



ESR Leppington Industry Park

198–224 Ingleburn Road, Leppington, NSW

INFORMATION MEMORANDUM



33,088sqm of premium
warehouse available now

Unlocking Potential

The New Western Sydney

ESR Leppington Industry Park is a brand new logistics centre in one of Sydney's fastest growing areas.

Sydney's south west growth corridor is currently benefiting from significant infrastructure upgrades to support local amenities, housing, jobs and investments

Unbeatable access

ESR Leppington Industry Park provides businesses the opportunity to operate within the developing Leppington North Town Centre, with close proximity to the Greater Sydney transport network

Key Features



- ✓ Gateway to future Western Sydney Airport
- ✓ Flexibility to tailor facilities to suit specific operational requirements
- ✓ Occupy from Q2, 2023
- ✓ Immediate proximity to Leppington Train station and Bus Routes
- ✓ Access to Bringelly Road, Camden Valley Way and Sydney M5/M7
- ✓ Tenancies from 3,500 sqm
- ✓ IN2 Light Industrial zoning

Prime Location



The Future of Leppington

Flanked as the South West's priority growth area, Leppington Town Centre will be home to a retail sector, civic and mixed-use spaces as well as an employment hub. The area will be surrounded by residential space and is set to profit from the new Western Sydney airport and associated infrastructure updates.

The estate benefits from its proximity to Leppington Train Station and the suburb's growing Town Centre.

ESR Leppington Industry Park offers the unique opportunity to be part of the establishment of the new Western Sydney.

Nearby Amenities



Shopping

- Coles
- Liquorland
- The Shed Willowdale
- My Family Health Medical Centre
- Willowdale Pharmacy



Future

- Leppington Town Centre – 1.1km
- Western Sydney Airport – 20km

Cafes & Restaurants

- Cafe ARC & Takeaway
- Sweet & Savoury Cafe
- Thai Emerald
- Amano Restaurant e Pizzeria
- 14 North 108 East
- Lockie's Hotel



Connectivity

- Direct access to Camden Valley Way, M5 and M7 motorway
- Close proximity to the new Western Sydney Airport
- Sydney CBD and Parramatta are located 30km & 50km from the site

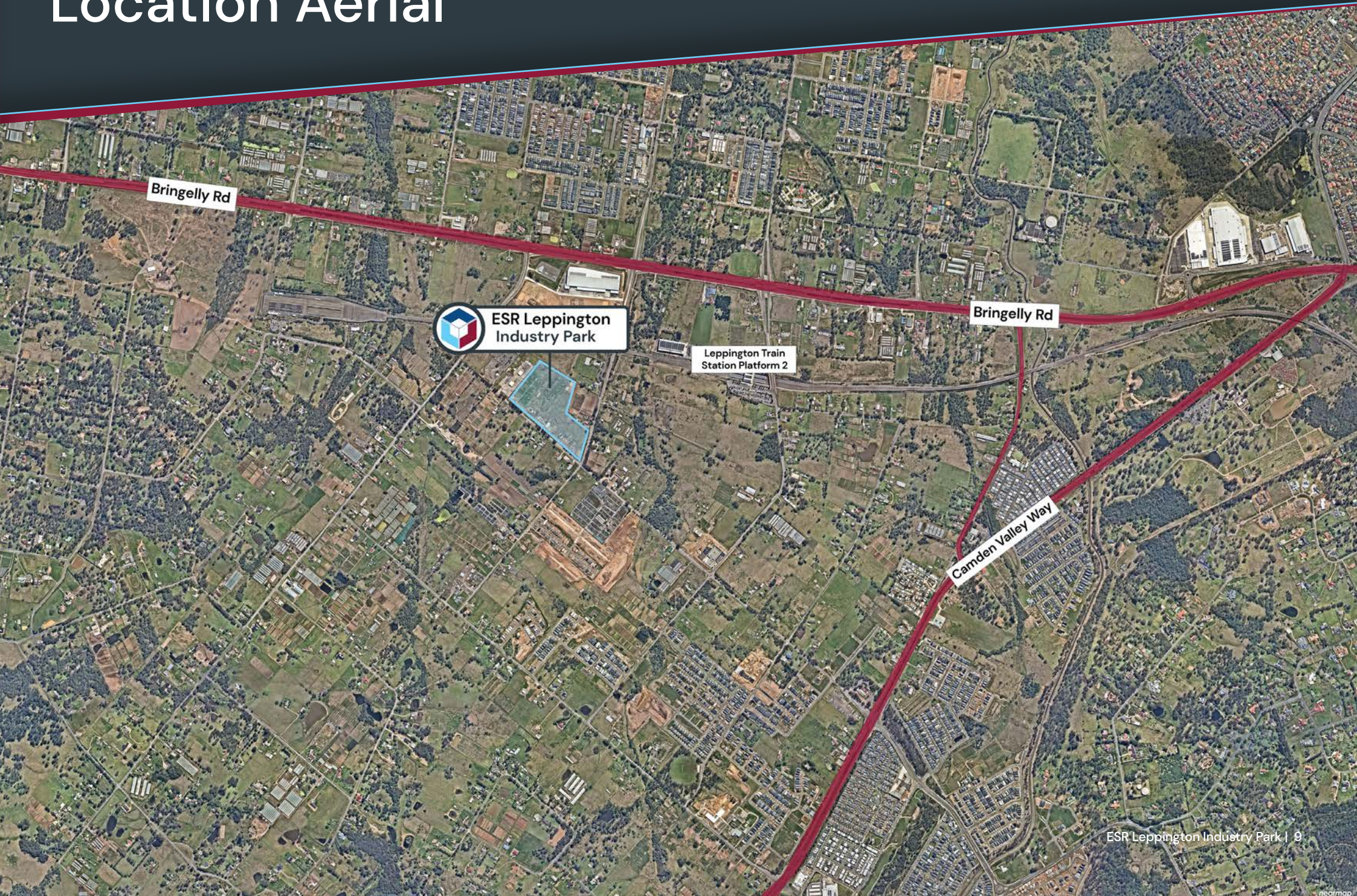


Location Aerial



ESR LEPPINGTON
INDUSTRY PARK

Location Aerial



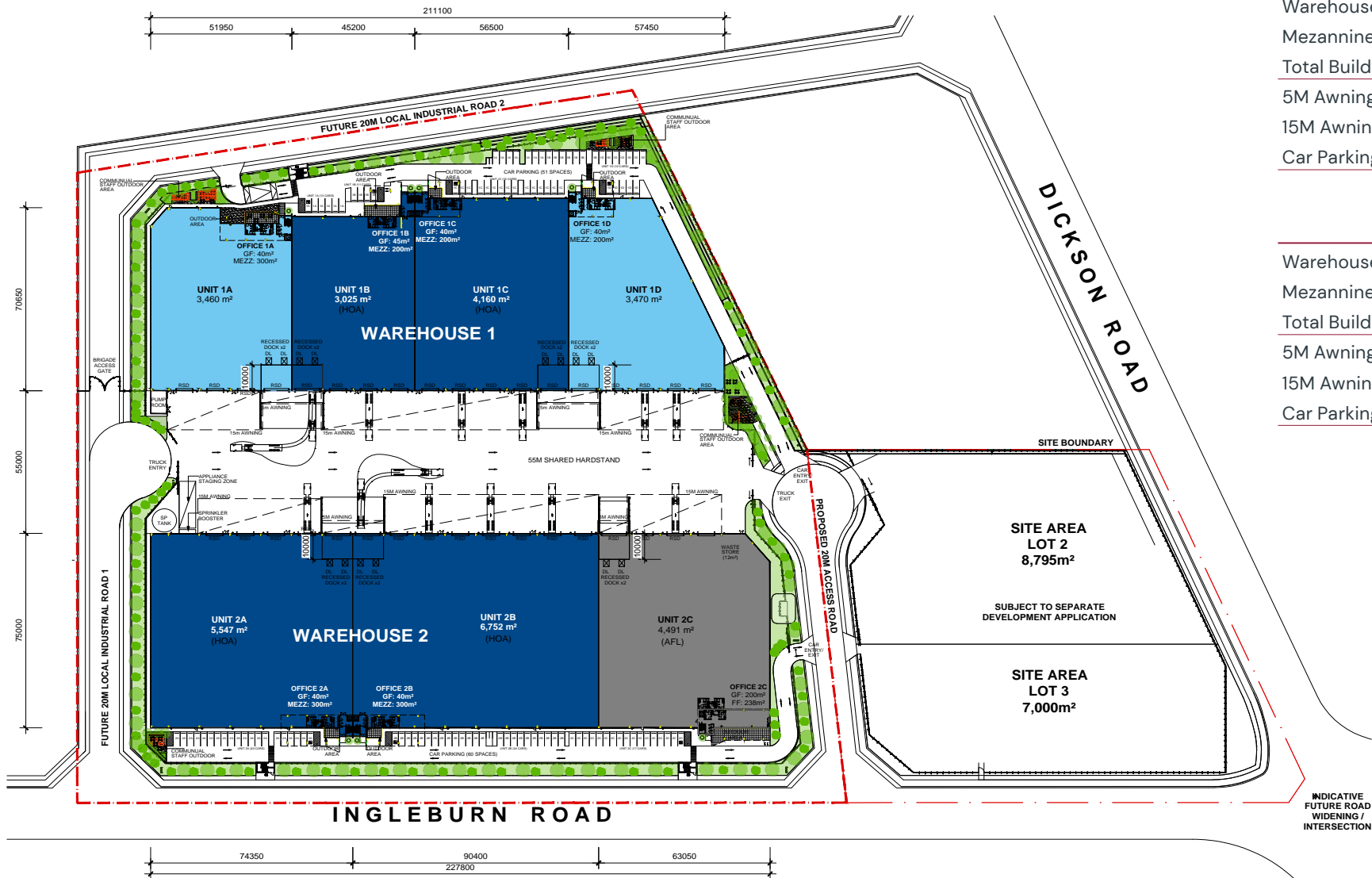
Concept Perspective



Concept Perspective



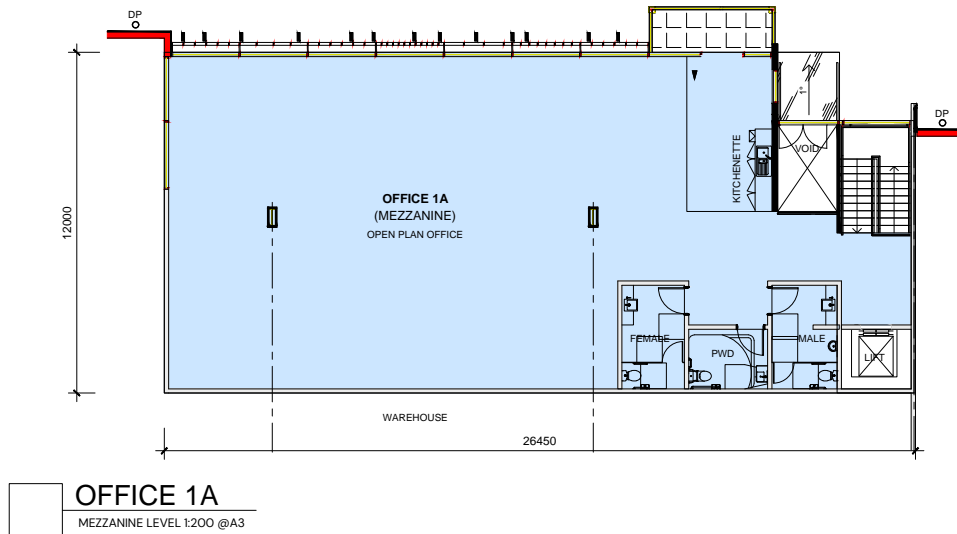
Master Plan



UNIT 1A	
Warehouse	3,460 m ²
MezzanineOffice	340 m ²
Total Building Area	3,800 m ²
5M Awning	58 m ²
15M Awning	524 m ²
Car Parking Provided	13 spots

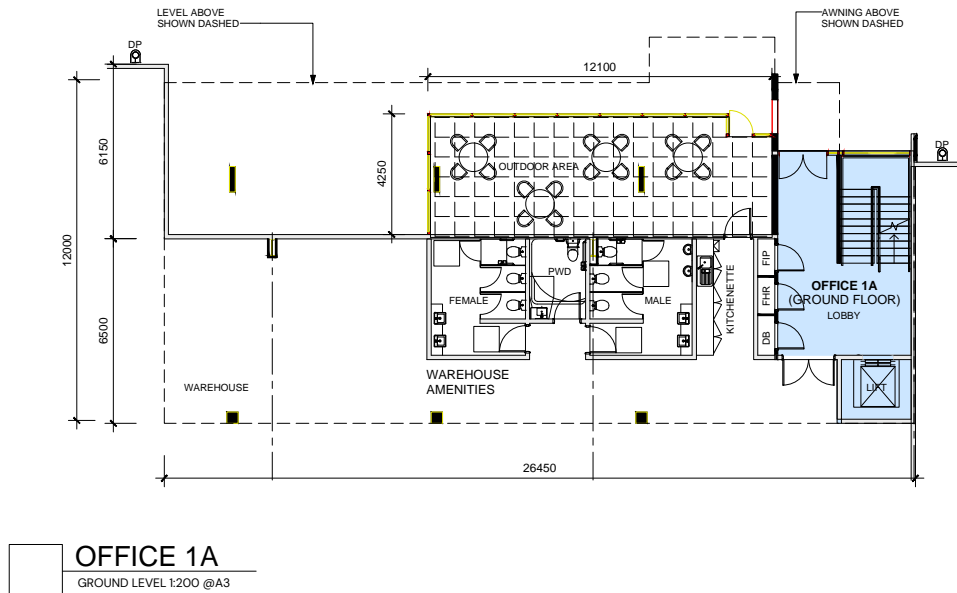
UNIT 1D	
Warehouse	4,160 m ²
MezzanineOffice	240 m ²
Total Building Area	4,400 m ²
5M Awning	58 m ²
15M Awning	693 m ²
Car Parking Provided	12 spots

Site Plan – Sample Office



UNIT 1A

Warehouse	3,460 m ²
MezannineOffice	340 m ²
Total Building Area	3,800 m ²
5M Awning	58 m ²
15M Awning	524 m ²
Car Parking Provided	13 spots



Design Specifications

Warehouse

- Roof ridge height 13.7m
- Minimum 10m internal clearance for storage
- 7 tonne point loads to warehouse slab
- LED highbay lighting to warehouse
- 15m wide cantilevered awnings to all on-grade RSD's and 5m wide awnings to recessed docks
- ESFR Fire Sprinkler system assuming class I-HV products
- 25VA/m2 power supply to warehouse

Main Office

- Contemporary office design (open plan)
- LED lighting
- Commercial grade carpet and products as specified
- Acoustic tile grille ceiling
- Office amenities to suit NCC requirements
- 125 VA/m2 power supply to office area

ESG Initiatives

- 5 Star Green Star
- Provision for future Solar PV system
- Rainwater storage tank connected to landscaping irrigation and for toilet flushing
- Energy and water metering
- Low VOC carpets and paints

External Work

- Shared 55m heavy duty concrete pavement to suit B-double manoeuvring width of hardstand
- Dedicated staff and visitor carpark
- High quality landscaping with automatic irrigation system

Programme

Speculative Development

Infrastructure Commencement	August 2022
Development Modification Approval	February 2023
Construction Commencement	March 2023
Early Access	November 2023
Lease Commencement	December 2023

About ESR Australia

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$8 billion, and a robust pipeline of developments underway.

ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

We are part of the largest real asset manager powered by the new economy.



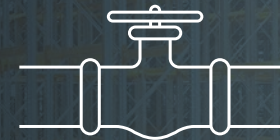
A\$12.7 bn

Assets Under Management



3.8 m^{sqm}

Gross Lettable Area



A\$6.6 bn

Development Pipeline



2.1 m^{sqm}

Development Pipeline



450+

Customers



120+

Inhouse Experts

*as at July 2022. Includes ARA Australia portfolio

Space and
Investment
Solutions for
a Sustainable
future.



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Disclaimer: The information in this document has been prepared by ESR Real Estate (Australia) Pty Ltd ABN 64 625 761 962 (ESR) and is subject to change at any time without notice.