

REALTERM

TO LEASE

77 Governor Macquarie Drive

CHIPPING NORTON – SYDNEY NSW

APPROXIMATE

A unique opportunity to lease container-rated hardstand in a strategically located Sydney supply chain hub.

77 Governor Macquarie Drive is a high quality, functional industrial outdoor storage asset, situated in Chipping Norton.

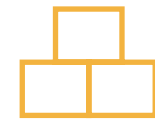
The asset provides an opportunity to occupy an upgraded hardstand container park in one of south-western Sydney's most strategically located logistics hubs.



Artist Impression

Executive Summary

Address	77 Governor Macquarie Drive, Chipping Norton
Hardstand Area	23,000 sqm*
Outgoings	\$15 - \$20/sqm
Container Rated Hardstand	125 Tonne (stacked at 5 high, 20 & 40 foot long containers)
User	Single
Fire Hydrant Protection	Yes



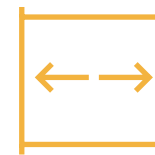
**INDUSTRIAL
OUTDOOR STORAGE**



**360° DRIVE
AROUND**



**1,700* TEUS¹
CAPACITY**



**23,000 SQM* NEW CONTAINER
RATED HARDSTAND**



**ZONED E4 GENERAL
INDUSTRIAL**



**LOCATED ON B-DOUBLE
APPROVED ROUTE**



**24/7 OPERATION
(STCA)²**



**SERVICES ALLOWED
FOR POTENTIAL NEW
OFFICE**



**CLOSE PROXIMITY
TO MAJOR
INFRASTRUCTURE**

77 GOVERNOR MACQUARIE DRIVE

ENFIELD INTERMODAL LOGISTICS CENTRE

SYDNEY AIRPORT

PORT BOTANY

SYDNEY CBD

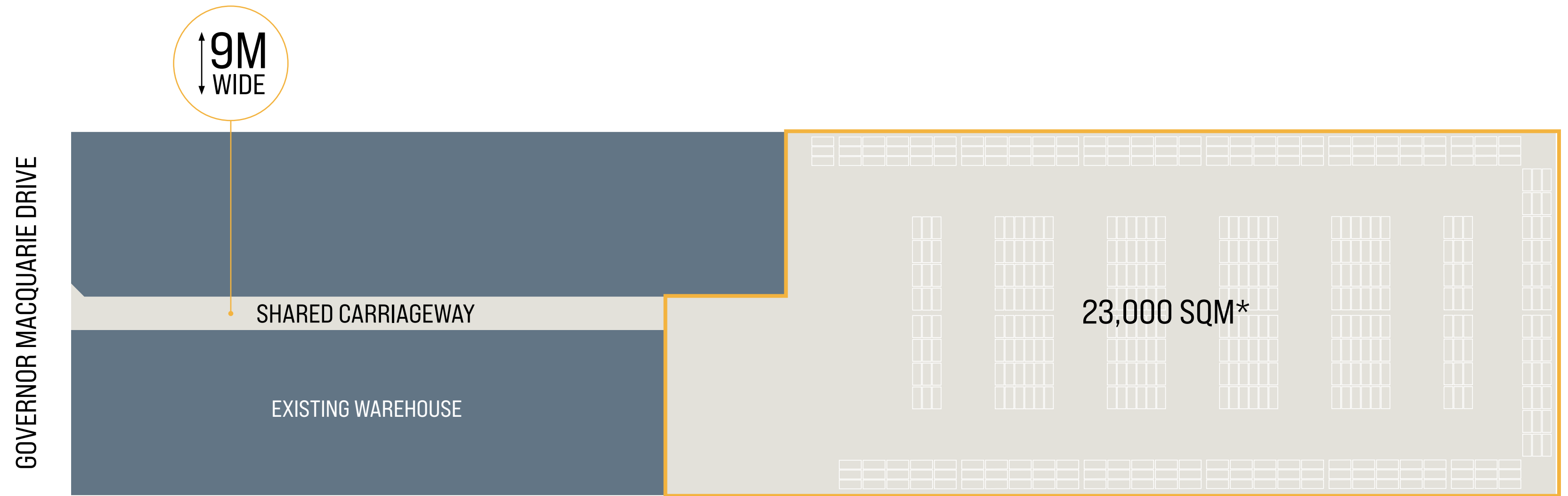
23,000 SQM* HARDSTAND FOR LEASE

GOVERNOR MACQUARIE DRIVE

Site Specifications

Site Area	23,000 sqm*
Loading Capacity	125 Tonne (stacked at 5 high, 20 & 40 foot long containers)
Stack Height	5 high (to be stacked on a variable configuration layout)

- Regular shaped site providing flexible options for container storage and stacking.
- Secure site.
- Ability to accommodate reefer points.
- Container rated concrete hardstand.



Hardstand specifications

Together with Prime Constructions, we are constructing a new container-rated hardstand designed to support container storage and stacking. This document provides the description of the construction details¹.

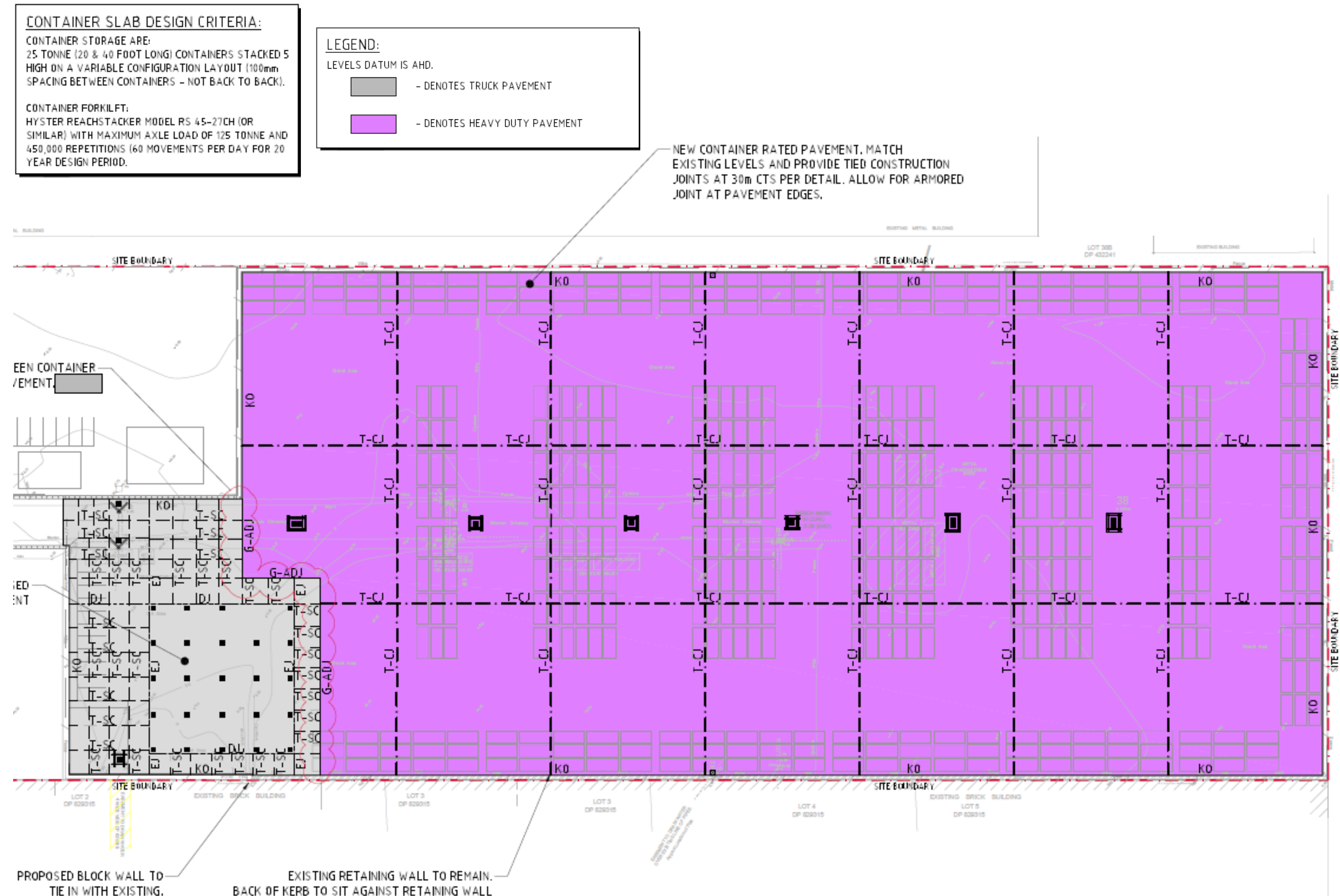
Technical Specifications:

- **300mm Thick Slab:** The hardstand will have a 300mm thick concrete slab, reinforced with Propox HE1060HT fibres at 40kg/m³ and SL81 mesh. This ensures a strong and durable surface.
- **400mm LTP Layer:** Below the slab, there will be a 400mm Load Transfer Platform (LTP) layer, which includes: 200mm of cement treated DGB20 (a type of road base material). 200mm of DGB20.
- **CMC Piles:** 280mm diameter Controlled Modulus Columns (CMC) piles will be installed below the LTP layer to enhance stability and load-bearing capacity.

Benefits:

- **High Load Capacity:** Designed to handle the weight of fully loaded stacked containers.
- **Durability:** Reinforced with high quality materials for long lasting performance.
- **Stability:** CMC piles provide additional support, reducing settlement and ensuring a stable surface.

1. Please note that the design of the slab is approximate and is currently in the design processes.










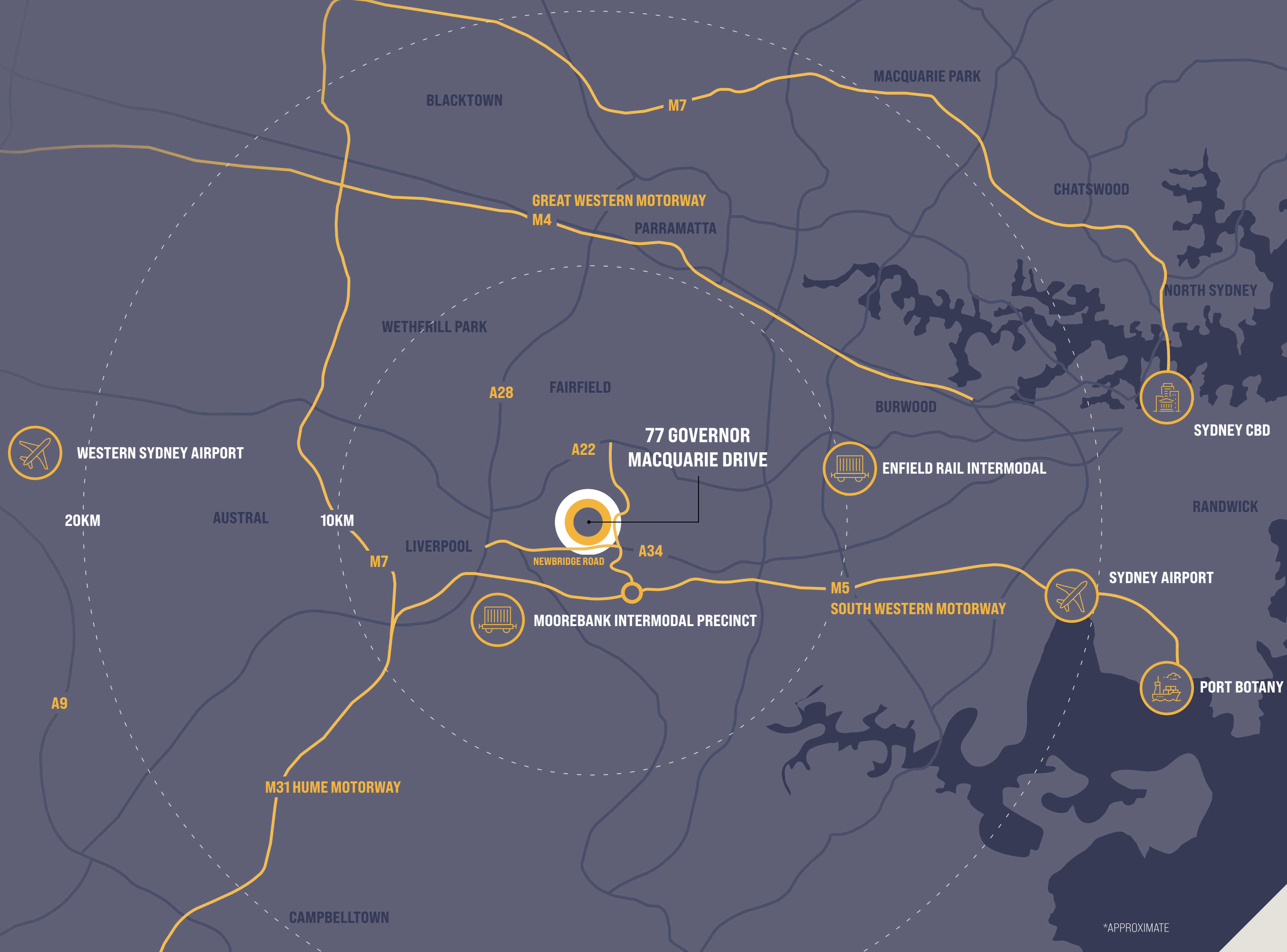
A Strategic Location

Close proximity to major arterial routes, including the M5, Henry Lawson Drive, Hume Highway, and Newbridge Road.

77 Governor Macquarie Drive provides fast and easy access to Port Botany and Sydney's key infrastructure precincts of Moorebank and Enfield.

KEY LANDMARKS

	M5 on-ramp	5km*
	Moorebank Intermodal	7.5km*
	Enfield Rail Intermodal	15km*
	Sydney Airport	21km*
	Port Botany	27km*
	Sydney CBD	30km*
	Western Sydney Airport	30km*



Locational Advantage

- Within a 30km radius of 77 Governor Macquarie Drive, operators have access to +20 distribution points.
- This location appeals to a wider base of suppliers, primary importers, and associated industries, including packaging, consumables and return logistics providers (e.g. pallet and container businesses).
- The proximity of the Chipping Norton location to Port Botany and Moorebank Intermodal yields a significant advantage for container storage and distribution compared to Eastern Creek, Erskine Park or Kemps Creek.
- There is 15-30% less Class B vehicles toll costs incurred from Chipping Norton to ports, compared to existing distribution developments around the M7/M4 interchange.



Source: Argon & Co
*APPROXIMATE

Intermodal Access from Chipping Norton

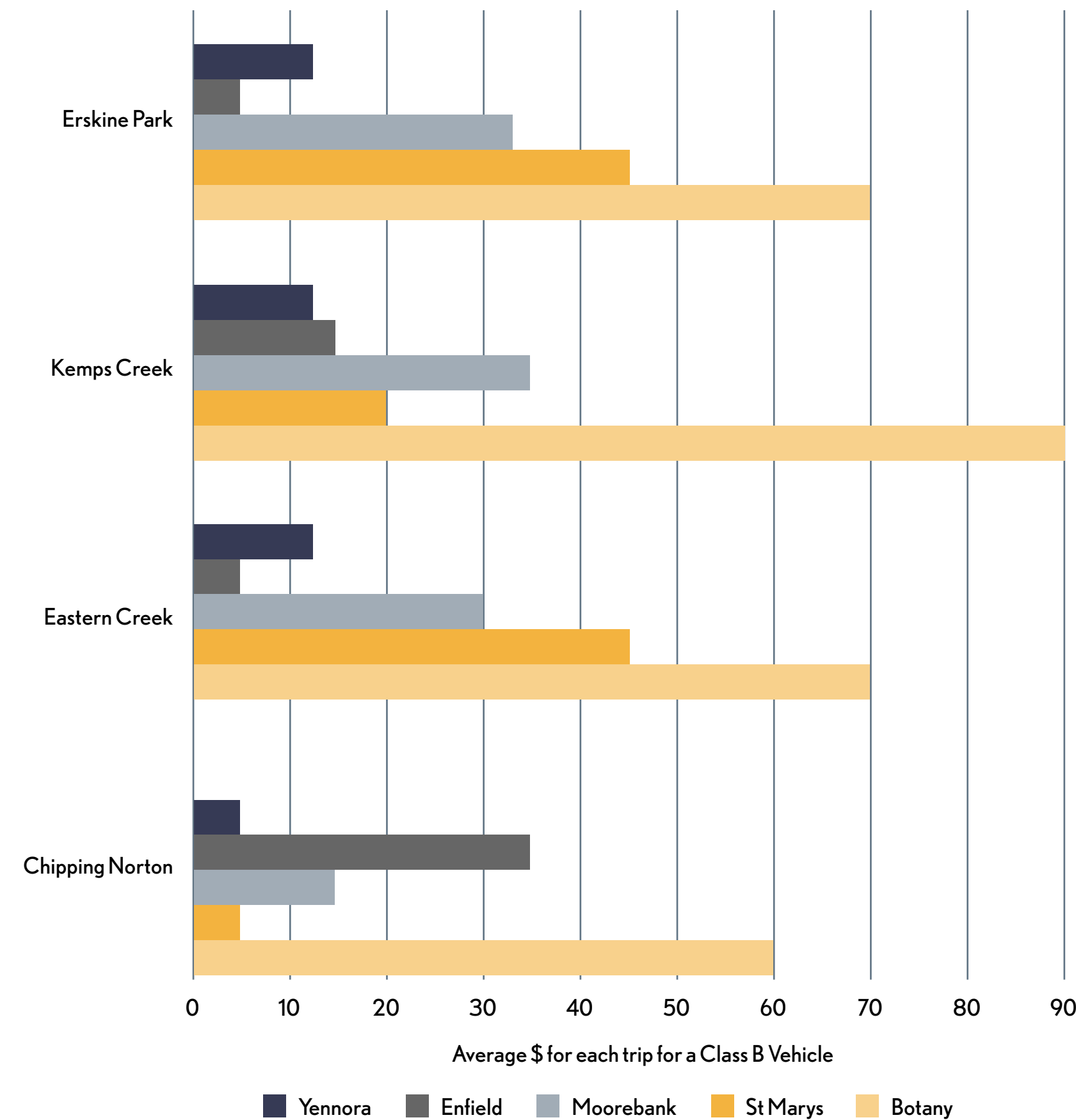
Among key container storage locations—Kemps Creek, Eastern Creek, and Chipping Norton—Chipping Norton offers the most strategic advantage due to its proximity to intermodal terminals and ports.

- **Faster Deliveries:** Average travel times are 10-20 minutes shorter, ensuring on-time deliveries.
- **Lower Toll Costs:** 15-30% savings on Class B vehicle tolls, reducing costs by \$8,000–\$11,000 per vehicle annually (\$800K–\$1.1M for a 100-vehicle fleet).
- **Reduced Operating Expenses:** Each truck benefits from an estimated \$30,000 annual savings on fuel and maintenance. Chipping Norton stands out as the cost-efficient, high-performance choice for container storage and logistics.

The graph on the right compares cost for Class B vehicles between key logistics sites and intermodal terminals.

Chipping Norton offers the fastest and most cost-effective access to Port Botany and Moorebank, making it a highly efficient option for port-related freight movements.

Travel Cost Between Key Logistics Locations and Intermodal (\$)



Based on Argon & Co research
 Note - this is the mid-point transport costs (\$10 range) for Class B vehicles traveling to each Sydney Intermodal



Source: Argon & Co

Moorebank Intermodal 7.5km

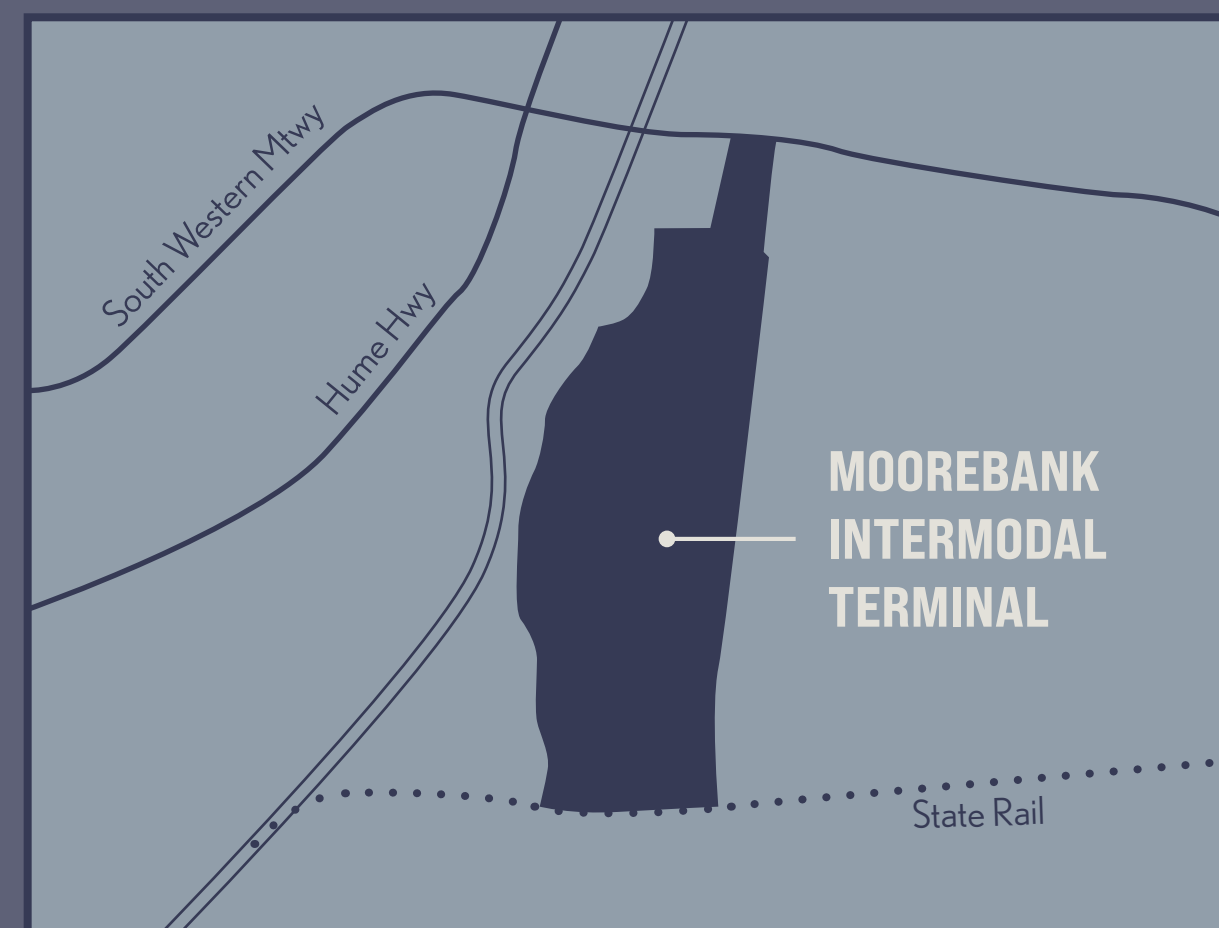
*APPROXIMATE

Importance of M5 Corridor in container flow

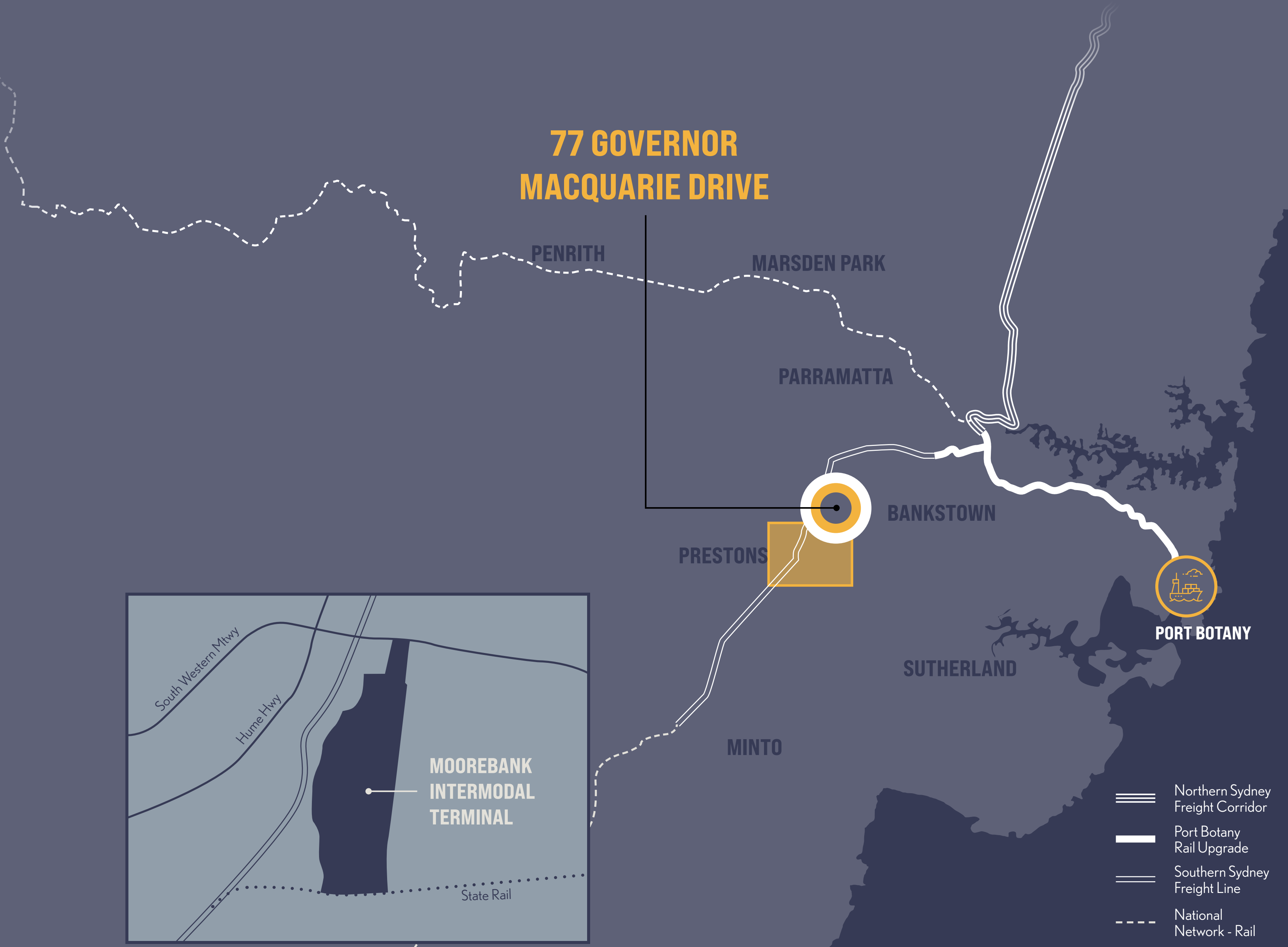
77 Governor Macquarie Drive serves as a strategic logistics hub and overflow storage solution, supporting Sydney's growing container handling demand. Key factors include:

- **Proximity to Demand:** 80% of import containers move within a 40km radius of Port Botany.
- **High Occupier Activity:** More than 100 occupiers transport over 10,000 TEUs within this zone.
- **Rail Transport Role:** Approximately 17% of TEUs are moved by rail.
- **Limited Storage at Moorebank:** With a maximum capacity of 2,200 empty TEUs at Moorebank Intermodal highlights needs for additional container park nearby.
- **Land Constraints at Port Botany:** Limited container storage around Port Botany and high utilization rates drives need for additional container capacity to service growing container demand.

Source: Argon & Co Report



77 GOVERNOR MACQUARIE DRIVE



- === Northern Sydney Freight Corridor
- Port Botany Rail Upgrade
- Southern Sydney Freight Line
- - - National Network - Rail

*APPROXIMATE





The Real Deal

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Since our founding in 1991, Realterm's success is a result of the trust and deep relationships with our transportation users and institutional partners. We have grown our global portfolio by making investments that provide optimal solutions for our clients.

\$11.6B

ASSETS UNDER MANAGEMENT

400+

INVESTMENTS

400+

TRANSPORTATION USERS

200+

EMPLOYEES

AS AT 30 JUNE 2024



Moorebank Intermodal 7.5km

*APPROXIMATE

EOI Response

Company

Contact person

Phone

Email

Lessee name and ACN/ABN

Desired lease term

Lease commencement date

Proposed net face rent \$/sqm

Any proposed fit-out or
modifications for the site?

Car parking requirements

Any additional information or
special conditions the occupier
wishes to include in the lease
offer?

Intended use of occupier

Contact Details

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