

**GOOD IS  
EXCEEDING  
EXPECTATIONS**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

MAKING  
SPACE  
FOR  
GREATNESS



**OAKDALE EAST INDUSTRIAL ESTATE**

1 Latitude Road, Horsely Park, NSW

# OVERVIEW

Warehouse 2 presents an exclusive opportunity to secure a 4,672 sqm warehouse and office facility with high end finishes.

AREA SCHEDULE	SQM
Warehouse	4,158
Total office	514
<b>Total building area</b>	<b>4,672</b>

## Property features

- + 4,672 sqm warehouse and office
- + Office split over two levels
- + Access via five roller shutter doors and one recessed dock
- + Awning provides all-weather loading
- + LED lighting throughout
- + 28 car parking spaces.

## Sustainability features

- + 116kW of rooftop solar
- + Full LED throughout.



# TRANSPORT AND AMENITY



KEY	
	ATM
	Café / restaurant
	Car wash
	Childcare
	Gym
	Medical centre
	Petrol
	Post
	Supermarket
	Train station
	Bus stop
	Bus route 779
	Bus route 835
	Bus route 738
	Proposed bus route

Route 738  
Occasional trips  
to Horsley Park

# LOCATION



**3.3KM**  
to M7  
Motorway

**8KM**  
to Rooty  
Hill Station

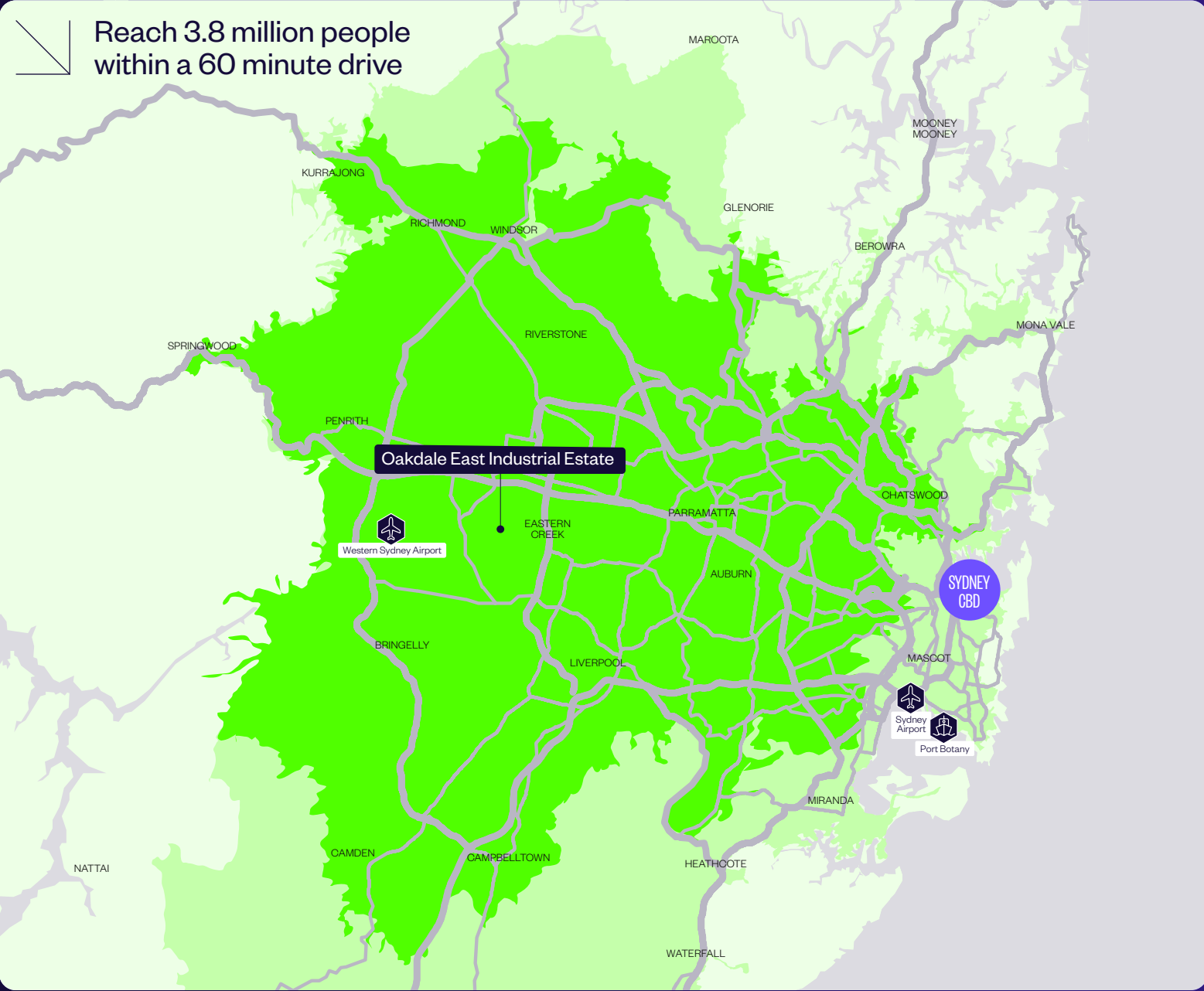
**20KM**  
to Western  
Sydney Airport

**43KM**  
to Sydney  
CBD




Oakdale East Industrial Estate is a highly sought-after precinct with excellent proximity to the M7 and M4 Motorways.

# SPEED TO MARKET





WITHIN 60 MINUTE  
DRIVE-TIME



## KEY AREA STATISTICS

-  **3.8M**  
Total population
-  **1.3M**  
Total households
-  **\$223.8BN**  
Total purchasing power

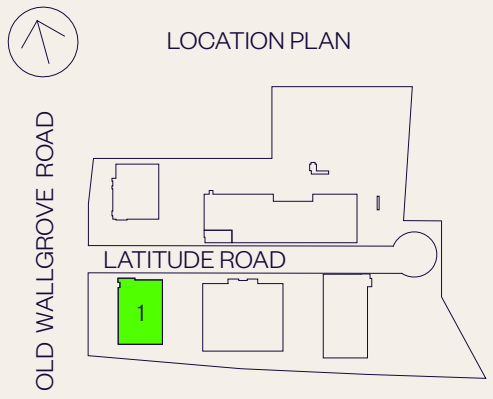
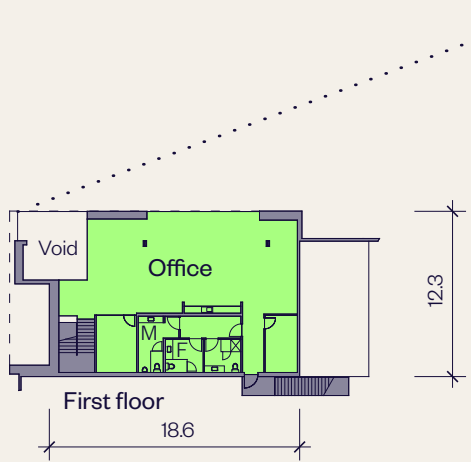
## TOTAL SPEND ON

-  **\$6.6BN**  
Clothing
-  **\$20.9BN**  
Food + beverage
-  **\$5.1BN**  
Personal care
-  **\$1.1BN**  
Online shopping

# WAREHOUSE 2 PLAN

Oakdale East Industrial Estate

AREA SCHEDULE	SQM
Ground floor	
Warehouse	4,158
Office and amenities	289
First floor	
Office	225
<b>Total building area</b>	<b>4,672</b>



# CONTACT US



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