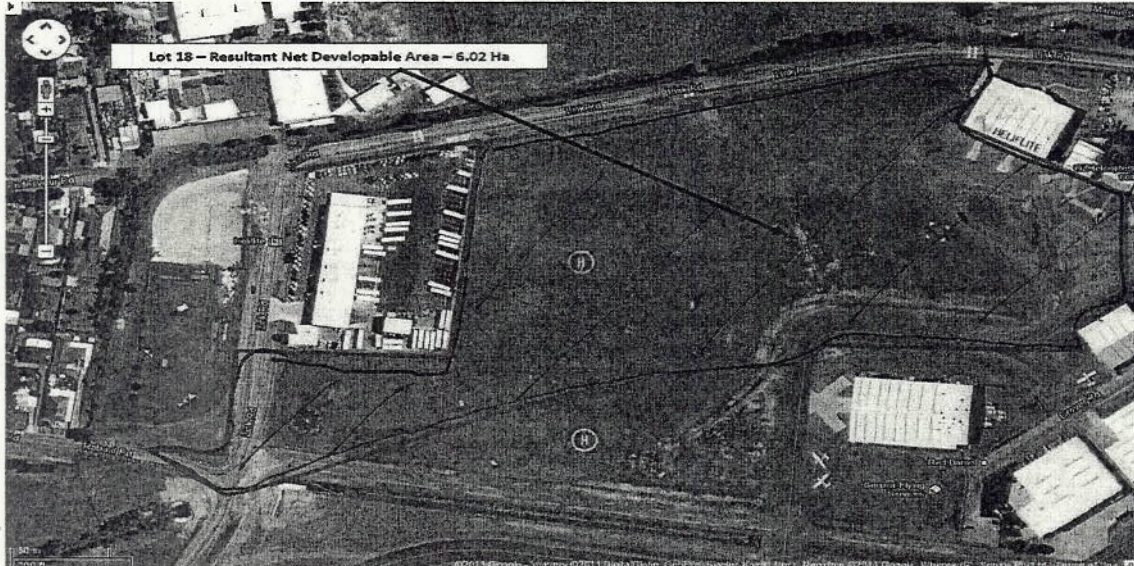


## PROPERTY

### Pre-Lease Opportunities – Custom Designed and Built to Requirements Link Road at Bankstown Airport



**A. Warehouses 2,000m<sup>2</sup> to 10,000m<sup>2</sup>.** Flexible designs available, special requirements such as large hardstand areas or high office components can be accommodated. Typical warehouse internal clearances between 6m-8m are proposed depending on location within the precinct.

**B. Large Hardstand areas from 4,000m<sup>2</sup> - 25,000m<sup>2</sup>.** Note stack heights may be limited depending on location within the precinct. Various surface options are available.

#### Rental

A. Standard new warehouse (10% office) indicative rental range \$120/m<sup>2</sup>-\$130/m<sup>2</sup>.

B. Hardstand from \$40/m<sup>2</sup> – provided only basic surface and minimal civil works required.

#### Lease Term

10 years (preferred).

#### Warehouse Clearances

6.5m-8.5m depending on site location.

#### Zoning

Flexible zoning to provide for a very broad range of industrial uses.

#### Access

Link Road direct access to Henry Lawson Drive and the M5 connecting to M7 and Port Botany.

#### Agreement Timeframes

Timeframes to get from Lease Proposal to Letter of Offer and then an Agreement to Lease is specific to each user and their ability to respond to our management team. We anticipate that a responsive party could finalise terms within 8 weeks.

#### Delivery Timeframe (from execution of Agreement to Lease to occupation)

A. Warehouse: 12-14 months.

B. Hardstand: 3-6 months dependant on surface type and size of leased area.