



Erskine Park

Fitzpatrick Investments





“We design and deliver each facility how it should be, from the inside out.”

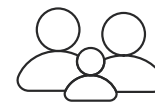
Fitzpatrick Investments

Fitzpatrick is a privately owned group with substantial experience in the property sector and extensive land holdings in Western Sydney and other locations. Fitzpatrick is the developer and long term owner of its assets, a feature that is reflected in the design and construction philosophy of all our facilities

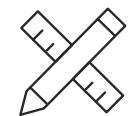
Whilst experienced across all asset classes, Fitzpatrick has a strategic focus on Industrial and Commercial development.



Fitzpatrick has been developing and delivering quality industrial and commercial assets for over 20 years.



Family is at the core of our business and this is reflected by the way we work with and continue to support our clients.



With some 48Ha of developable land available we are genuinely able to tailor a site layout to suit your needs.





The Fitzpatrick Industrial Estate

Approximately 90Ha in size, the Fitzpatrick Industrial Estate offers flexible pre-lease options located in one of the nation's leading industrial locations.

Our aim is to develop long term relationships with our tenants through the construction of leading edge facilities and the delivery of a proactive property management solution. We are excited to offer you the opportunity to join, among others, DHL, Lindsay Transport and Flower Power in this highly desirable Estate which featuring:

- IN1 General Industrial Zoning suitable for warehouse, distribution and manufacturing;
- Fully serviced with electrical supply via the Erskine Park Zone Substation, with water and sewer readily available and gas supply in close proximity;
- DA Approved Facilities now available;
- Environmentally sustainable initiatives incorporated as part of Base Building Specifications;
- On-site amenity currently proposed;
- Brand new purpose built industrial facilities.

Quality

Fitzpatrick takes a long-term view when developing its assets and combines high quality construction with practical design.

Flexibility

There is no need to have to compromise built form or operational function as a result of predetermined site size or geometry.

Connectivity

Ideally located within the Erskine Business Park and in close proximity to major arterial roads the Fitzpatrick Industrial Estate lets you connect with clients and delivery partners across Sydney.



Artists Impression

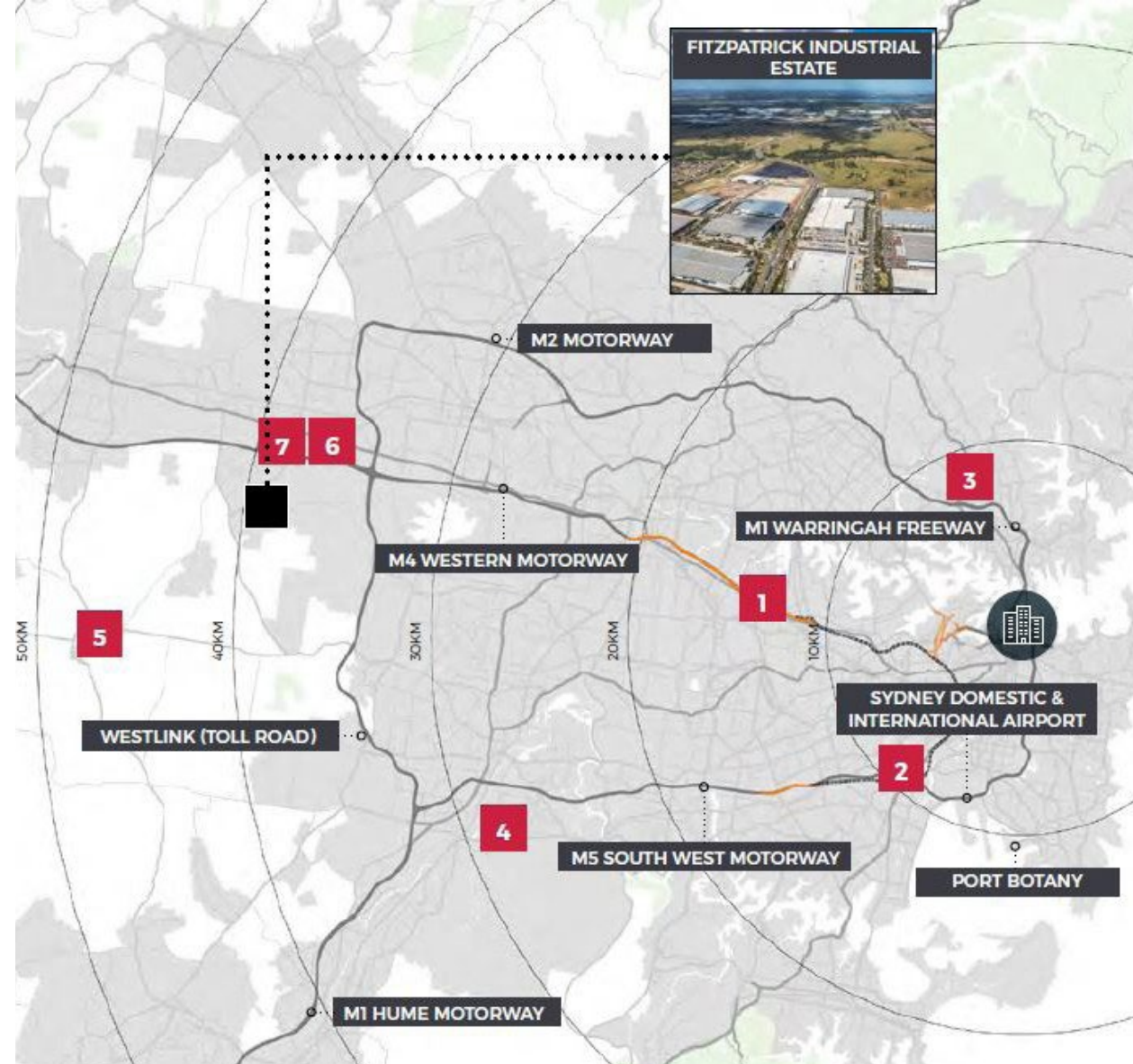


Location Overview

The Fitzpatrick Industrial Estate is located within Sydney's leading industrial & logistics precinct of Erskine Park, regarded as one of the nation's leading industrial locations. The Estate is located on Lenore Dr, Erskine Business Park and benefits from its proximity and exceptional access to the M4 & M7 Motorways.

Erskine Park is situated approximately 45km west of the Sydney CBD along the M4 Motorway and less than 5km south of the M4 Motorway access. Additionally, the Light Horse Interchange (M4/M7 junction) can be accessed via Lenore Drive/Old Wallgrove Road only 10km from the property. The new Western Sydney Airport at Badgerys Creek is 8km away.

The precinct is home to many major occupiers including Goodman Fielder, Woolworths, CEVA Logistics, TNT Express, Coles and Linfox. The NSW and Federal Government has committed to significant infrastructure works of \$81.1 billion over the next 4 years. This level of investment is unprecedented in Australia's history.



Erskine Park is well positioned to take advantage of the anticipated growth in the industrial market as a direct result of the investment which includes:

- 1**

WestConnex
\$16.8 billion
- 2**

Expansion of the
M4 & M5
Motorways
\$460 million
- 3**

NorthConnex
\$3.0 billion
- 4**

The Moorebank
Intermodal
\$2.7 billion
- 5**

Western Sydney
Airport
\$5.3 billion
- 6**

Update and extension
of Archbold Road
Proposed from the
Great Western Highway
of Minchinbury
- 7**

Extension of
Roper Road
To increase length
southbound right
turn lane to the
M4 - \$2.1 million





GRADY
CRESCENT



LENORE DRIVE



M4/M7
LIGHTRHODE
INTERCHANGE



M7 WESTLINK



LOCKWOOD
ROAD



SYDNEY CBD



OUTLINE INDICATIVE ONLY

Fitzpatrick Masterplan



Green Initiatives

General Policy

Fitzpatrick Investments is committed to a policy of ecologically sustainable development is founded on a sustainable approach to our environment, as well as real consideration for our social and community responsibilities.

As long-term developers and investors, our aim is to undertake each project within a framework that delivers on-going environmental benefits. Fitzpatrick have incorporated a number of Ecologically Sustainable Development (ESD) initiatives as standard inclusions to our Base Building Specification. These include:

- 100kW roof mounted solar system
- Implementation of rainwater harvesting (rainwater tanks)
- Translucent sheeting to enhance natural light
- WELS rated hydraulic fittings and fixture
- Native plants and drip irrigation landscaping
- Energy efficient LED warehouse lighting
- Solar heated hot water systems



Capability

Fitzpatrick bring together an experienced and exceptionally well credentialed team with a proven track record for delivering on behalf of our clients. Our approach is to work closely with each client to ensure we can tailor the most cost effective and workable outcomes for their individual accommodation needs.

- The Fitzpatrick Industrial Estate comprises 302,961 m² of industrial space across **10** assets.
- Fitzpatrick operates from a solid foundation of experience. We have direct design expertise and an ability to deliver fully integrated development via our delivery partner FDC Construction & Fitout;
- Fitzpatrick also has extensive property management experience via an association with Bishops Real Estate to continue a close working relationship during occupation.





DHL Warehouse & Distribution Facility - 20,000m²



AutoNexus Warehouse & Pre-Delivery Facility – 90,000m²



Lindsay Transport Cold Storage Warehouse & Distribution Centre - 55,000m²



Tyremax Warehouse & Distribution Facility - 15,000m²

Contact Details

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Disclaimer

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