



2-34 DAVIDSON STREET

CHULLORA

INFORMATION MEMORANDUM



Your Gateway to
Chullora and beyond.

A strategic logistics and distribution location

Executive Summary

*Approximate



Warehouse – 4,525 sqm*
Office – 1,471 sqm*



Zoned E4 General
Industrial



10m x 34m Awning



12km* North-West
of Sydney Airport &
Port Botany



3 On-grade roller
doors



11.8m* Max ridge
height



Location Overview

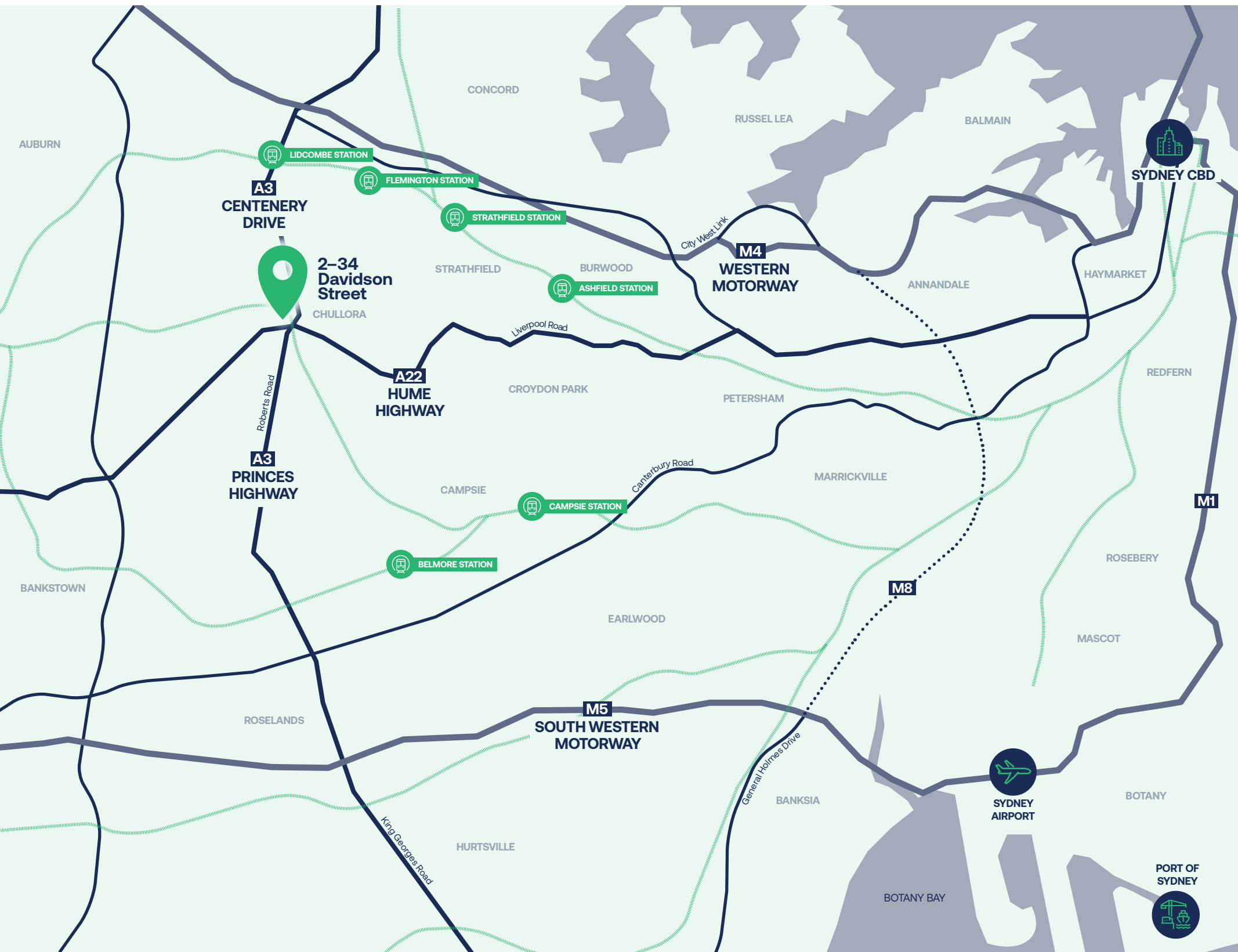
Gateway to Chullora is a highly accessible and functional industrial asset located in Chullora NSW, approximately 13km West of the Sydney CBD, and 12km North West of the Sydney Airport & Port Botany. The site provides excellent exposure from Centenary Drive and the Hume Highway, with proximity to major arterial roads of the Central West, including the M4 and M5 Motorways.

The freight railway adjoins the site and connects Sydney's west to Port Botany. Recent infrastructure upgrades, such as the completion of the West Connex tunnels along the M4 motorway, the new M8 tunnels, and the recent opening of the Sydney Gateway, have enhanced the connectivity of the site. This will be further improved with the completion of the M6 tunnels and Western Harbour Tunnel projects.

Chullora is considered a premier infill industrial and logistics precinct, located within the geographical centre of Sydney. Multiple national logistics users including Fed Ex, Australia Post, Linfox and CEVA have chosen this precinct for their facilities due to the superior access to population that the location provides, being within the top 10% of last mile locations within Sydney, accessing over 1.6m households within a 60-minute drive time.



OUTLINE INDICATIVE ONLY



Location Scorecard

Chullora is perfectly located in close proximity to national distribution centres and store networks.

Source: SA1 Property

Score to closest FedEx DC	100
Score to closest AusPost parcel DC	98
Score for high income households in 60 mins	96
Score for efficiency of access in 60 mins	96
Score for households accessed in 60 mins	95
Score for households accessed in 30 mins	93
Score for high income households in 30 mins	91
Score to closest DHL Express DC	86
Score from Airport	84
Score from Port	82

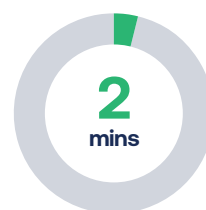
577k

Households in 30 minute direct drive time

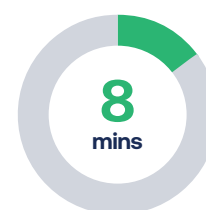
Unrivalled Connectivity



Hume Highway (A22) on ramp



Princes Highway (A3) on ramp



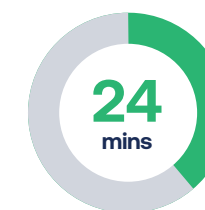
Western Motorway (M4) on ramp



Sydney CBD



Sydney Airport



Port Botany

12.1m

Industrial GFA in 30 Minute direct drive time

Prime positioned
industrial asset



2-34 DAVIDSON
STREET
CHULLORA

ROBERTS ROAD

HUME HIGHWAY

CENTENARY DRIVE

OUTLINE INDICATIVE ONLY



Tenancy 1A

1,471 sqm*

Office & amenities

4,525 sqm*

Warehouse

5,996 sqm*

Total

10m x 34m

Awning

3

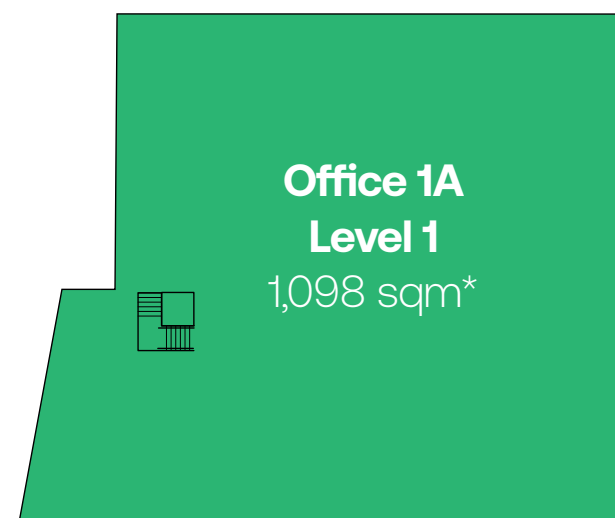
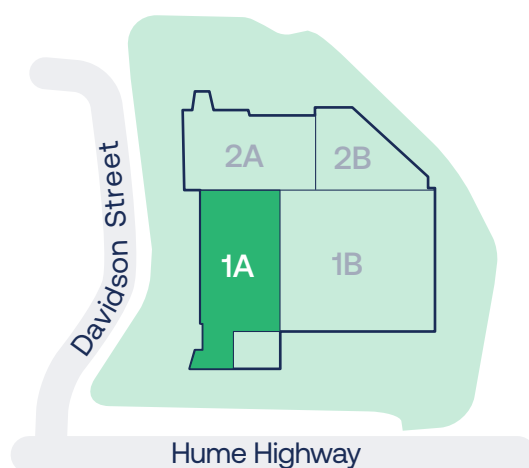
On-grade roller doors

AVAILABLE NOW



Ground Floor

LOCATION PLAN



First Floor

*Approximate

Tenancy 1A - Ground Floor 368sqm

Potential fit out - Consumer Goods HQ / Showroom /
Distribution/ Logistics



*Speculative plans

Tenancy 1A - First Floor 1,067sqm

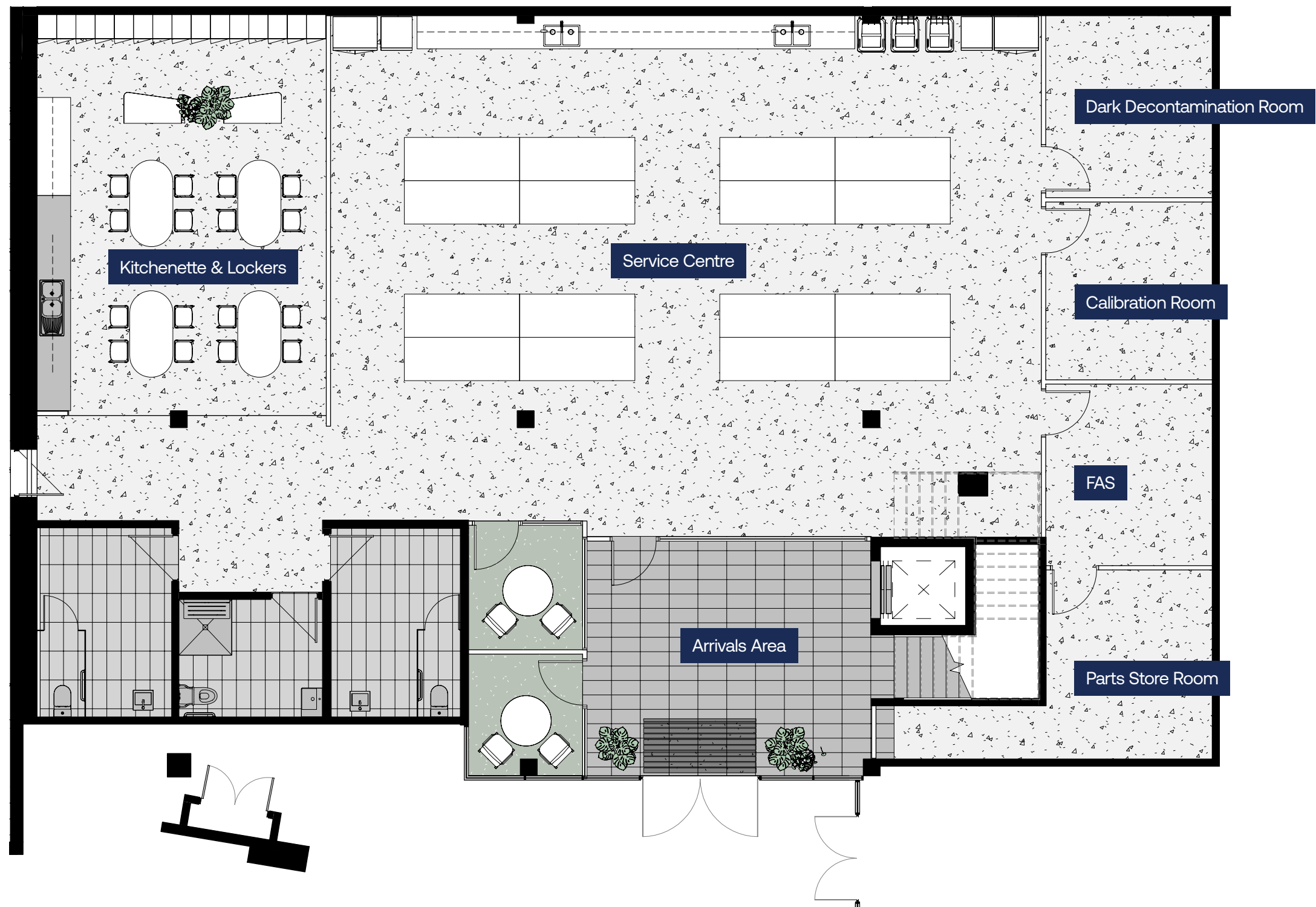
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*Speculative plans

Tenancy 1A - Ground Floor 368sqm

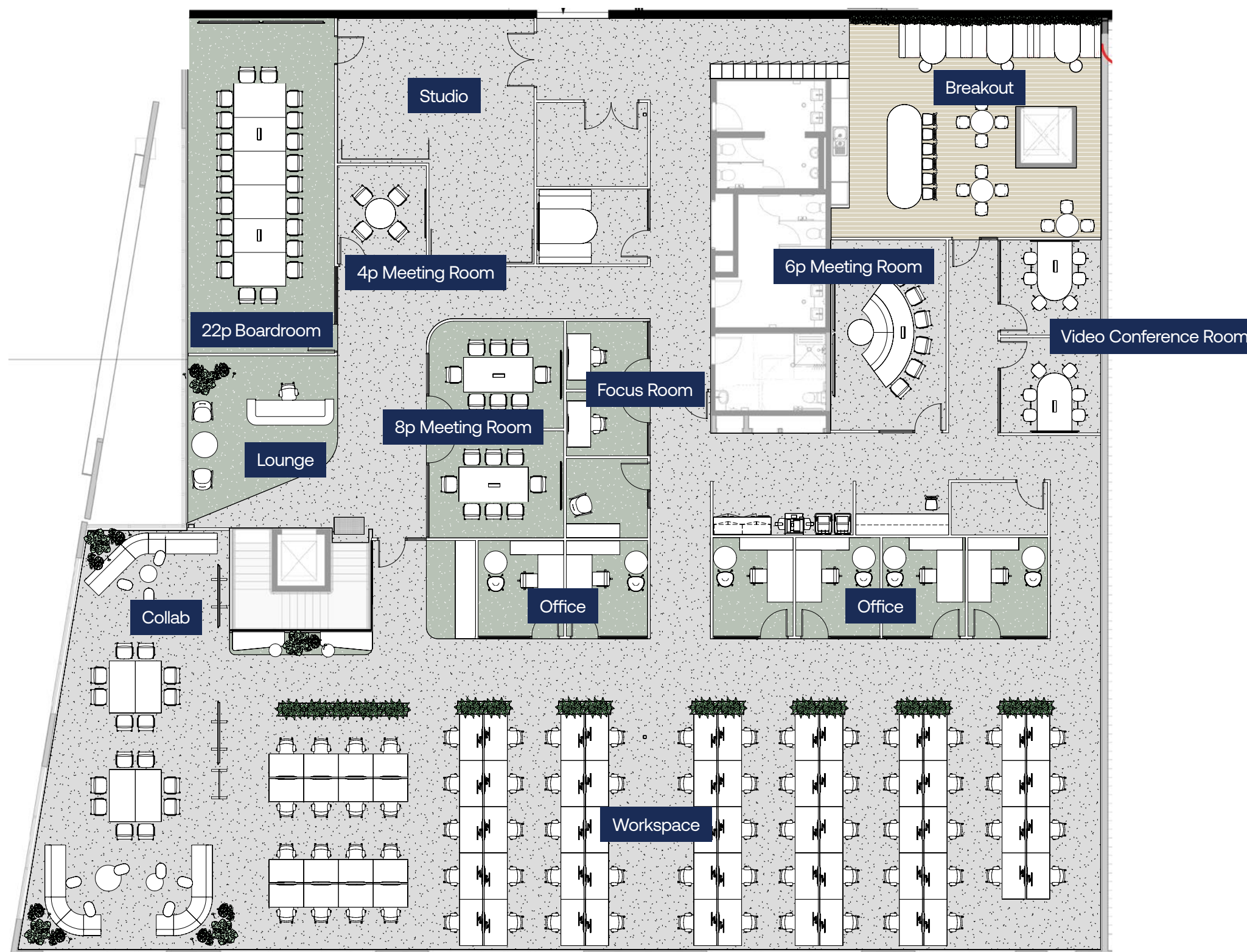
Potential fit out - Life Sciences / Lab
Diagnostics / HQ / Service Centre / Distribution



*Speculative plans

Tenancy 1A - First Floor 1,067sqm

Potential fit out - Life Sciences / Lab Diagnostics / HQ / Service Centre / Distribution



*Speculative plans



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2-34 Davidson Street is owned and managed by Gateway Capital, an Australian based investment manager, working largely in the industrial and logistics sectors.

Gateway Capital has a keen focus on tenant relationships and a deep understanding of market dynamics. That means they can work flexibly, providing a range of space solutions to meet the needs of your business.

\$800m+

Assets Under
Management

\$600m+

Development
Pipeline

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Nose to Tail

