



HORSLEY LOGISTICS PARK

3 Johnston Crescent, Horsley Park, NSW



UNLOCKING POTENTIAL

A Fresh Space for your Business to Flourish

Located in the heart of Western Sydney, Horsley Logistics Park offers an increasingly rare opportunity to occupy premium grade logistics space in one of Sydney's most sought-after industrial markets.

Offering excellent access to the M7 and M4 interstate road networks and the upcoming Western Sydney Airport, there is no better place to grow your business, unlock your potential and join a network of global brands who are part of this growing estate. Fully serviced with construction underway. The estate is scheduled for completion 2026-2027.

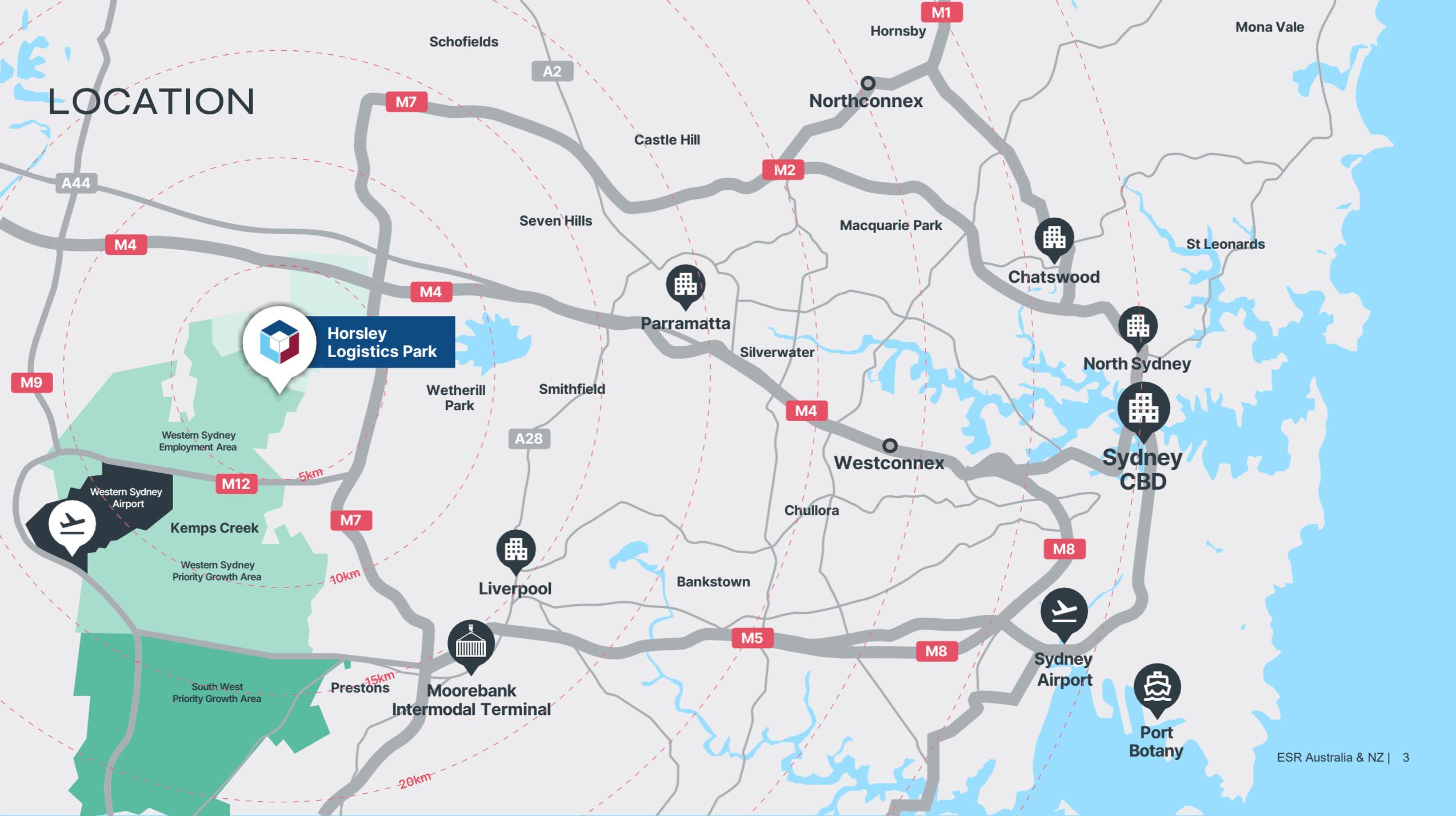
[Click here to explore Horsley Logistics Park and the wider estate](#) →



Artist's impression only

ESR Australia & NZ | 2

LOCATION



 **Horsley Logistics Park**

 Western Sydney Airport

 Sydney Airport

 Port Botany

AERIAL LOCATION

Horsley Logistics Park is a 20.8ha estate which includes an established precinct and the upcoming Stage 2 development.



EVERYTHING YOU NEED CLOSE BY



Connectivity

- Bus service 813 provides connections between Fairfield Station, Horsley Park Shops and Bonnyrigg T-way
- Bus Service 738 provides connection to Rooty Hill Station
- Rooty Hill station provides connections to Blacktown, Penrith, Parramatta & Sydney CBD



Shopping within 10 mins

- Southridge Plaza
- St Clair Shopping Centre
- Aldi Eastern Creek



Cafes & Restaurants within 10 mins

- Onsite cafe - Piccolo Me
- The Little Baker & Co
- Industrial Harvest Telopea
- Roadhaven Cafe
- Hungry Baker Cafe
- Industrial Place Cafe
- Kakateeya Indian



Nearby Amenities

- Eastern Creek Medical Centre
- Morphett Little Graces Childcare
- Plus Fitness



CONCEPT PERSPECTIVE



Artist's impression only

CONCEPT PERSPECTIVE



CONCEPT PERSPECTIVE



Artist's impression only

DESIGN SPECIFICATIONS

Warehouse

- Building height 14.6m to ridge
- 8 tonne post load to warehouse slab
- LED highbay lighting to warehouse
- 20m wide cantilevered awnings to loading docks
- 5m wide to awning to recessed docks
- ESFR fire sprinkler system Embedded solar network

Main Office

- Contemporary architecturally designed offices
- LED lighting
- Office amenities to suit NCC requirements
- Landscaped breakout areas and balconies

External Work

- 34m - 68m wide heavy duty concrete hardstand to suit B-double manoeuvring
- Separate access to dedicated undercroft carpark with lift access directly into the warehouse & office
- Auto sliding gates to truck and car entry/exits
- Lush landscaping with automatic irrigation



SUSTAINABILITY



Target 5 Star Green Star Buildings v1

Certification with the Green Building Council of Australia (GBCA) for this stage of the development.



Electric vehicle charging

Charging infrastructure, with provision for future addition, provided for passenger vehicles, and options for electric logistics vehicles.



Embedded network

Shared onsite solar power system that will generate and distributes electricity to all estate users.



Water efficiency & rainwater collection

Water efficient fittings and fixtures, and rainwater collection with reticulation to toilets and irrigation.



Electricity & water monitoring

Electricity sub-meters, water monitoring and an energy management system provided for performance management and data.



Low environmental impact materials

Use of building materials that have lower impacts in production, reduced embodied carbon or lower off-gassing in occupied spaces.

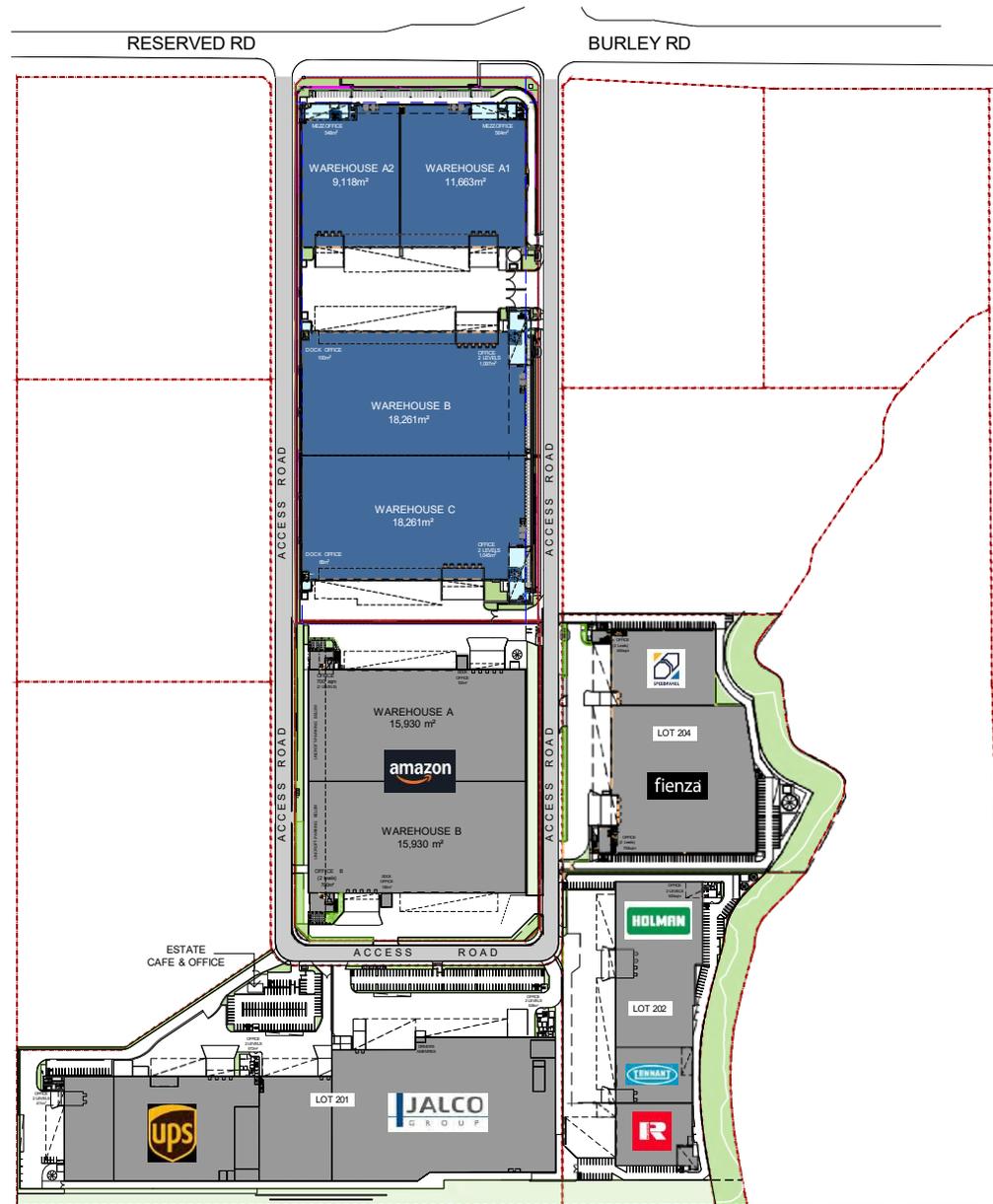


Other environmental attributes

From waste areas that facilitate operational recycling, to careful environmental management in construction and a stormwater management plan, our design and construction process seeks improved environmental and social outcomes.

ESTATE PLAN

- Available Space
- Office Space
- Committed Space
- Landscaping
- Awning



MASTERPLAN



*Internal tenancy walls can be removed or modified to allow for flexible use of the space.

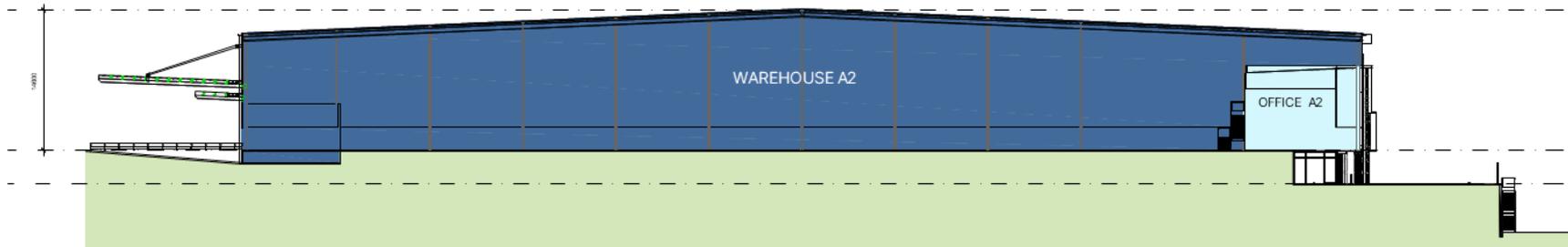
DEVELOPMENT DATA

Warehouse A1	9,118 m ²
Office A1 – 2 Levels	548 m ²
Total Building Area	9,666 m²
Parking Spaces	46
Warehouse A2	11,663 m ²
Office A2 – 2 Levels	564 m ²
Total Building Area	12,227 m²
Parking Spaces	58
Warehouse B	18,261 m ²
Office B – 2 Levels	1,097 m ²
Dock Office B	66 m ²
Total Building Area	19,424 m²
Parking Spaces	75
Warehouse C	18,261 m ²
Office C – 2 Levels	1,045 m ²
Dock Office C	66 m ²
Total Building Area	19,372 m²
Parking Spaces	75
Overall Building Area	60,689 m²
Total Parking Provided	254

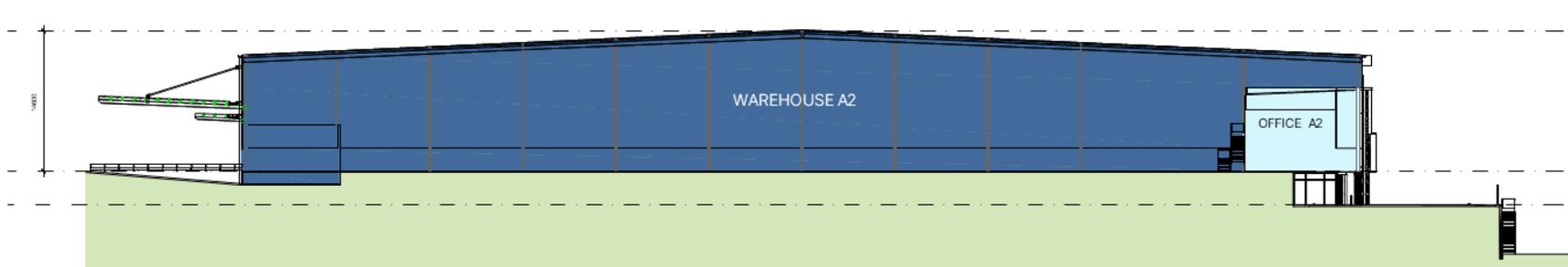
SECTIONS



WAREHOUSE B & C - INDICATIVE SECTION 1



WAREHOUSE A2 - INDICATIVE SECTION



WAREHOUSE A2 - INDICATIVE SECTION

WAREHOUSE A1 & A2



- Available Space
- Office Space
- Committed Space
- Landscaping
- Awning

DEVELOPMENT DATA

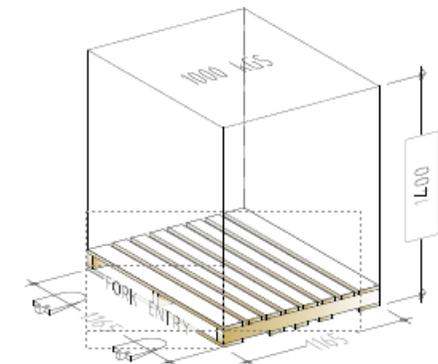
Warehouse A1	9,118 m ²
Office A1 – 2 Levels	548 m ²
Docks – 2x Recessed 5x On Grade	
Total Building Area	9,666 m²
Parking Spaces	46

No. of standard pallets @ max 8 high 11,440

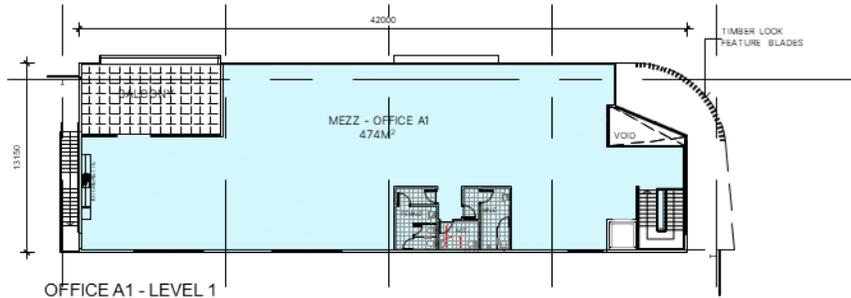
Warehouse A2	11,663 m ²
Office A2 – 2 Levels	564 m ²
Docks – 4x Recessed 5x On Grade	
Total Building Area	12,227 m²
Parking Spaces	58

No. of standard pallets @ max 8 high 14,960

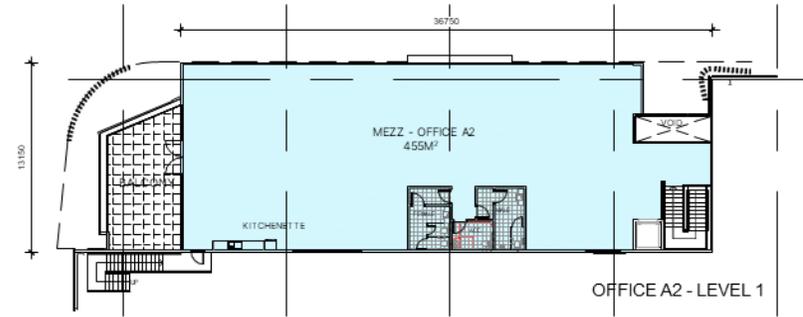
*Total No. of pallets - indicative only



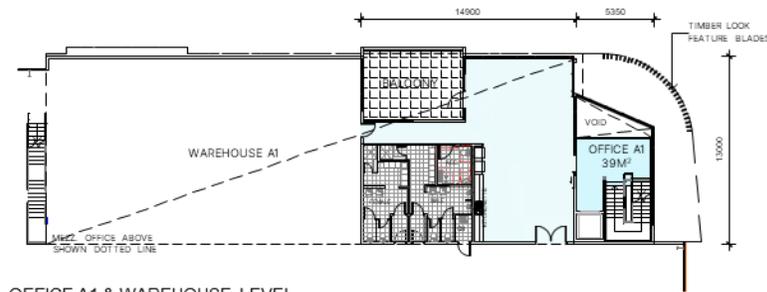
OFFICE PLANS - WAREHOUSE A



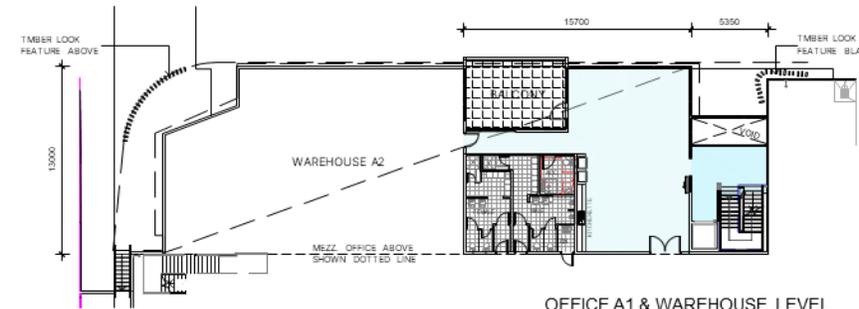
OFFICE A1 - LEVEL 1



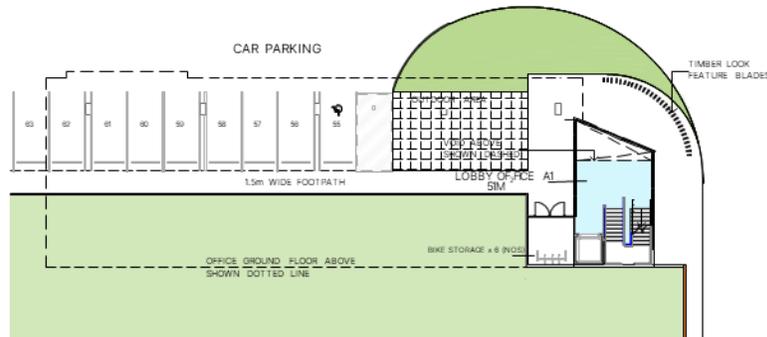
OFFICE A2 - LEVEL 1



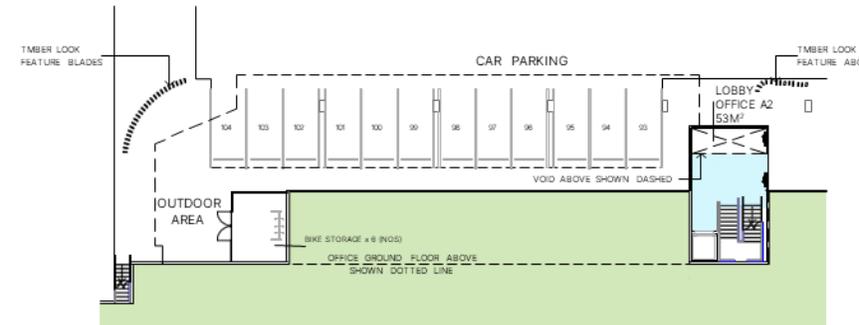
OFFICE A1 & WAREHOUSE LEVEL



OFFICE A1 & WAREHOUSE LEVEL

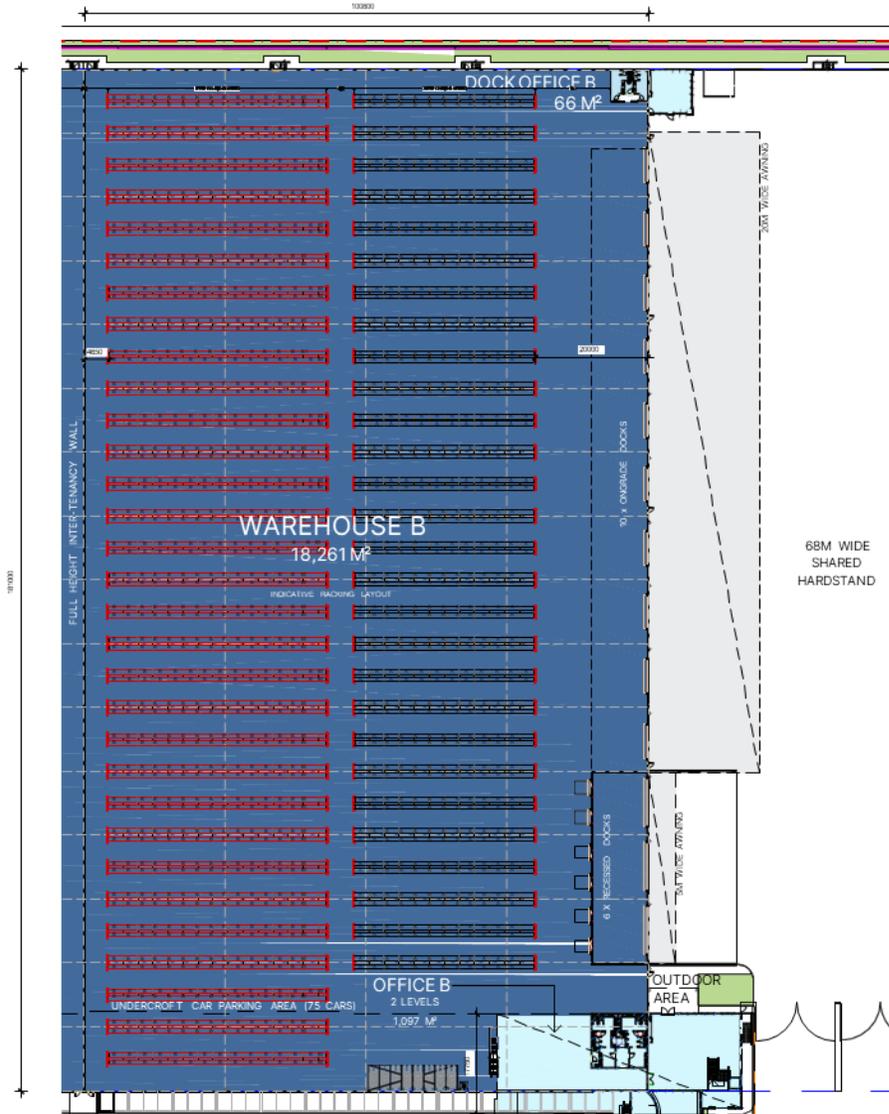


OFFICE A1 & WAREHOUSE - PARKING LEVEL



OFFICE A2 & WAREHOUSE - PARKING LEVEL

WAREHOUSE B

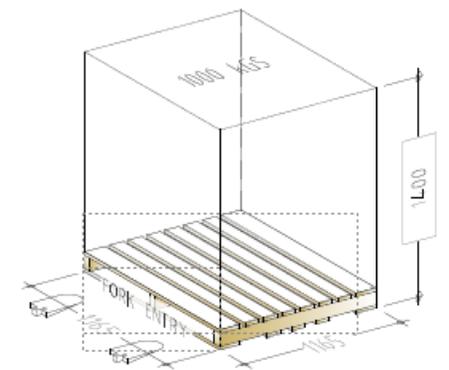


- Available Space
- Office Space
- Committed Space
- Landscaping
- Awning

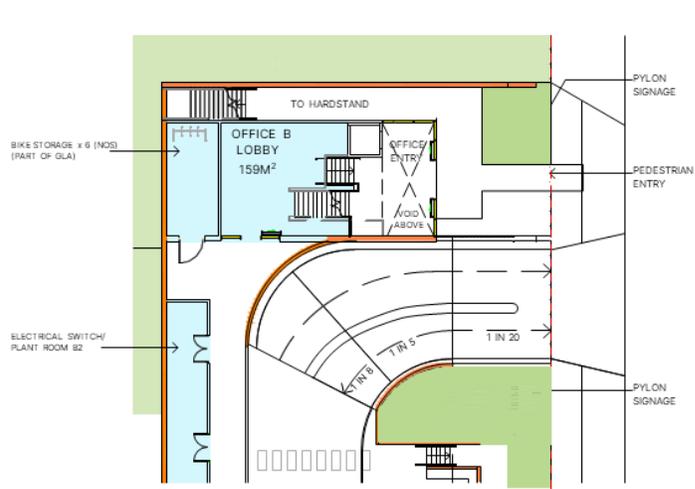
DEVELOPMENT DATA

Warehouse B	18,261 m ²
Office B – 2 Levels	1,097 m ²
Dock Office B	66 m ²
Docks – 6x Recessed 10x On Grade	
Total Building Area	19,424 m²
Parking Spaces	75
No. of standard pallets @ max 8 high	23,792

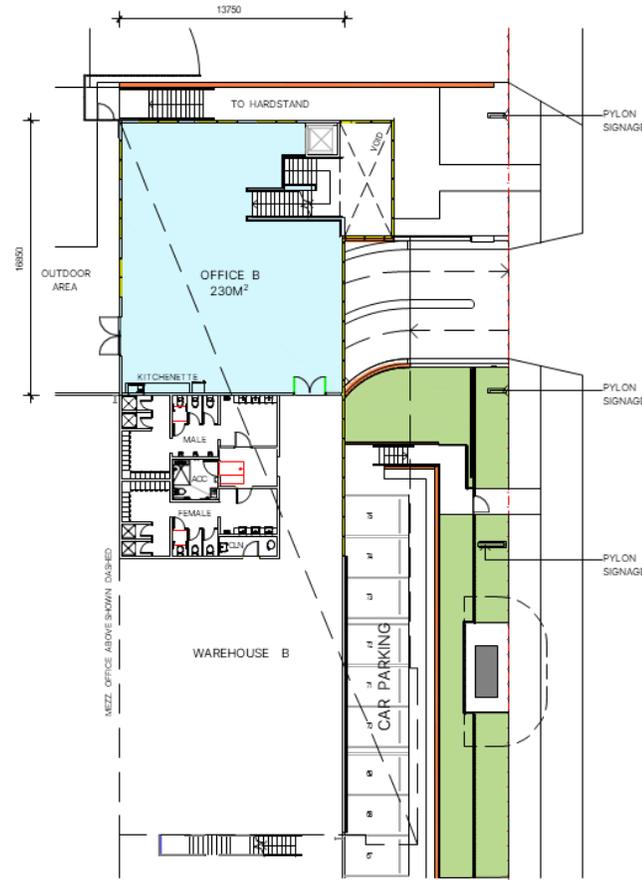
*Total No. of pallets - indicative only



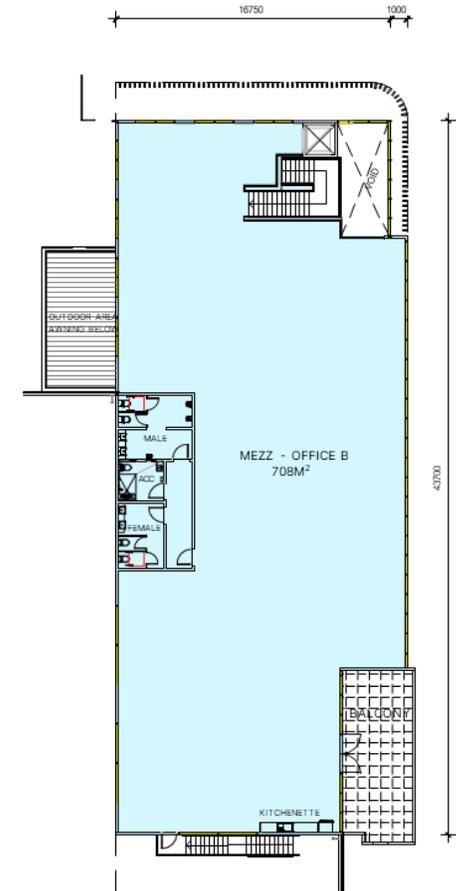
OFFICE PLANS - WAREHOUSE B



OFFICE B - PARKING LEVEL

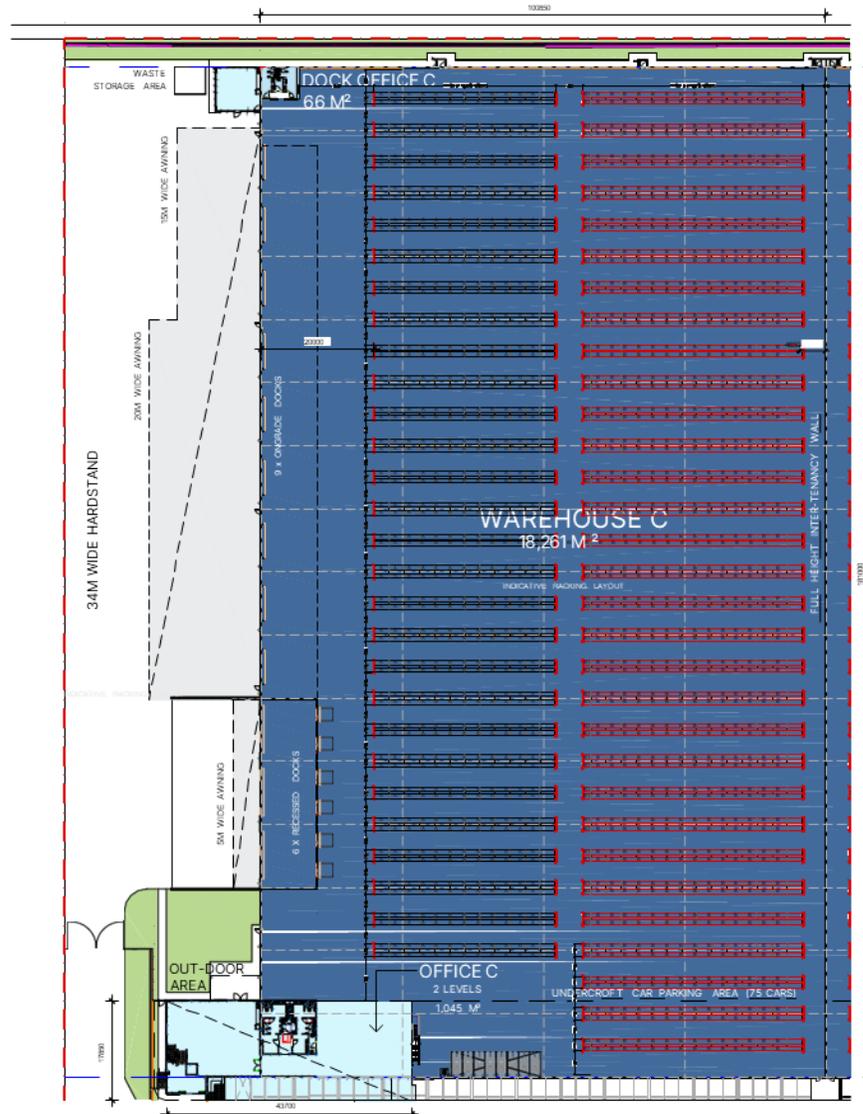


OFFICE B & WAREHOUSE - LEVEL 1



OFFICE B - LEVEL 1

WAREHOUSE C

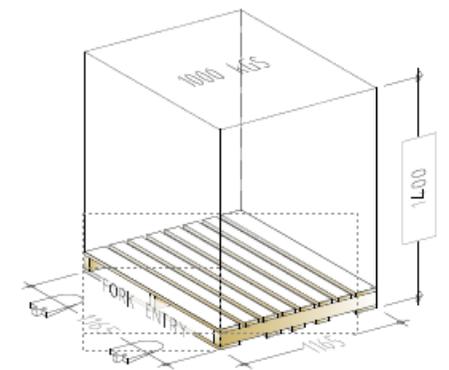


- Available Space
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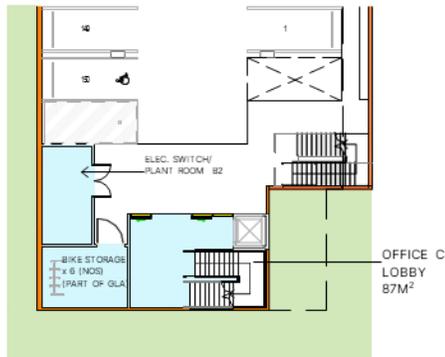
DEVELOPMENT DATA

Warehouse C	18,261 m ²
Office C – 2 Levels	1,045 m ²
Dock Office C	66 m ²
Docks – 6x Recessed 9x On Grade	
Total Building Area	19,372 m²
Parking Spaces	75
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No. of standard pallets @ max 8 high	23,792

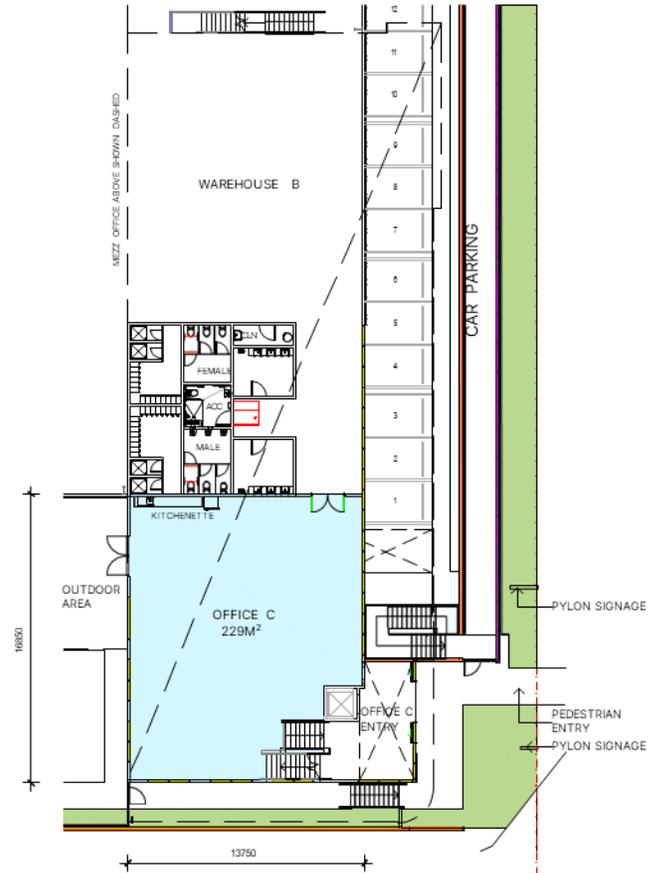
*Total No. of pallets - indicative only



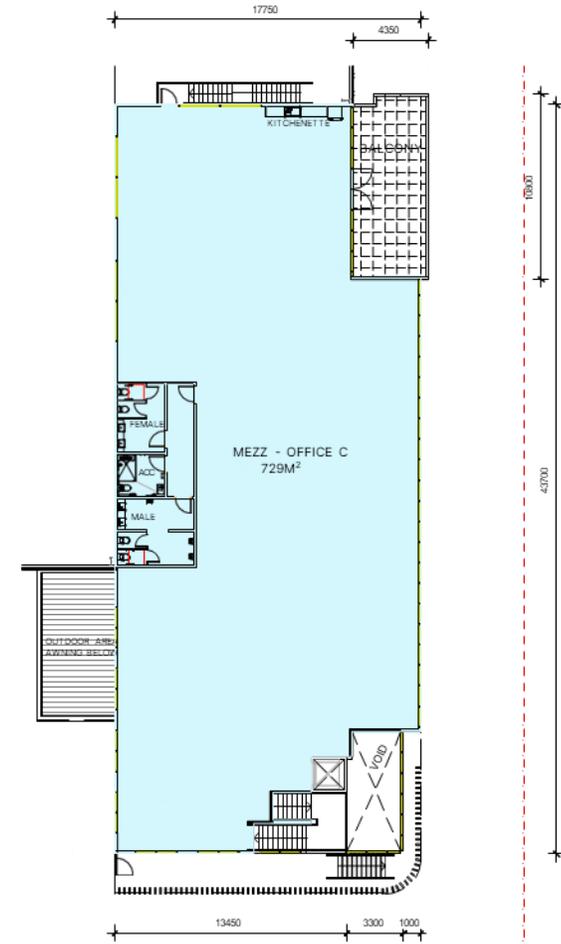
OFFICE PLANS - WAREHOUSE C



OFFICE C - PARKING LEVEL



OFFICE C & WAREHOUSE - LEVEL 1



OFFICE C - LEVEL 1

PROJECT TIMELINE MILESTONES

Q2 2025

Q3 2025

Q4 2026

Q2 2027

July 2025

September 2025

December 2026

May 2027

Development Approval

Construction
Commencement

Warehouse A
Practical Completion

Warehouse B/C
Practical Completion

SPACE AND INVESTMENT SOLUTIONS FOR A SUSTAINABLE FUTURE

At ESR Australia & New Zealand, sustainability is built into the spaces we create and the services we provide. For us, it encompasses the natural environment, social wellbeing, business success, economic prosperity and cultural richness.

Our best-in-class real-estate developments, property management, investment solutions and customer-first approach help to build sustainable growth for businesses, employees, investors and communities.

Whether you're looking to develop, expand or invest, we're here to help you create a sustainable future, today.



ESR AUSTRALIA & NEW ZEALAND. GLOBAL EXPERIENCE, LOCAL EXPERTISE

We're a part of the ESR Group, a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities.





ESR Australia & New Zealand is a leading manager of industrial, business park and office real estate with assets under management of more than A\$29.2 billion, and a robust pipeline of developments underway.

We have established funds management capabilities and long-term relationships with global institutional investors.

We're the third largest listed real-estate investment manager globally. Together, our global strength and local know-how help to make a real difference for businesses, investors, communities and our world.

And we're committed to creating growth for our customers and investors, offering best-in-class services, development and investment solutions that are good for the planet, the people and the economy.

A\$ **29.2bn**

Assets Under Management

SQM **8.2mn**

Gross Lettable Area (GLA)

A\$ **12.6bn**

Development Pipeline

SQM **4.0mn**

Development GLA

600+

Customers

230+

In-house Experts

Data as at 30 June 2025



ESR GROUP. APAC LEADER, GLOBAL IMPACT.

ESR Group's integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand and Southeast Asia and includes an expanding presence in Europe and the U.S.

ESR is APAC's largest New Economy real estate platform with industry-leading AUM, development work-in-progress, development pipeline, market position and presence in 13 countries.

MAKING A POSITIVE IMPACT TO COMMUNITIES

Working towards a sustainable future includes making a difference to people's lives today.

By supporting charities and putting the wellbeing of people first, we can help communities thrive.

Championing mental health and wellbeing within the industry

Through an ongoing partnership with Healthy Heads in Trucks & Sheds (HHTS), we're helping to actively support the health and wellbeing of workers within the road transport, warehousing and logistics industries.

Helping to fuel Aussie school kids in need

As a proud sponsor of Eat Up Australia, ESR is helping to provide lunches to schools for vulnerable children at events throughout the year to fuel their growth and wellbeing.



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