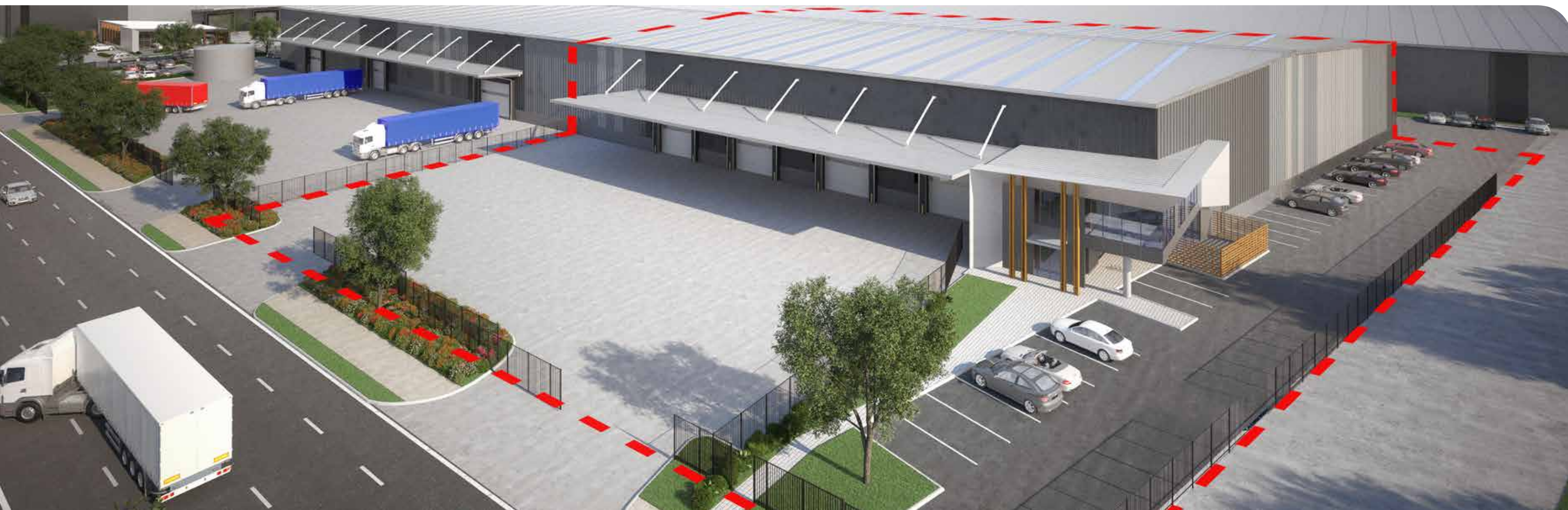




6B /
4,764 SQM
OFFICE AND
WAREHOUSE
FOR LEASE

FIRST FOR BUSINESS, FIRST FOR LOGISTICS

Altis Property Partners presents a flexible 4,764 sqm distribution centre under construction within its' new 250,000 sqm prime industrial development- First Estate. With signalised access to major transport arterials, First Estate is located to efficiently connect to Sydney and the Eastern Seaboard. Construction is already underway and nearby state and federal infrastructure projects are rapidly being completed ensuring First Estate is set to become the premier industrial estate in Sydney's west.





4km
(6min)
M4



5km
(7min)
EASTERN
CREEK
INTERCHANGE



7km
(11min)
M7



11km
(14min)
BADGERYS
CREEK



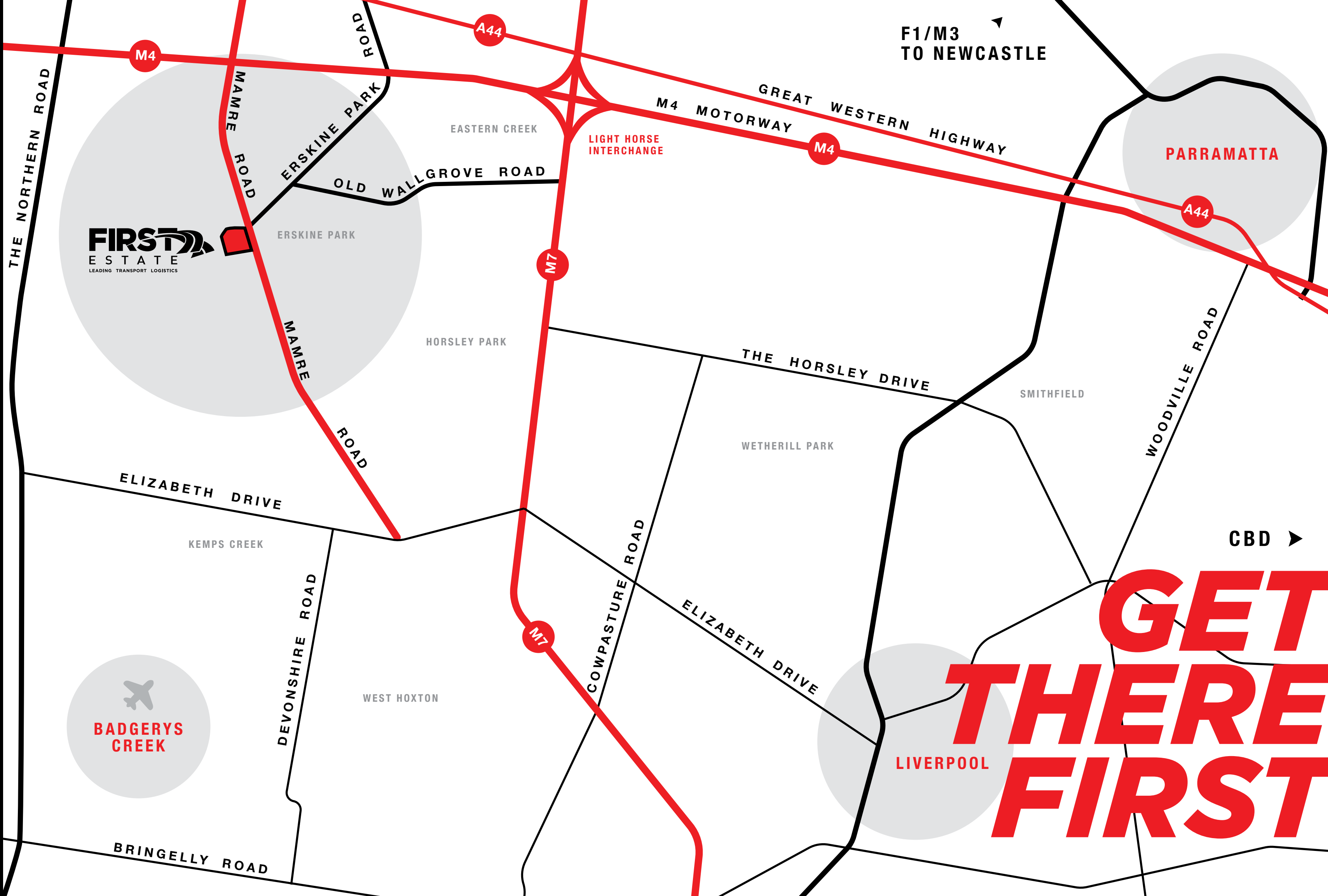
28km
(26min)
PARRAMATTA



47km
(45min)
SYDNEY
CBD



50km
(40min)
PORT
BOTANY



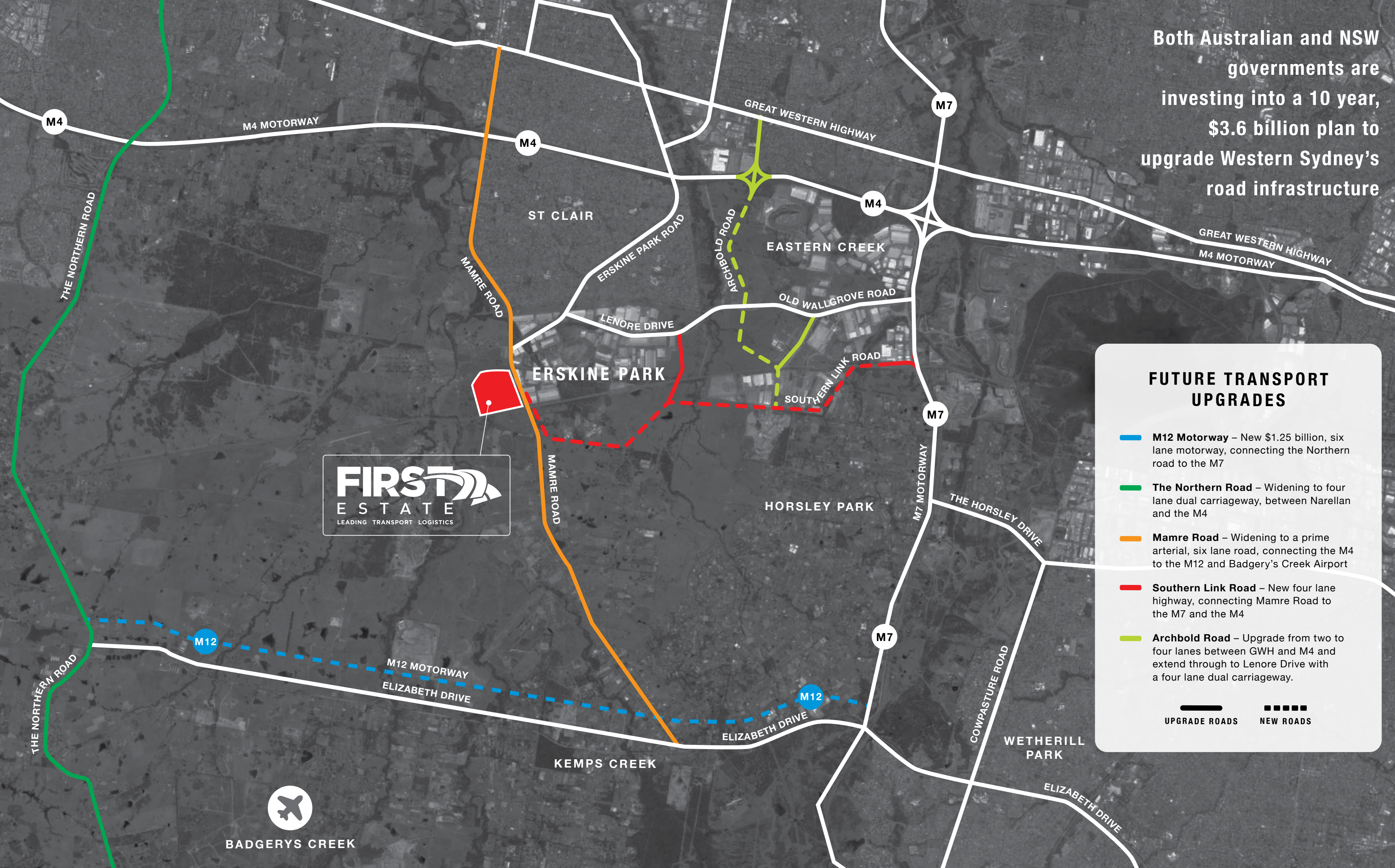
**GET
THERE
FIRST**

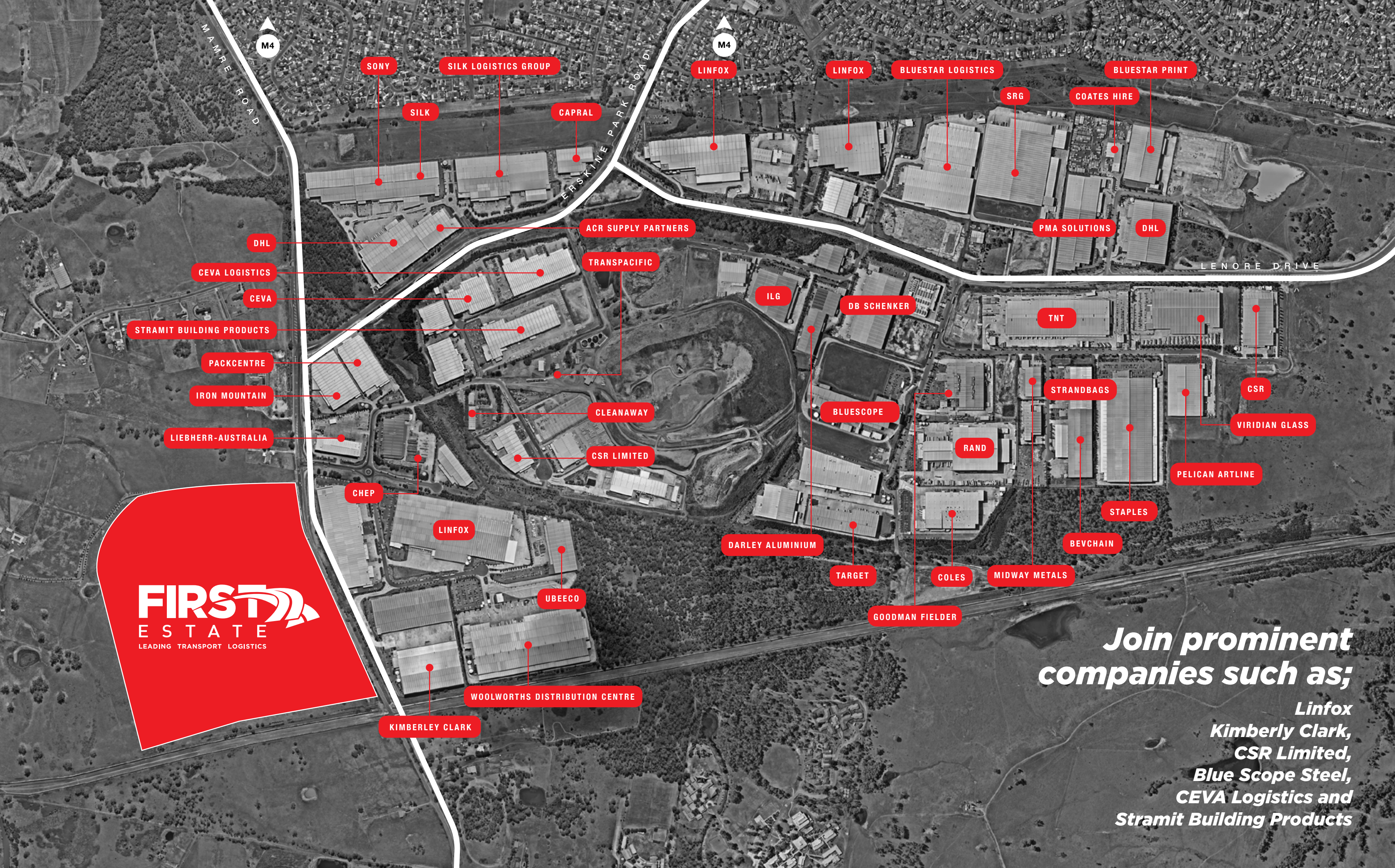
Both Australian and NSW governments are investing into a 10 year, \$3.6 billion plan to upgrade Western Sydney's road infrastructure

FUTURE TRANSPORT UPGRADES

- M12 Motorway** – New \$1.25 billion, six lane motorway, connecting the Northern road to the M7
- The Northern Road** – Widening to four lane dual carriageway, between Narellan and the M4
- Mamre Road** – Widening to a prime arterial, six lane road, connecting the M4 to the M12 and Badgery's Creek Airport
- Southern Link Road** – New four lane highway, connecting Mamre Road to the M7 and the M4
- Archbold Road** – Upgrade from two to four lanes between GWH and M4 and extend through to Lenore Drive with a four lane dual carriageway.

UPGRADE ROADS NEW ROADS





FIRST
ESTATE
LEADING TRANSPORT LOGISTICS

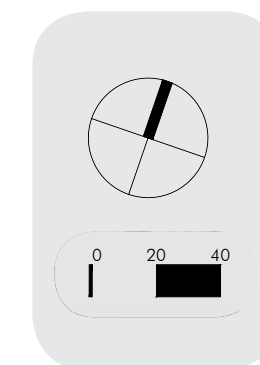
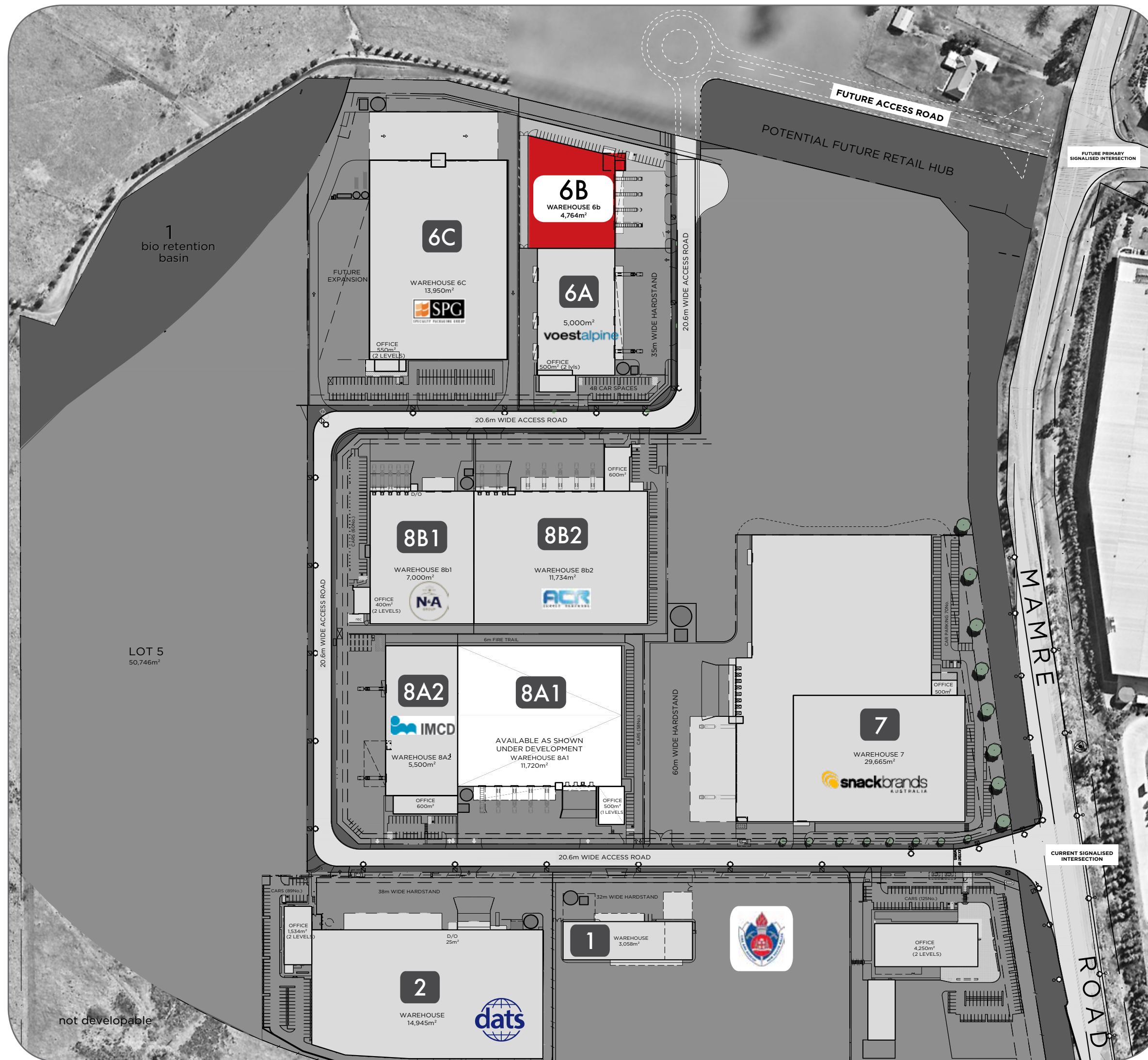
*Join prominent
companies such as;*

*Linfox
Kimberly Clark,
CSR Limited,
Blue Scope Steel,
CEVA Logistics and
Stramit Building Products*

FIRST CLASS MASTERPLAN



250,000 SQUARE METRES
OF PRIME INDUSTRIAL FLOORSPACE
.....
EFFICIENT AND FLEXIBLE DESIGN
ALLOWING LARGE FLOORPLATES
.....
EXCELLENT EXPOSURE TO MAMRE ROAD
.....
SIGNALISED INTERSECTION PROVIDING
SUPERIOR ACCESS
.....
GATEWAY TO BADGERYS CREEK
AND WESTERN SYDNEY



Development Areas

| | |
|-----------|-----------|
| Office | 250 sqm |
| Warehouse | 4,514 sqm |
| Total GFA | 4,764 sqm |
| Cars | 31 |

Zoning

IN1 Suitable for general industry, warehousing, distribution and ancillary office

Features

- 10m minimum clear height, 13.7m maximum building height
- ESFR Sprinkler system
- Armoured construction joints
- Rainwater harvesting for toilet flushing and irrigation
- Recessed docks with dock levellers
- 35m Hardstand
- 12m wide awning
- Dual truck entry and exit
- Dock office
- 4 ongrade roller doors (option to replace 1 ongrade RSD with 2 recessed docks)
- 7 tonne point load
- B-Double approved access
- 24/7 operation

Sustainability

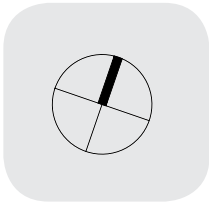
The warehouse 6B has been specified to high sustainability standard and includes the following features:

- 10% roof area to be translucent, clear roof sheeting
- Louvre and sun shades to control glare and assist air-conditioning loads
- All sanitary fittings and fixtures WELS compliant
- Rainwater collection tank for collection of roof rainwater plumbed to toilets and the irrigation system
- LED lighting throughout

Additional upgrades available include*:

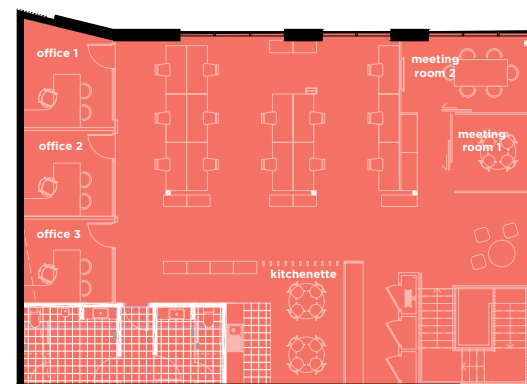
- Greenstar and/or NABRES scope upgrades and certification
- Installation of a 100kW solar power generating system

*Note upgrades may have implications to availability date





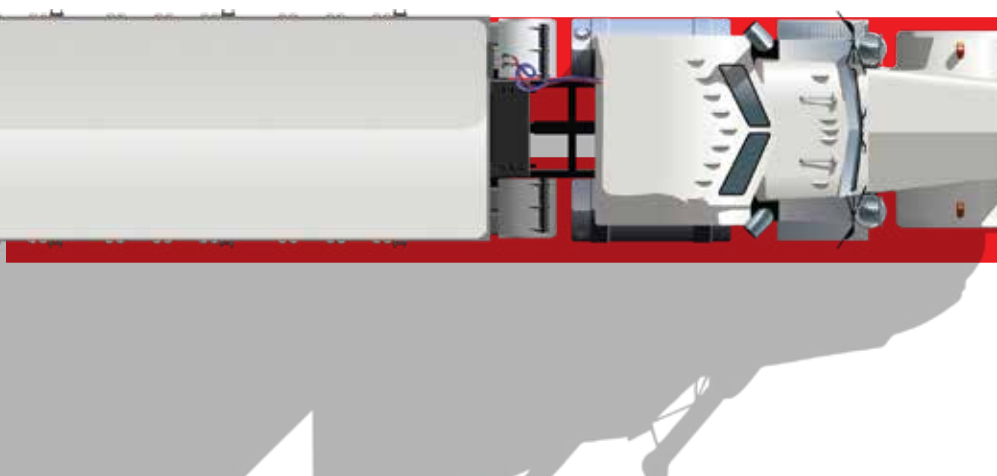
Ground Level

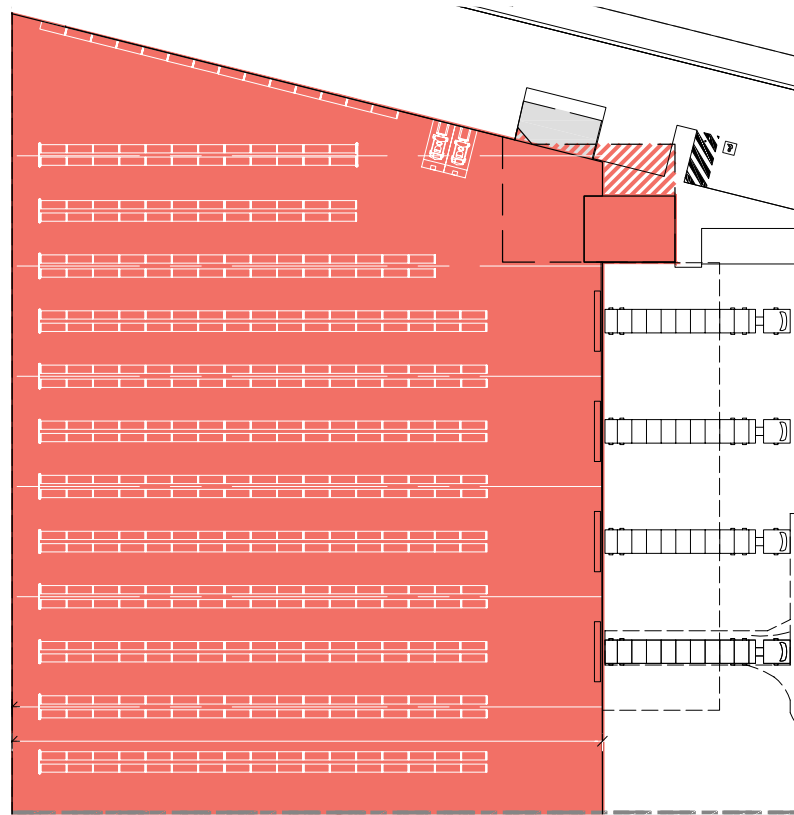


Level One

Note: Workstations and fitout indicative only

Office Plan





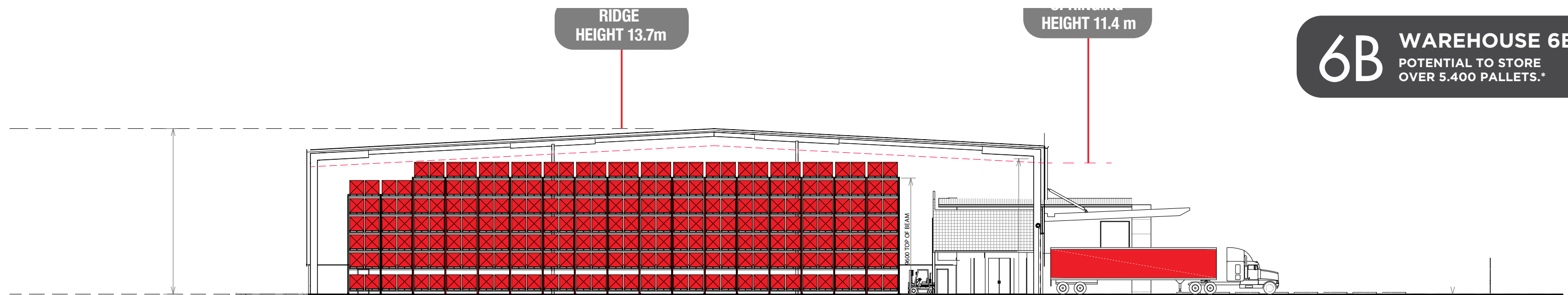
Indicative Racking Layout



East Elevation



North Elevation



Warehouse Section

6B WAREHOUSE 6B
POTENTIAL TO STORE
OVER 5,400 PALLETES.*

*BASED ON INDICATIVE STANDARD RACKING LAYOUT AND 1200mm PALLET HEIGHT



*Altis Property Partners,
working with their partners,
can design and deliver a
tailored integrated fitout
solution.*

FIRST IN DESIGN FLEXIBILITY



ABOUT ALTIS

Altis is dedicated to a partnership approach with both its investors and tenants

Altis Property Partners is a diversified real estate funds management business which owns, manages and develops high quality office, industrial and large format retail assets across Australia with investments exceeding A\$2 billion on behalf of its investor clients.

The groups' driving philosophy is to engage in a genuine partnership with its tenants and key customers, and through a collaborative approach, deliver exceptional real estate outcomes.

With a proven development capability for industrial projects, Altis are able to provide certainty in design excellence, building quality and efficient

delivery. Our disciplined development approach is underpinned by diligent project management and a strong focus on understanding the occupants business and how real estate can assist in achieving their strategic goals.

Altis was founded in 2008 by Paul Notaras, Shaun Hannah, Alastair Wright and Chris Packett; each have over 25 years of experience in real estate, investment management and finance experience in institutional, listed REIT's and private ownership.



Port of Botany, NSW



Port of Brisbane, QLD



First Estate, Fire & Rescue NSW



First Estate, N&A Fruit Distributors & ACR

LEADING SUSTAIN- ABILITY PRINCIPALS

First Estate has been designed to incorporate first rate sustainability initiatives, utilising energy efficient lighting, water sensitive urban design, rainwater tank harvesting and natural ventilation to both reduce operating costs and reduce impact on the environment.

Altis Property Partners have established a reputation in the Australian construction industry as a leader in sustainability. Their approach has contributed to the distinctive achievements of many of Australia's most highly regarded ESD projects. Sustainability principles are embedded into their activities through a flexible approach to service delivery. Their expertise and knowledge continues to grow with each project, ensuring their clients benefit from leading edge practices.

Altis Property Partners believes that creating environmentally efficient properties is the only way to build. Altis and its partnerships will bring years of experience and incisive business acumen to First Estate. The construction and delivery of this project offers assurance in design excellence, building quality and an efficient delivery.

We believe that creating environmentally efficient properties is the only way to build and it's this principal that is at the core of Altis Property Partners. Understanding the responsibility that comes with owning industrial property means our initiatives strive for optimum environmental efficiency, whilst also maintaining a high quality of functionality and service to our tenants.

***Environmental
efficiency is at
the core of First
Estate's design***



FIRST ESTATE

*The finest in service, location,
sustainability and delivery*

*We know your corporate and
supply chain objectives are
critical to your success and
we offer a long standing
and reputable team to help
you achieve them.*



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