

Place your business in an enviable position



Now
leasing

Ingleburn Logistics Park

35-47 Stennett Road
Ingleburn NSW 2565





Introducing Ingleburn Logistics Park

Ingleburn Logistics Park is a 28ha masterplanned industrial estate positioned with excellent connectivity to the Sydney metropolitan arterial road network and key south-west Sydney markets.

The property has been progressively developed through a number of stages and offers a selection of leasing opportunities, with the flexibility to be tailored to your business needs.

The estate is located within the south-west growth area on Stennett Road and within close proximity to the M5 Motorway and 14km from the future M9 Outer Sydney Orbital corridor.

Estate highlights



Modern warehouse facilities with ancillary office, dock offices, awnings and large hardstand areas



25/26m B-double approved road and surrounding routes in accordance with the NHVR



High internal clearance (10.4-12.7m) with an ESFR sprinkler system



Adequate roller shutter doors and sunken loading docks to suit a variety of users



Excellent transport connectivity to major arterial networks




Energy-efficient lighting with sensor controls, heat pump hot water systems and rainwater harvesting


Location





Ingleburn Logistics Park is strategically located within the thriving growth area of south-west Sydney. With seamless access to the M5 and M7 corridors and close proximity to public transport, this site offers optimal connectivity, making it ideal for businesses seeking growth in Sydney's expanding logistics hub.


Distance from key locations*


- 
Address
35-47 Stennett Road
Ingleburn NSW 2565

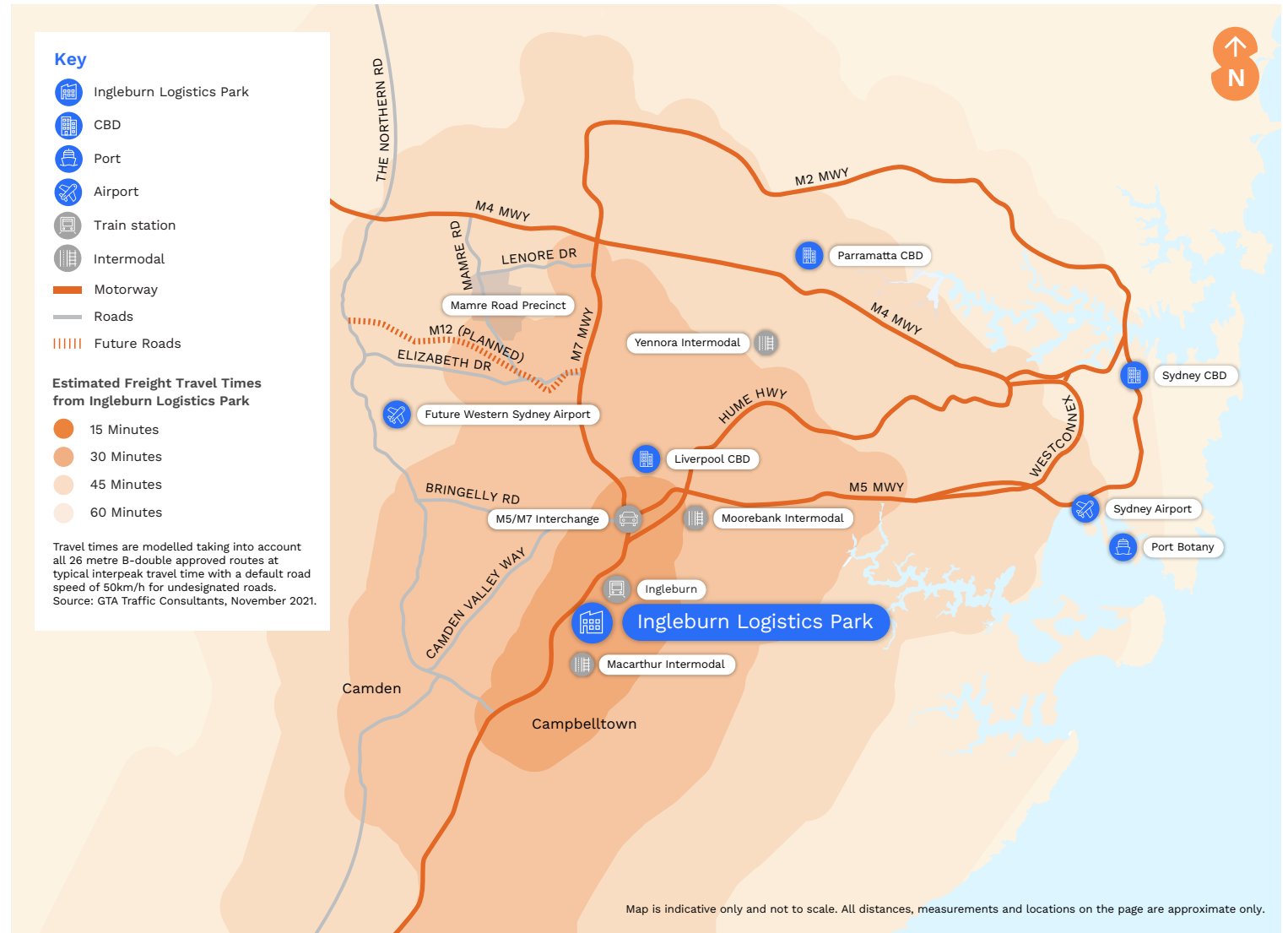
- 
Sydney Airport
40km

- 
Future Western Sydney Airport
23km

- 
M5 Motorway
1.5km southbound
3.5km northbound

- 
Port Botany
44km

- 
Ingleburn train station
2.5km



*All distances are approximately only. Source: Google Maps.



Key

- Available warehouse
- Office
- Canopy
- Landscaping

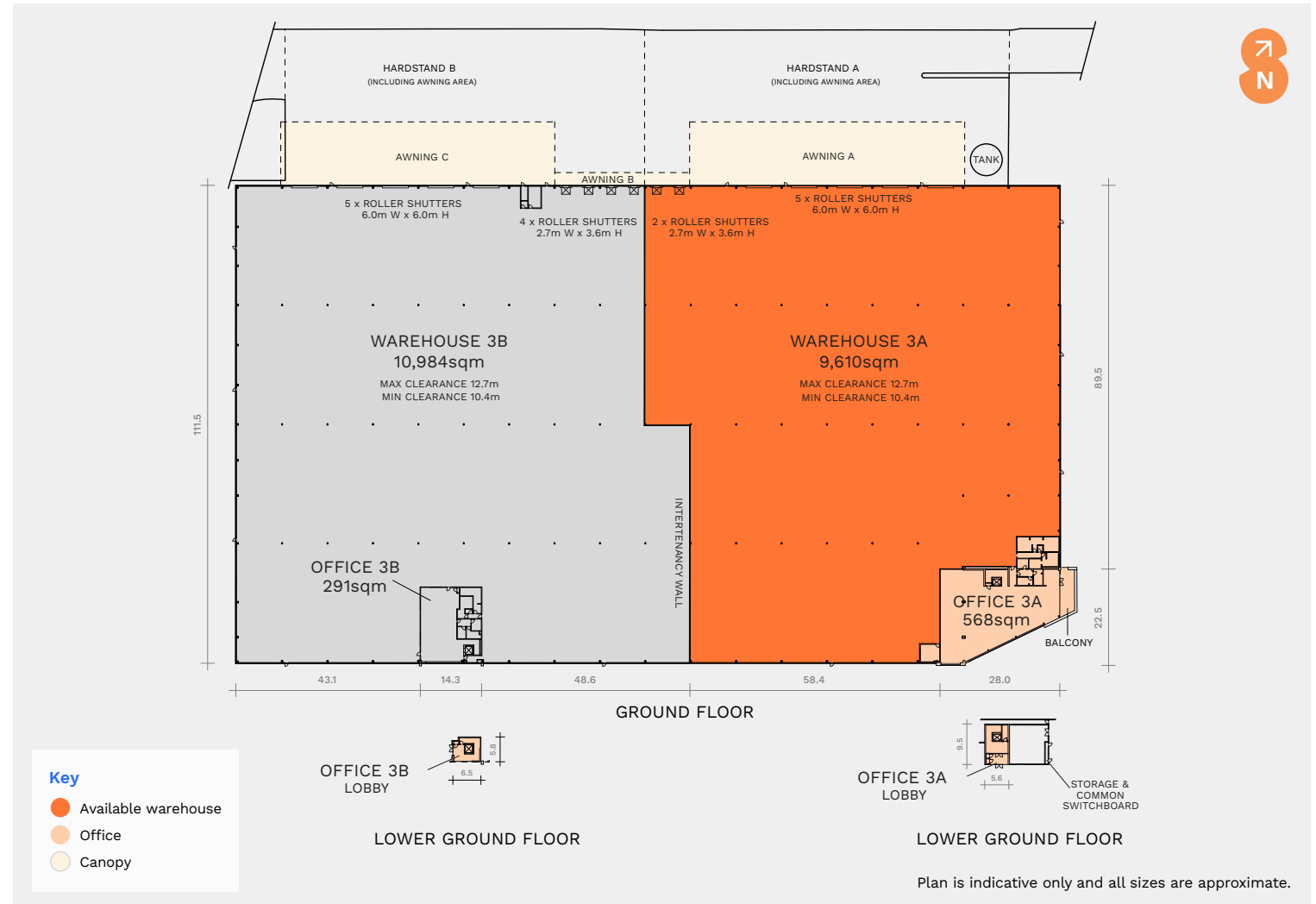
Plan is indicative only and all sizes are approximate.
 *Please also note that all detail on this page is subject to relevant Stockland and Authority approvals.

Warehouse 3A



Area schedule*

Warehouse 3A	
Warehouse	9,610sqm
Office and amenities	568sqm
Total area	10,178sqm



Building features



568sqm
office and
amenities



5
on-grade
roller
shutters



2
covered
loading
docks



Dedicated,
covered
hardstand



10.4-12.7m
high warehouse
clearance



LED
lighting
throughout



ESFR
sprinkler
system with
K22 heads





Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion* of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion**

Global recognition of sustainability leadership

Global Top 5 ranking on S&P Global Dow Jones Sustainability Index for 12 consecutive years

GRESB Green Star rating for 9 years

AAA ESG Rating from MSCI for over 10 years

Employer of Choice for Gender Equality Australia's Workplace Gender Equality Agency

Member of
Dow Jones Sustainability Indices
Powered by the S&P Global CSA



To find out more about Stockland, please visit our website - stockland.com.au

^Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.
*Forecast end value on completion. #Includes M_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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stockland.com.au/logistics/nsw/ingleburn-logistics-park



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