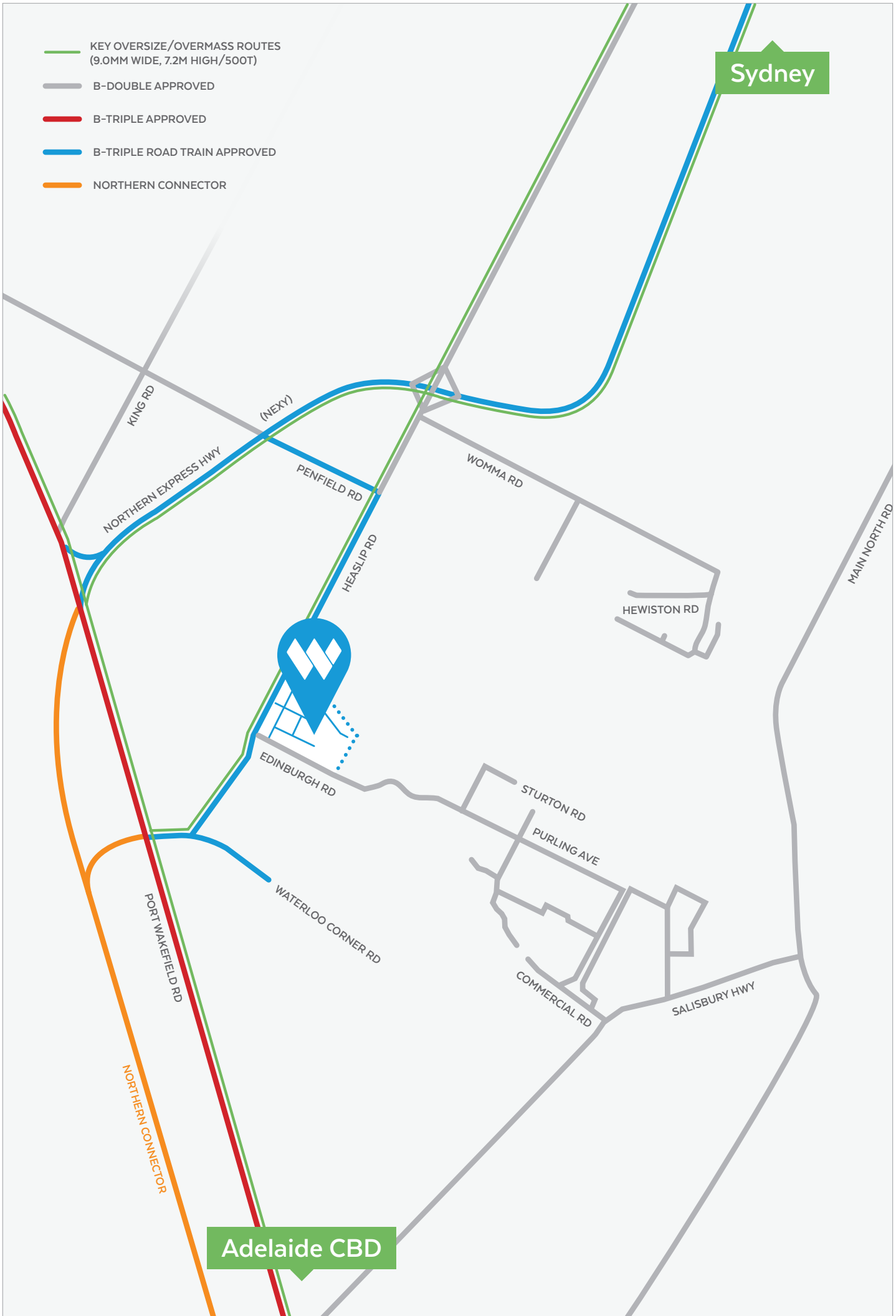
The Department of Planning, Transport and Infrastructure (DPTI) has approved access for 36.5m Level 3 B-Triple Road Trains and B-Doubles to Vicinity Industrial Base. Access is permissible off Heaslip Road and throughout the internal estate roads.

This makes Vicinity Industrial Base the only industrial estate in the outer north with Road Train access.

Key Oversize Overmass Routes

The Department of Planning, Transport and Infrastructure (DPTI) has announced that Heaslip Road is a 9.0m wide, 7.2m high, 500t Key Oversize Overmass route. The proximity to these Oversize Overmass routes is a major advantage for companies that transport large loads into Adelaide, greater South Australia and across the country.

Being adjacent to the Oversize Overmass routes, combined with the Road Train accessibility makes Vicinity Industrial Base the best connected industrial estate in Adelaide for companies with the biggest trucks.





Adelaide CBD

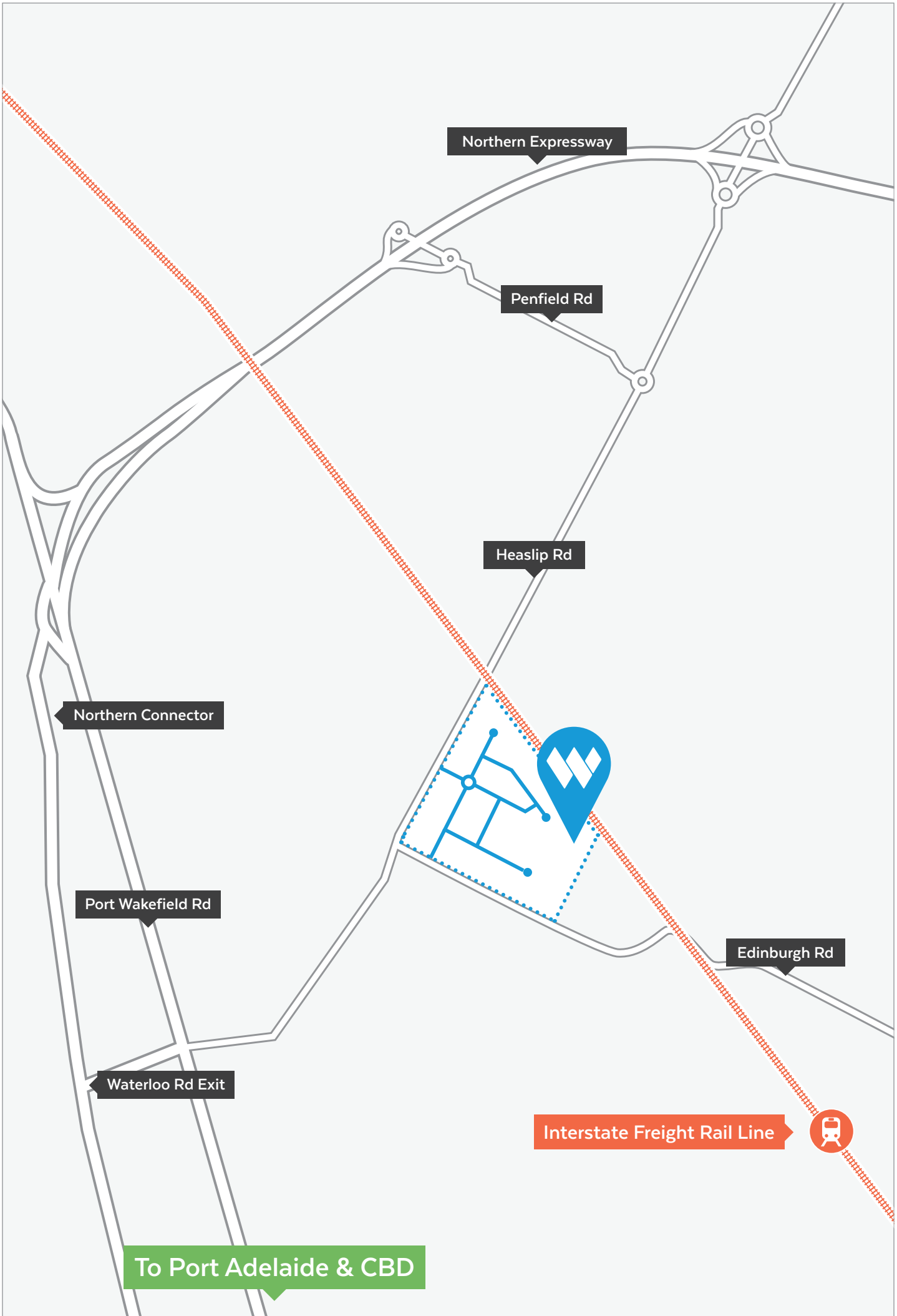
Edinburgh Rd

Rand Transport

Fisher & Paykel

vicinity
industrial base





vicinity industrial base

Masterplan



VISION TO REALITY

Join some of Australia's leading businesses



KIMBERLY CLARK AUSTRALIA

In September 2009 Walker delivered a 7,100sqm facility for multi-national paper and hygiene products company, Kimberly-Clark Australia. Kimberly-Clark distributes its vast range of consumer and professional products, including Kleenex and Scott bath and facial products, Viva and Scott paper towels and Huggies Nappies, throughout South Australia and the Northern Territory from the new centre, making the estate's location close to northern freight routes an important factor in the decision-making process.



TOLL NQX

In September 2010, Walker completed a major new warehouse for Toll NQX on 20,000sqm of land at the estate. Their new office and warehouse facility is one of a number of facilities that Walker has completed for the Toll Group in recent years. Toll were attracted to Vicinity's location next to the new Northern Expressway, and the ability for the estate to service both B-Double and B-Triple Road Trains – one of the only estate's in South Australia that can facilitate the movement of these large trucks.



CAHILL TRANSPORT

In June 2012, Cahill Transport opened their new 18,500 sqm headquarters. Cahill transport were able to secure a purpose built facility at a fraction of the cost to what they would otherwise be paying in Adelaide's inner northern suburbs. They were attracted to Vicinity Industrial Estate due to its close proximity to the Northern Expressway and approval for road train access directly to their warehouse floor, allowing Cahill Transport to drive meaningful productivity to their business.

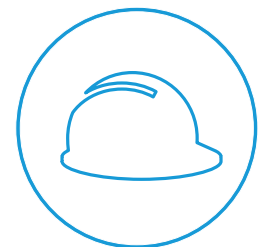
Walker Corporation is the country's leading private industrial developer with over 50 years experience delivering industrial property



Over 110 purpose built facilities delivered in 10 years



Design, build and delivery expertise



In-house architects, town planners, cost estimators and leasing experts



Ability to provide national property solutions in land banks across the country

VISION TO REALITY

The proof is in our partnerships

Walker has delivered hundreds of commercial and industrial facilities for iconic Australian businesses all across the country.

Much of our business is repeat business. We have a reputation as a market leader in designing, developing and delivering major industrial facilities for major organisations.

3M	CSIRO	NQX
AAE	Finemores	Officeworks
AAP	Glad Products	Parceline
Air Express	Grace Records Management	Packcentre
Ajax Fasteners	Hasbro	P&O Trans Australia
Allied Pickfords	Heidelberg	Pickfords
API	Hoepners	Recall
APN	IKEA	Selleys
Ausdoc	Kerry Ingredients	SITA
Australia Post	Kimberly-Clark	Stramit
Australian Taxation Office	Kmart	SWADS
Axis	Jennings	Target
Berri	Just Jeans	The Reject Shop
Bunnings Warehouse	Laminex	TNT
Caltex	Linfox	TOLL
Capral Aluminium	Lyreco	Unilever
Carlton United Breweries	Mattel	Victa Lawncare
Coles Myer	Mitsubishi	Volvo
Corporate Express	Nixon Industrial	Woolworths

Don't just take it from us, hear what our clients have to say



CHRIS NOBLE
Property Director

Property Director for recently completed 20,000sqm facility for Toll NQX in Adelaide.

Toll has been pleased with Walker Corporation's capacity to complete this project on time and to budget. We have worked successfully with Walker before and I am sure we will do so again.



STEPHEN BROWN
Managing Director

Two Industrial facilities completed in five years by Walker.

Grace is committed to providing our customers with the best service possible, and a big part of that is ensuring we have the right property solution to meet our future growth and business needs. We know from our past experience with Walker they deliver a quality product, and our new facility is testament to that.



STEPHEN ROCHE
Managing Director

Major new Distribution Centre completed by Walker in 2010 at Citiswich Business Park.

Our new state of the art distribution centre is one of the best in Australia, allowing us to more efficiently distribute pharmaceutical and over the counter products to an increasing number of customers across Queensland and northern NSW communities. The mechanised equipment we have will make this one of the most state-of-the-art warehouses in Australia. Our existing staff will be able to transition to this area very easily.



MICK CAHILL
Managing Director

18,500sqm Warehouse/ Distribution Facility completed by Walker in 2012 at Vicinity Industrial Base.

At Vicinity Industrial Base we were able to secure a purpose built facility at a fraction of the cost to what we would otherwise be paying in Adelaide's inner northern suburbs. Access to the Northern Expressway and the estates approval for road train access directly to our warehouse floor has enabled us to drive meaningful productivity to the overall business.

Walker delivers a ‘whole business’ property solution through the ownership of strategic landbanks, development of award-winning facilities, and asset management

OWN

Walker owns a number of industrial estates in strategic locations in Queensland, South Australia and the Australian Capital Territory, close to major arterial roads and rail networks, ideal to serve Australia’s manufacturing and distribution companies. With a wealth of experience in industrial development, Walker has focussed on creating new industrial landbanks in key growth centres. We develop and own property within each estate for the long term, providing ongoing relationships with customers.

DEVELOP

Walker Corporation has been delivering award winning facilities for some of the country’s leading companies for over 40 years. We set the benchmark for quality, ingenuity, flexibility and fast delivery because we are passionate about delivering the best results for our clients. Our in-house industrial development team of architects, planners, cost estimators and project managers personally commit to ongoing hands-on involvement to ensure each of our clients premises are designed and developed according to their requirement.

MANAGE

Our in-house asset management team personally commits to ensuring our client’s facilities exceed their expectations and are maintained to a superior standard. Walker’s interests are absolutely aligned with our clients which has ensured long-standing relationships and repeat business with key businesses.

VISION TO REALITY



Give your business the logistical edge

At Vicinity Industrial Base we were able to secure a purpose built facility at a fraction of the cost to what we would otherwise be paying in Adelaide's inner northern suburbs. Access to the Northern Expressway and the estate's approval for road train access directly to our warehouse floor has enabled us to drive meaningful productivity to the overall business.

MICK CAHILL
Managing Director, Cahill Transport



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