

**GOOD IS
ACCESS TO
CUSTOMERS**

**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE
FOR
GREATNESS



CHULLORA INDUSTRIAL ESTATE

203 Rookwood Road, Chullora, NSW

OVERVIEW

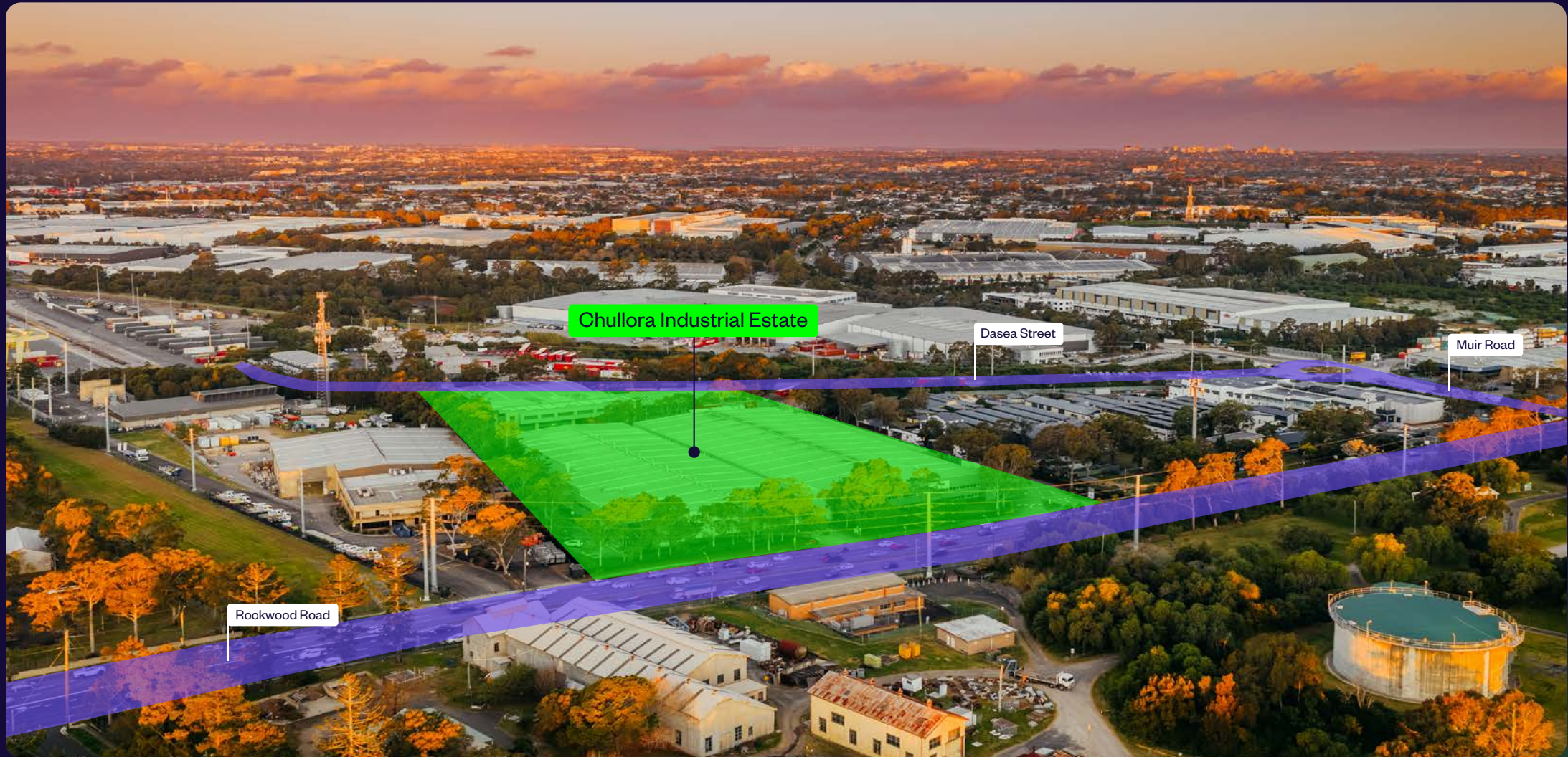
Chullora Industrial Estate is ideally located in the established industrial precinct of Chullora. The property has excellent connections to Sydney's major road network via Roberts Road, connecting to M5 and M4 Motorways.

Property features

- + High clearance warehouses
- + Ample parking
- + B-double access
- + 100kW solar
- + ESFR sprinklers
- + Close proximity to inter-modal.



LOCATION



4.9KM

Bankstown
train station

6.8KM

to M4
Motorway

7.4KM

to M5
Motorway

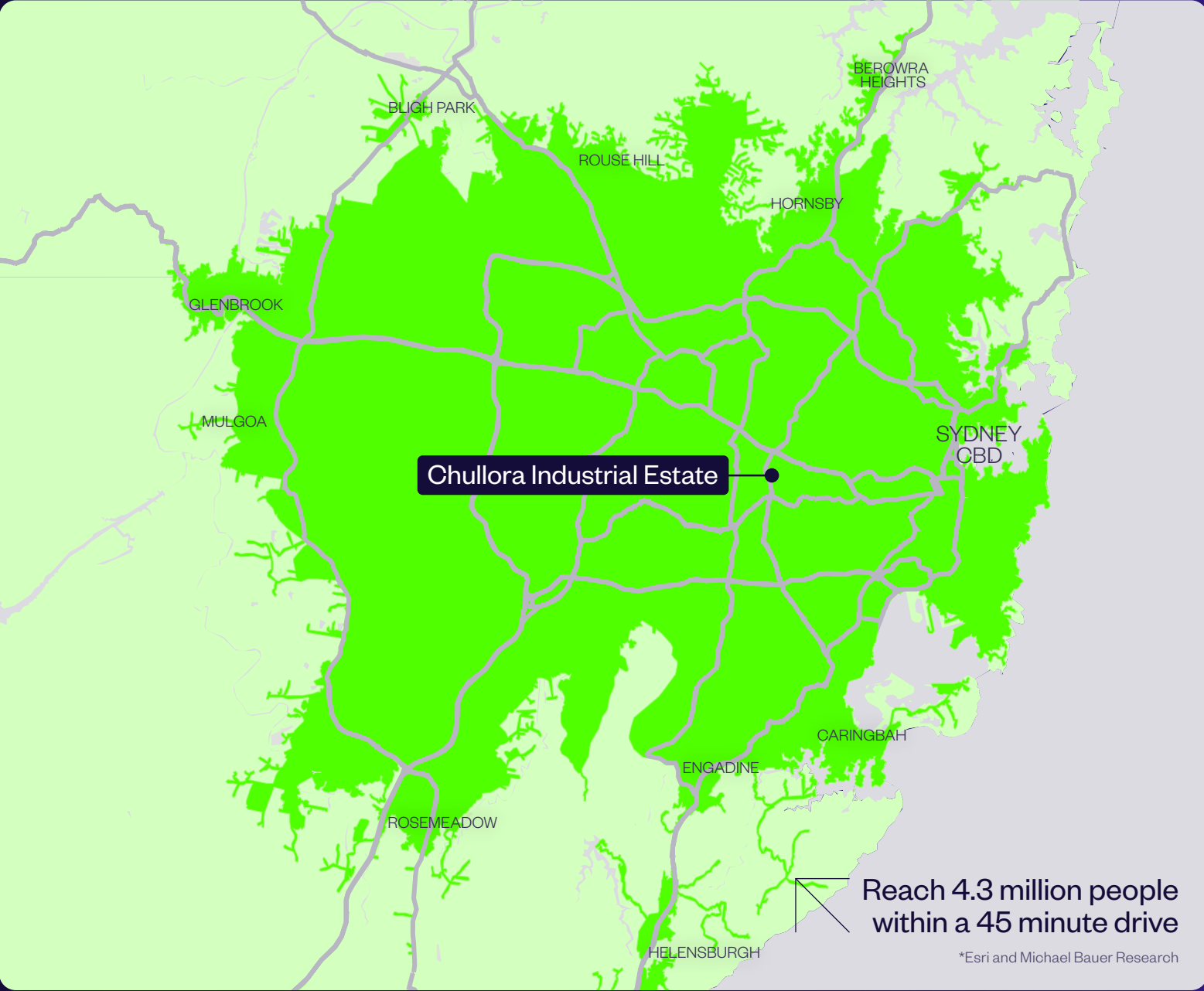
21.6KM

to Sydney
Airport




Users benefit from excellent connectivity, with the Hume Highway just 1.6 kilometres from the estate and the M4 and M5 Motorways close by.

SPEED TO MARKET





WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **4.3M**
Total population
-  **1.5M**
Total households
-  **\$268BN**
Total purchasing power

TOTAL SPEND ON

-  **\$7.8BN**
Clothing
-  **\$24.4BN**
Food + beverage
-  **\$5.9BN**
Personal care
-  **\$1.3BN**
Online shopping

*Esri and Michael Bauer Research

FEATURES

Building 1

- + 4,723 sqm warehouse + office over two levels
- + Internal clearance up to 11.3m
- + Access via four roller shutters
- + 21 on-site parking spaces.

Building 2

- + 7,162 sqm warehouse + office over two levels
- + Internal clearance up to 10.5m
- + Access via four roller shutters
- + 47 on-site parking spaces.



SITE PLAN

Chullora Industrial Estate

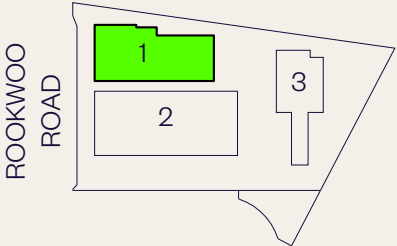
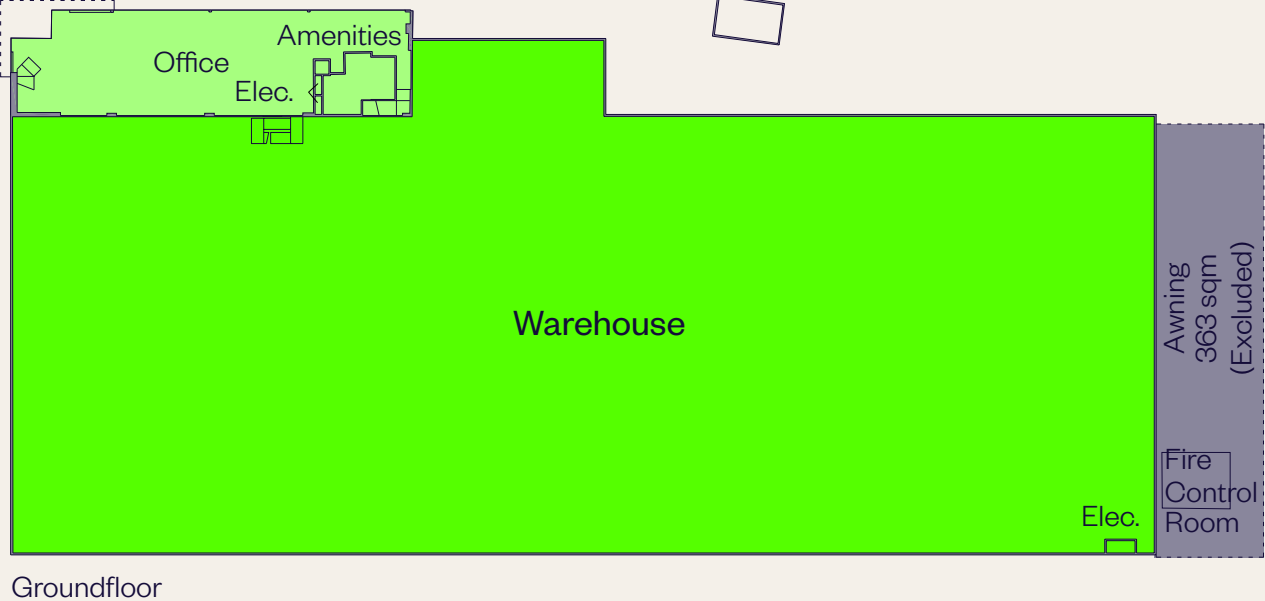
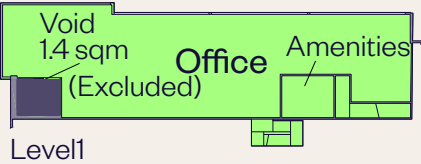


■ FOR LEASE

BUILDING 1 PLAN

Chullora Industrial Estate

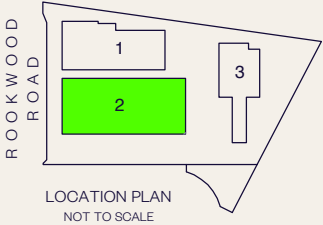
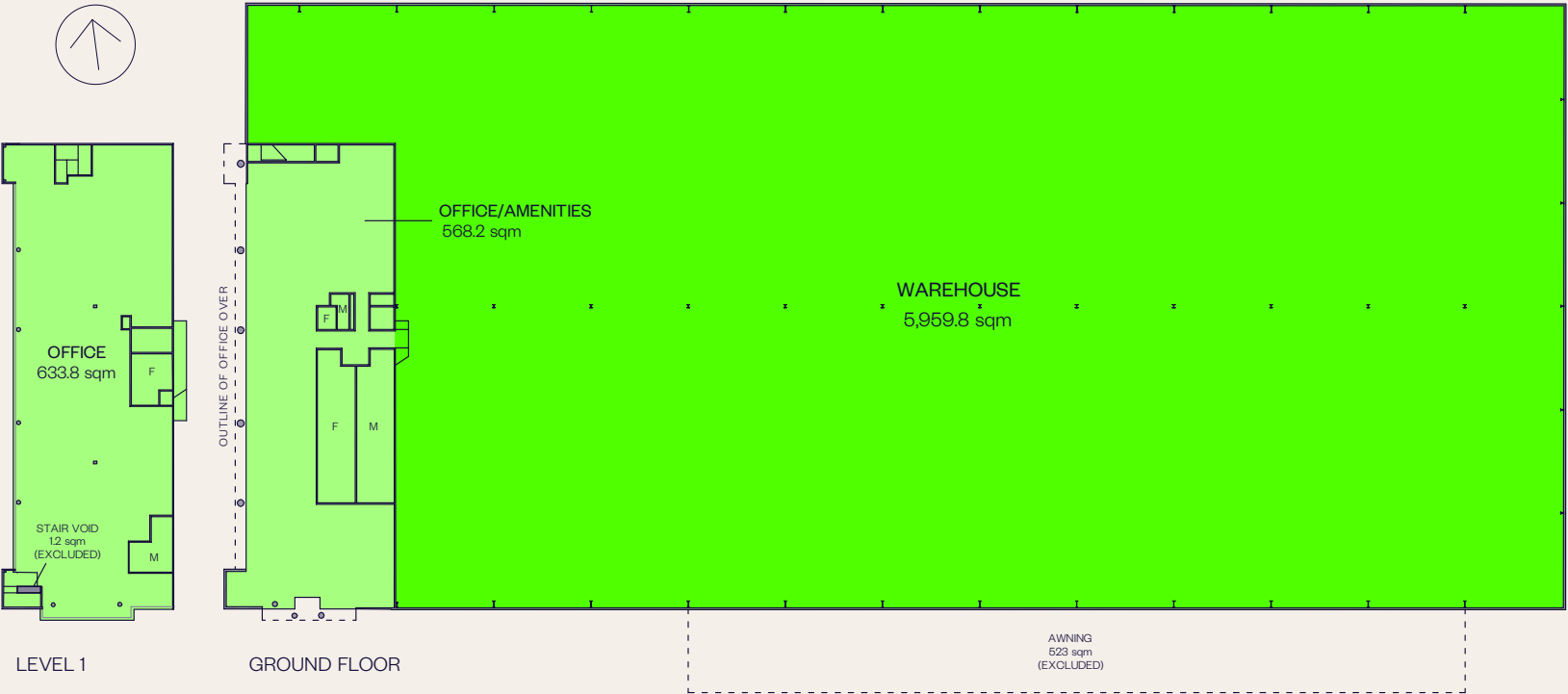
AREA SCHEDULE	SQM
Ground floor	
Warehouse	4,044.9
Office	321.6
Level 1	
Office	356.6
Total building area	4,723.1



BUILDING 2 PLAN

Chullora Industrial Estate

AREA SCHEDULE	SQM
Ground floor	
Warehouse	5,959.8
Office/amenities	568.2
Level 1	
Office	633.8
Total building area	7,161.8



CONTACT US



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