



# WESTLINK INDUSTRY PARK

Corner Abbotts Road and Aldington Road, Kemps Creek, NSW



# STRATEGICALLY LOCATED, FUTURE-READY SPACES

Westlink Industry Park, Kemps Creek is a 62-hectare master planned estate with 250,000 sqm of prime logistics space available for lease.

## Development enjoying strong process

- Infrastructure works in progress
- Stage 1 SSSA approved with Lot 1 completed for Toll
- Stage 2 SSSA approval received for bulk earthworks and entire estate
- Construction underway for Lot 3 pre-leased to Capital Group
- Upgrades to Abbots and Aldington Road underway
- Upgrade to Abbots and Mamre intersection in progress

## An estate to suite a variety of needs

- Situated within the Western Sydney Aerotropolis growth corridor
- 24/7 operations
- Flexible high-end facilities
- Onsite amenities
- Sustainable design
- E4 (IN1) – General Industrial zoning

[Explore Westlink and the wider estate here](#) →



# PRIME LOCATION



# INFRASTRUCTURE PLAN



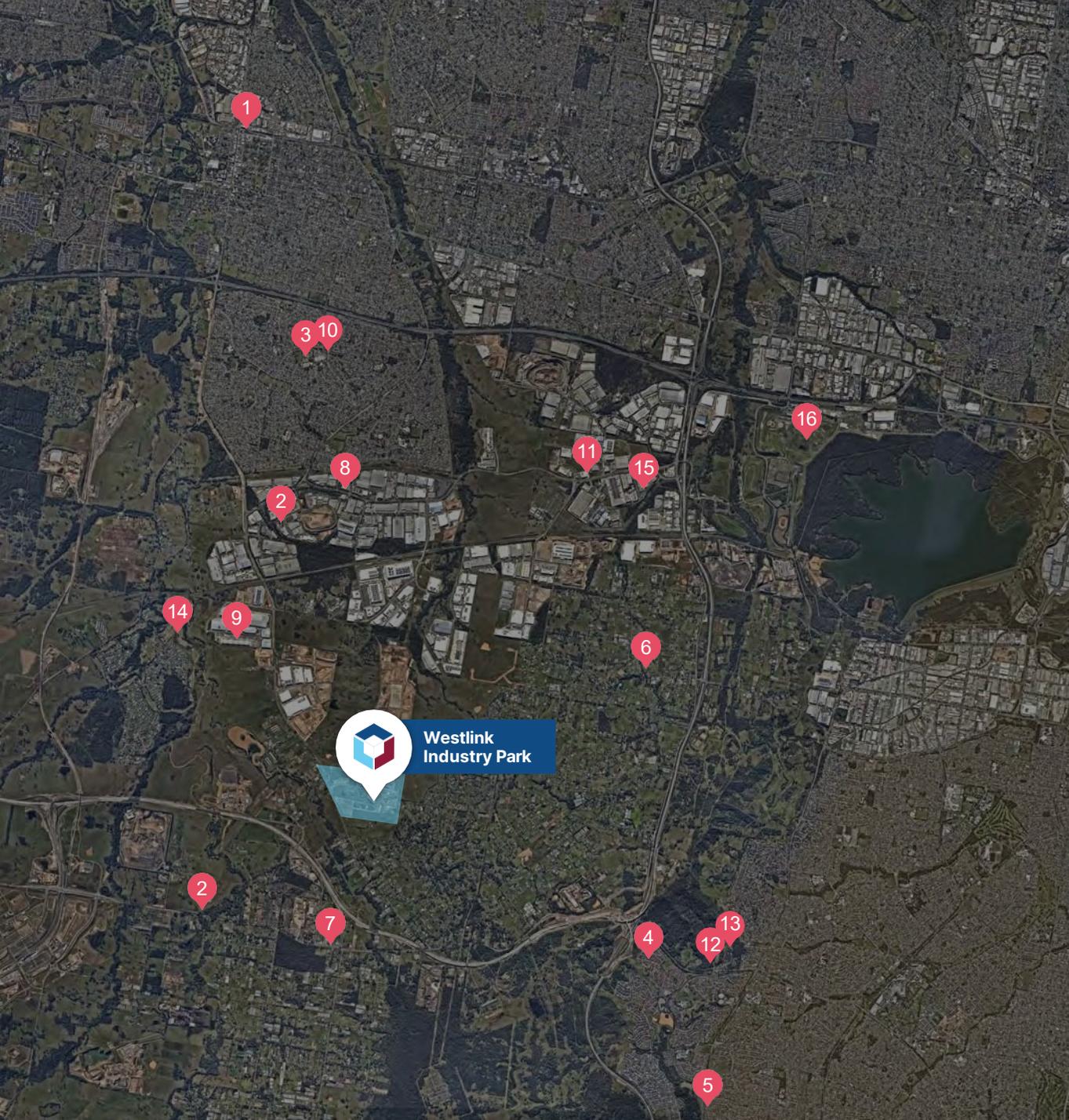
# BUILDING OPPORTUNITIES FOR GROWTH

The Australian and NSW governments are building a new motorway as part of the Western Sydney Infrastructure Plan (WSIP) road investment program.

The new motorway will provide direct access to the Western Sydney International Airport at Badgerys Creek. It will also connect to Mamre Road which has received funding for upgrades from the Australian and NSW governments.

Construction began in August 2022 and is expected to open prior to the Western Sydney Airport opening in 2026.





 **Westlink  
Industry Park**

# NEARBY AMENITIES

## Connectivity

- 1 St Marys Train Station on T1 line connecting with Sydney CBD, Parramatta and Penrith
- 2 Nearby Bus Stops for 801 Badgerys Creek to Liverpool Route

## Cafes & Restaurants

- 6 Angie Yard Café (5km)
- 7 Nonno Dom's Pizzeria (6km)
- 8 Morphett Place Café (8km)
- 9 Horsley Park Tavern (9km)
- 10 McDonalds St Clair (9km)
- 11 Industrial Harvest (12km)

## Shopping

- 3 St Clair Shopping Centre (9km)
- 4 Cecil Hills Shopping Village (11km)
- 5 The Valley Plaza (Woolworths & Coles) (13km)

## Fitness and Amenities

- 12 Plough and Harrow Playground, Western Sydney Parklands (9km)
- 13 Treetops Adventure Western Sydney Parklands (9km)
- 14 Twin Creeks Golf & Country Club (12km)
- 15 Plus Fitness 24/7 Eastern Creek (13km)
- 16 Sydney Motorsport Park, Western Sydney Parklands (17km)

# STAGING PLAN



DEVELOPMENT DATA	
OVERALL SITE AREA	536,478 m <sup>2</sup>
NETT DEVELOPABLE AREA	497,369 m <sup>2</sup>
<b>OVERALL BUILDING AREA</b>	<b>338,771 m<sup>2</sup></b>
STAGE 1 - ROADS	18,905 m <sup>2</sup>
STAGE 2 - ROADS	20,204 m <sup>2</sup>
LOT 1 SITE AREA	110,867 m <sup>2</sup>
WAREHOUSE	65,022 m <sup>2</sup>
BATTERY CHARGE	848 m <sup>2</sup>
TRANSPORT OFFICE	167 m <sup>2</sup>
OFFICE	1,589 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>67,626 m<sup>2</sup></b>
PARKING SPACES	300
LOT 2 SITE AREA	28,047 m <sup>2</sup>
WAREHOUSE	14,247 m <sup>2</sup>
OFFICE	750 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>14,997 m<sup>2</sup></b>
PARKING SPACES	64
LOT 3 SITE AREA	43,426 m <sup>2</sup>
WAREHOUSE	18,433 m <sup>2</sup>
OFFICE	2,461 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>20,894 m<sup>2</sup></b>
PARKING SPACES	85
LOT 4 SITE AREA	149,498 m <sup>2</sup>
WAREHOUSE	77,410 m <sup>2</sup>
OFFICE	5,250 m <sup>2</sup>
CAFÉ	150 m <sup>2</sup>
ESTATE OFFICE	250 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>83,060 m<sup>2</sup></b>
PARKING SPACES	404
LOT 5 SITE AREA	93,751 m <sup>2</sup>
WAREHOUSE	61,900 m <sup>2</sup>
OFFICE	3,420 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>65,320 m<sup>2</sup></b>
PARKING SPACES	377
LOT 6 SITE AREA	71,780 m <sup>2</sup>
WAREHOUSE	40,040 m <sup>2</sup>
OFFICE	1,880 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>41,920 m<sup>2</sup></b>
PARKING SPACES	166
LOT 10 SITE AREA	78,992 m <sup>2</sup>
WAREHOUSE	42,349 m <sup>2</sup>
OFFICE	2,605 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>44,954 m<sup>2</sup></b>
PARKING SPACES	199
<b>OVERALL BUILDING AREA</b>	<b>338,771 m<sup>2</sup></b>
OVERALL PARKING SPACES	1595

# CONCEPT PERSPECTIVE



Artist's impression only

# LOT 6 WAREHOUSE SITE PLAN



## DEVELOPMENT DATA

Lot 6 Site Area	71,780 m <sup>2</sup>
Warehouse	40,040 m <sup>2</sup>
Office	1,880 m <sup>2</sup>
<b>Total Building Area</b>	<b>41,920 m<sup>2</sup></b>
Parking Spaces	166

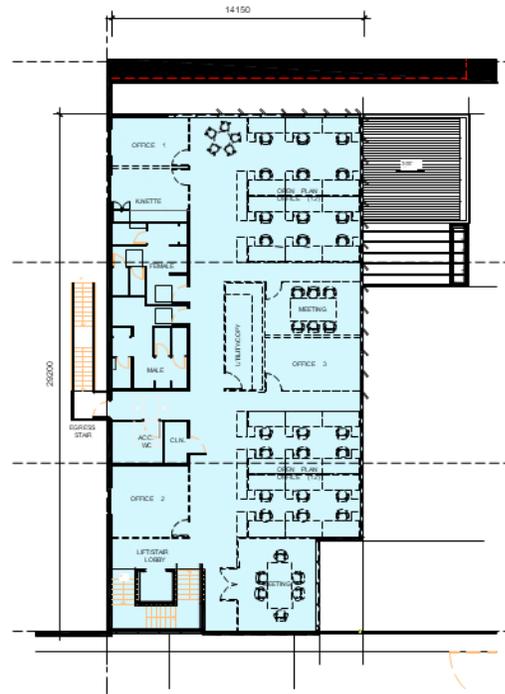
- Available Space
- Office Space
- Committed Space
- Landscaping
- Awning



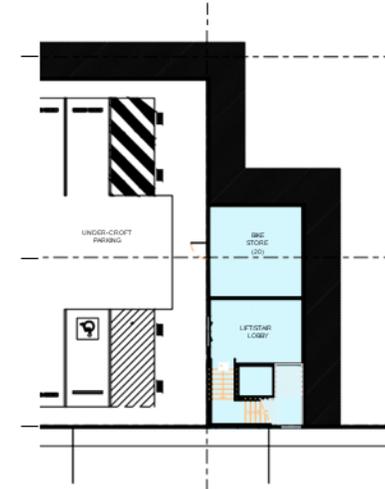
# LOT 6 OFFICE B SITE PLAN



OFFICE FLOOR PLAN - GRD LEVEL



OFFICE FLOOR PLAN - LEVEL 1



OFFICE ENTRY/LOBBY - PARKING LEVEL

# EVERYTHING YOU NEED CLOSE BY



## Connectivity

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- 1km to Western Motorway
- 4km to Great Western Motorway
- 18km to Parramatta CBD
- 45km to Sydney CBD
- 25km to Badger's Creek Airport
- 57km to Port Botany



## Shopping within 10 mins

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- Petes Organic Market
- Local STOP Supermarket
- Meriton Retail Precinct Shopping
- Stockland Wetherill Park
- Minchinbury Fruit Market



## Cafes & Restaurants within 10 mins

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- Wild Bean Cafe Snatch Cafe
- The Shed Cafe & Catering
- Hungry Baker & Co
- The Social Spot Cafe



## Nearby Amenities

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- Little Graces Childcare
- Kiddiwinks Eastern Creek
- Grace Village Early Learning Centre
- Plus Fitness Eastern Creek
- Live Well Health Club
- Crunch Fitness
- Gold's Gym
- Peak Health Services
- MaxCare Medical Centre



# SUSTAINABILITY

Westlink Industry Park seeks to provide best-in-class sustainability outcomes for its tenants, users and community.



## Target 5-star Green Star Buildings v1

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Certification of the developed building with the Green Building Council of Australia (GBCA), and a Green Star Performance v2 rating later in operation.



## Electric vehicle charging

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Passenger vehicle charging, with provision for future additions and options for electric logistics vehicles.



## Embedded network

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Proposed onsite solar power system; on an embedded network to supply to estate users.



## Water efficiency & rainwater collection

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



## Electricity & water monitoring

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



## Low environmental impact materials

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



## Other environmental attributes

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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.

# 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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