



access

LOGISTICS PARK



ACCESS LOGISTICS PARK







# Fast Track Your Customers

Access at Kemps Creek, developed by Barings Real Estate Australia, is located within the Mamre Road Precinct - just 5km from the new Western Sydney Airport at Badgery's Creek. With increased connectivity, Access is close to major road transport links including the M7 and M4, and the soon-to-be-constructed M12 motorway.

Access features circa 100,000 sqm (GLA) of best of class quality warehousing and corporate office accommodation, across more than 20-hectares.

## GROWTH AREA

Western Sydney is one of the fastest growing regions in Australia. By 2050, Western Sydney will be home to 4 million people, 2 million workers and more than 250,000 businesses.

## VERSATILITY

Access is zoned IN1 General Industrial and master-planned for A-grade warehouse and logistics facilities. It is designed to suit a variety of businesses and operations.

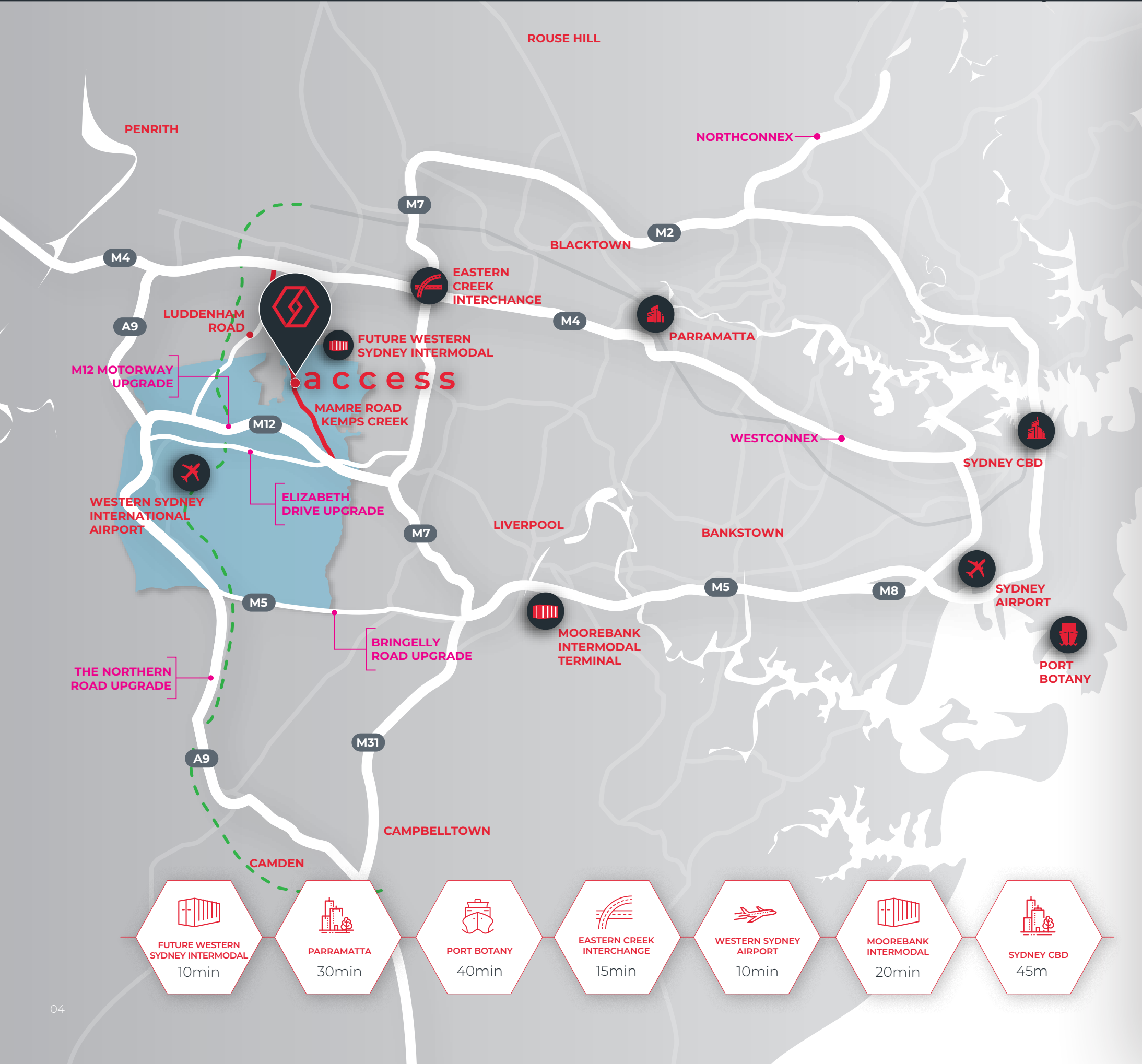
## TAILORED SOLUTIONS

Offering innovative and high specification design, sites range in size from circa 3,200 sqm up to 50,000 sqm, capable of accommodating various opportunities to suit your specific requirements.

## SUSTAINABILITY

Access will strive for minimum 5 Star Green Star ratings across the estate to deliver sustainability initiatives that benefit our tenants and the environment.





# An Emerging 30min City

4 MILLION

POPULATION OF WESTERN SYDNEY BY 2050

\$4.1 BILLION

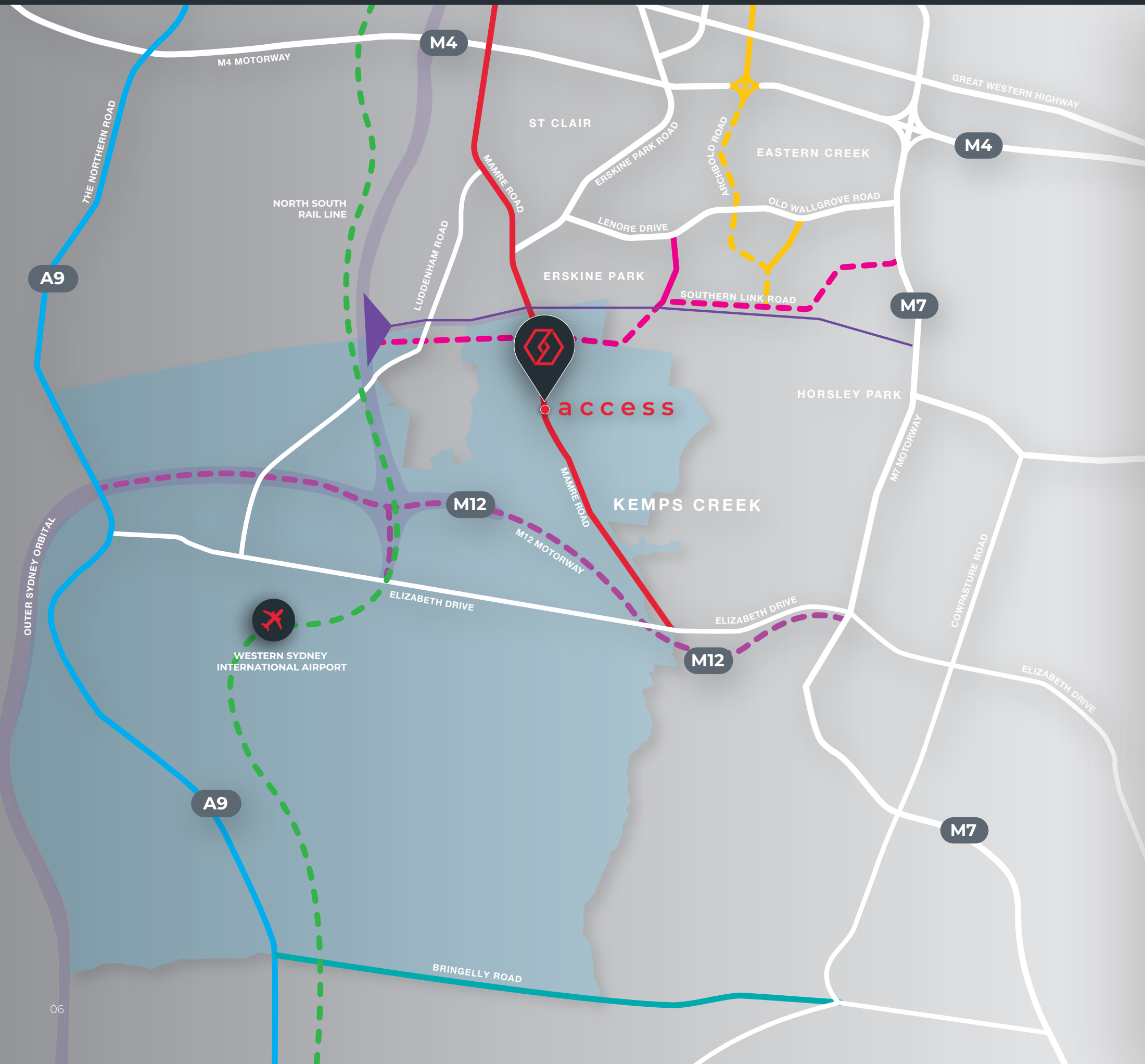
TO BE INVESTED IN TRANSPORT INFRASTRUCTURE BY 2030

200,000

JOBS CREATED IN NEXT 20 YEARS

75%

PEOPLE LIVING IN WESTERN SYDNEY WHO ALSO WORK IN THE REGION



The Australian and NSW Governments are investing \$4.1 billion over the next 10 years to upgrade Western Sydney's road infrastructure.

- M12 Motorway** - New \$1.75 billion six lane motorway, providing an updated east-west link connecting The Northern Road to the M7
  - The Northern Road** - \$1.6 billion to widen to four lane dual carriageway, which will upgrade approximately 35 kilometres of The Northern Road, between Narellan and the M4
  - Mamre Road** - Widening to a prime arterial, six lane road, connecting the M4 to the M12 and Western Sydney Airport
  - Southern Link Road** - New four lane highway, connecting Mamre Road to the M7 and the M4
  - Archbold Road** - Upgrade from two to four lanes between GWH and M4 and extend through to Lenore Drive with a four lane dual carriageway
  - Bringelly Road** - \$509 million upgrade of Bringelly Road of approximately 10 kilometres between Camden Valley Way and The Northern Road
  - Outer Sydney Orbital** - Proposed transport corridor
  - Western Sydney Freight Line Corridor**
- Upgrade Roads      New Roads

**ACCESS LOGISTICS PARK**  
884-928 Mamre Road, Kemp's Creek









Area Schedules

This plan is indicative only and subject to change

WAREHOUSE	1	2	3	4	5	6
LAND SIZE (SQM)	67,345	19,741	23,087	40,000	16,576	
WAREHOUSE GLA (SQM)	40,291	9,950	11,950	20,145	2,500	1,220
OFFICE GLA (SQM)	2,000	500	600	1,000	200	100







# Key Features

## The Access Advantage for warehouse and corporate office design

 <p>MINIMUM 5 STAR GREEN STAR BUILDING</p>	 <p>24/7 OPERATIONS</p>	 <p>B-DOUBLE ACCESS</p>	 <p>ARCHITECTURALLY DESIGNED</p>
 <p>20M WIDE AWNINGS</p>	 <p>11.1M SPRINGING HEIGHT</p>	 <p>WIDE HEAVY- DUTY HARD STAND AREAS</p>	 <p>EFSR K25 SPRINKLER SYSTEM</p>
 <p>INT GENERAL INDUSTRIAL ZONING</p>	 <p>ABUNDANT POWER SUPPLY</p>	 <p>COMMUNITY AMENITY</p>	 <p>LED LIGHTING</p>





# Sustainability



Access Logistics Park will incorporate a range of best practice sustainability features that meet our responsibilities towards improving energy conservation and environmental protection. Underpinning the development of Access is our commitment to reduced future operating costs.



**MINIMUM 5 STAR GREEN STAR**



**ROOFTOP SOLAR**



**RAINWATER HARVESTING**



**ENERGY EFFICIENT LIGHTING**



**CARBON NEUTRAL**



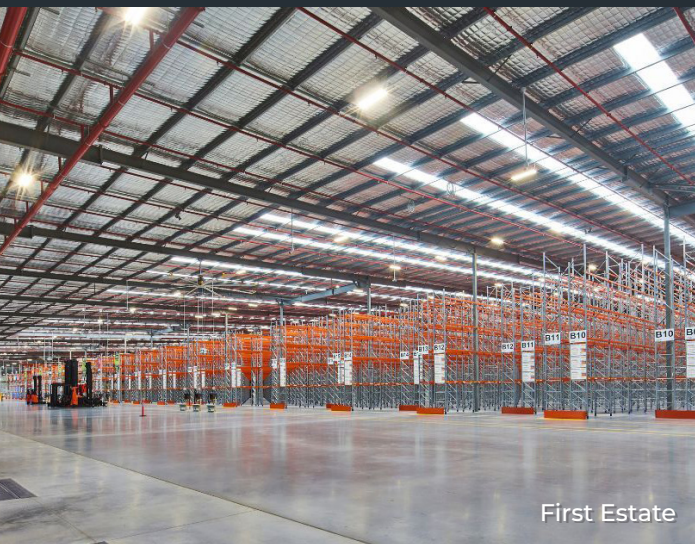
**NATURAL VENTILATION**







Hazelmeré Logistics Estate



First Estate



Altitude Bankstown Airport



2-30 Saintly Drive, Truganina



First Estate

## Genuine Partnerships Based on Collaboration and Trust

Barings Real Estate Australia are a private equity real estate investment company with significant experience in development across the eastern seaboard, including flagship developments within Western Sydney including First Estate Erskine Park, Altitude Bankstown Airport and The YARDS Kemps Creek.



[altitudeindustrial.com.au](https://altitudeindustrial.com.au)

[theyardskempscreek.com.au](https://theyardskempscreek.com.au)

# BARINGS



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[aure.barings.com](http://aure.barings.com)

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