

**GOOD IS  
PRIME LOCATION**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

MAKING  
SPACE  
FOR  
GREATNESS



**CHULLORA INDUSTRIAL HUB**  
41 Roberts Road, Chullora, NSW

# OVERVIEW

Newly developed estate in Sydney's Central West industrial precinct.

## AREA SCHEDULE

## SQM

Total building area

26,620

## Property features

- + Unique, contemporary warehouse and office units from 1,600 sqm
- + Ability to combine warehouse and office spaces up to 7,000 sqm in one line
- + 40m wide shared hardstand
- + 10m awnings to hardstand
- + ESFR sprinklers
- + 149 car parking spaces.

## Sustainability features

- + LED lighting
- + 25kW per 1,000 sqm
- + Targeting 5 Star Green Star rating
- + 14 EV charging points.



# LOCATION



**6.3KM**  
to M5  
Motorway

**8.1KM**  
to M4  
Motorway

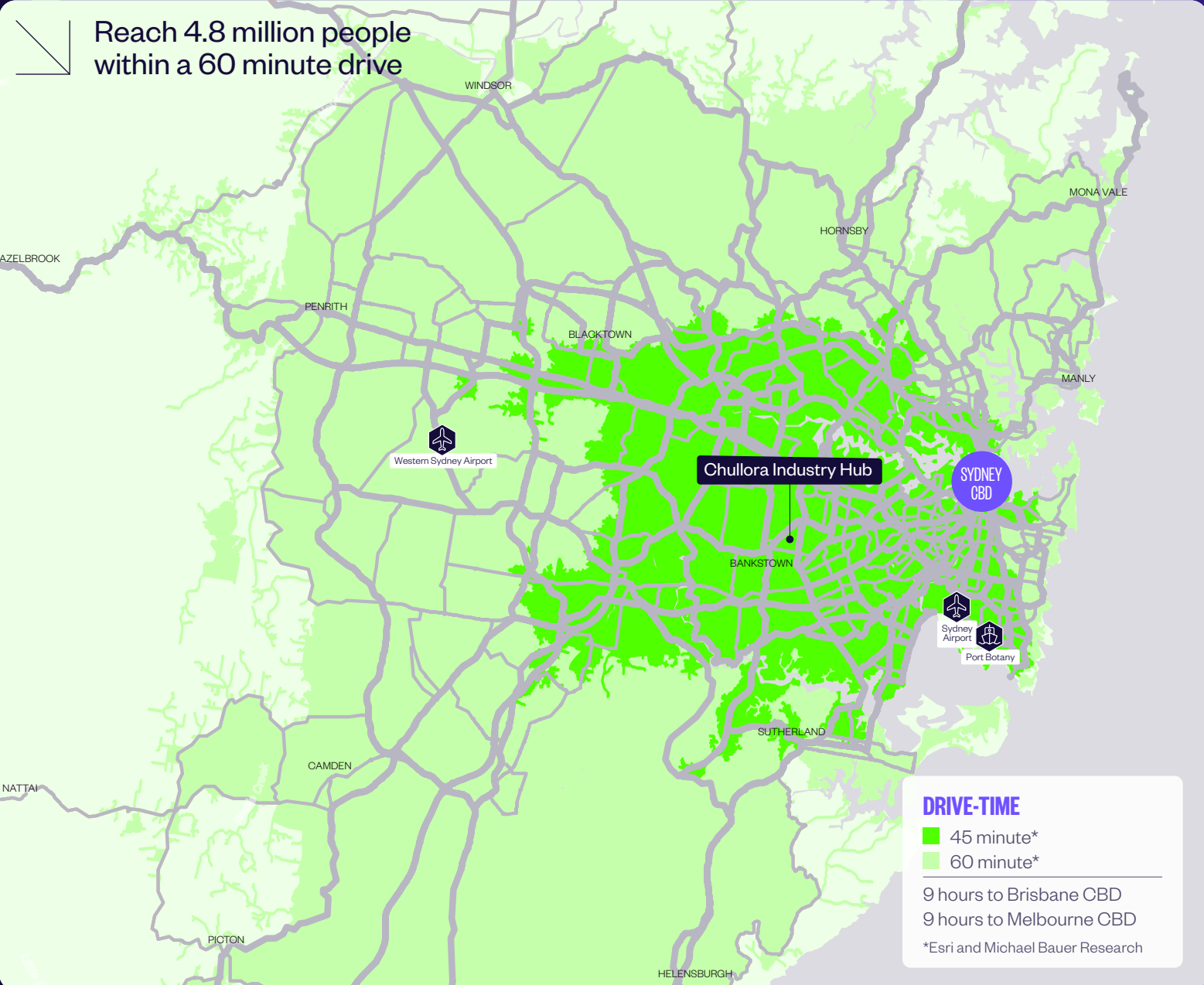
**17KM**  
to Sydney CBD

**23.4KM**  
to Port Botany

Strategically located in between Sydney's major transport networks, the development is set to redefine Sydney's Central West industrial precinct.

# SPEED TO MARKET

WITHIN 60 MINUTE  
DRIVE-TIME



## KEY AREA STATISTICS

 **4.8M**  
Total population

 **1.7M**  
Total households

 **\$300.2BN**  
Total purchasing power

## TOTAL SPEND ON

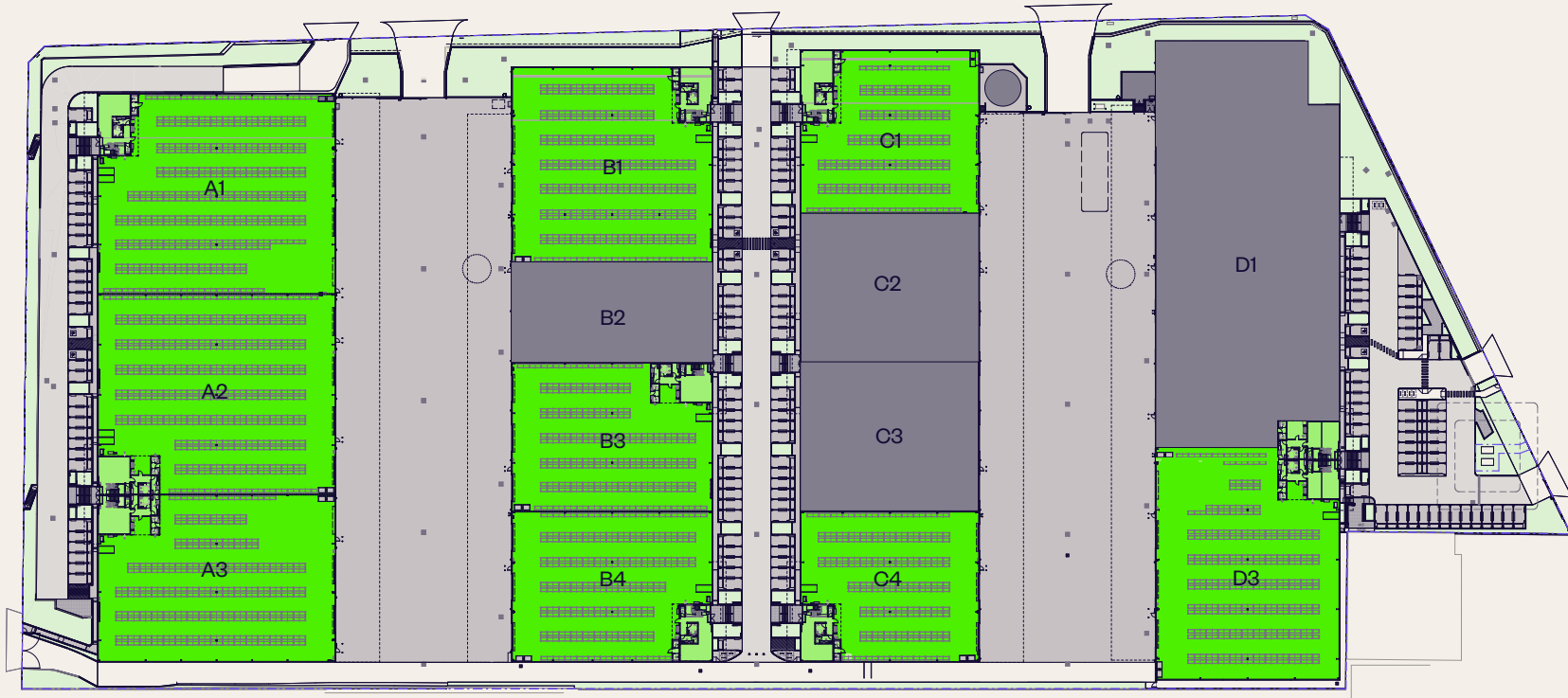
 **\$8.7BN**  
Clothing

 **\$23.3BN**  
Food + beverage

 **\$6.6BN**  
Personal care

 **\$1.5BN**  
Online shopping

# SITE PLAN



| BUILDING A        | SQM          | BUILDING B        | SQM          | BUILDING C        | SQM          | BUILDING D        | SQM          |
|-------------------|--------------|-------------------|--------------|-------------------|--------------|-------------------|--------------|
| Unit A1           |              | Unit B1           |              | Unit C1           |              | Unit D3           |              |
| Warehouse         | 2,368        | Warehouse         | 1,950        | Warehouse         | 1,397        | Warehouse         | 1,999        |
| Office            | 237          | Office            | 210          | Office            | 275          | Office            | 520          |
| <b>Total area</b> | <b>2,605</b> | <b>Total area</b> | <b>2,160</b> | <b>Total area</b> | <b>1,672</b> | <b>Total area</b> | <b>2,519</b> |
| Unit A2           |              | Unit B3           |              | Unit C4           |              |                   |              |
| Warehouse         | 2,370        | Warehouse         | 1,441        | Warehouse         | 1,303        |                   |              |
| Office            | 229          | Office            | 233          | Office            | 219          |                   |              |
| <b>Total area</b> | <b>2,599</b> | <b>Total area</b> | <b>1,674</b> | <b>Total area</b> | <b>1,522</b> |                   |              |
| Unit A3           |              | Unit B4           |              |                   |              |                   |              |
| Warehouse         | 1,957        | Warehouse         | 1,472        |                   |              |                   |              |
| Office            | 233          | Office            | 219          |                   |              |                   |              |
| <b>Total area</b> | <b>2,190</b> | <b>Total area</b> | <b>1,691</b> |                   |              |                   |              |

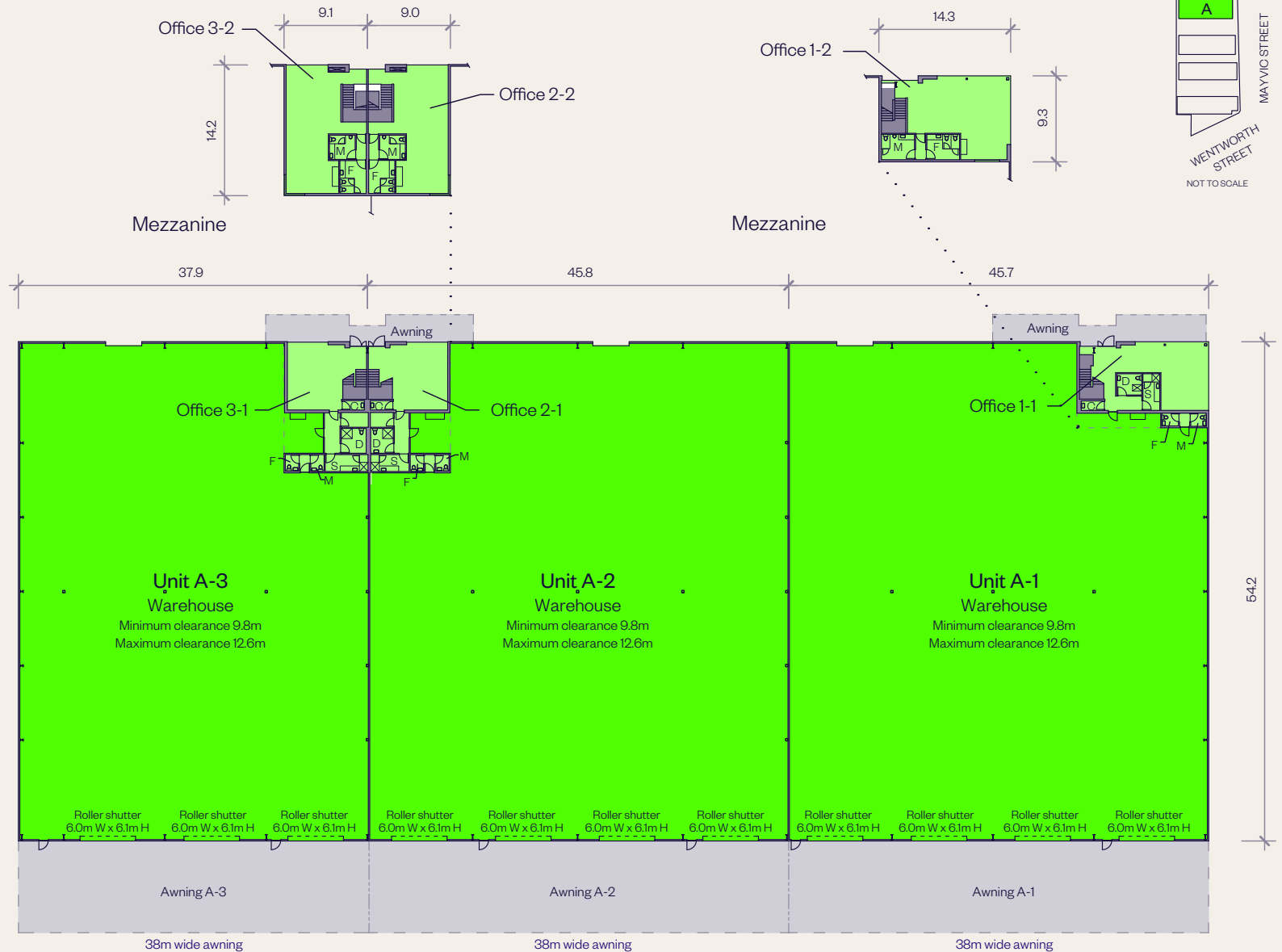
# BUILDING A, PLAN

## Chullora Industrial Hub

| AREA SCHEDULE                | SQM          |
|------------------------------|--------------|
| <b>Unit A-1</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 2,368        |
| Office 1-1                   | 106          |
| Mezzanine                    |              |
| Office 1-2                   | 131          |
| <b>Total Unit A-1 area</b>   | <b>2,605</b> |
| <b>Unit A-2</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 2,370        |
| Office 2-1                   | 103          |
| Mezzanine                    |              |
| Office 2-2                   | 126          |
| <b>Total Unit A-2 area</b>   | <b>2,599</b> |
| <b>Unit A-3</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 1,957        |
| Office 3-1                   | 107          |
| Mezzanine                    |              |
| Office 3-2                   | 126          |
| <b>Total Unit A-3 area</b>   | <b>2,190</b> |
| <b>Total building A area</b> | <b>7,395</b> |



### LOCATION PLAN

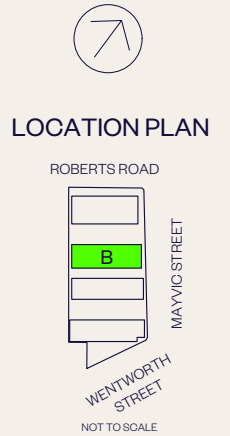
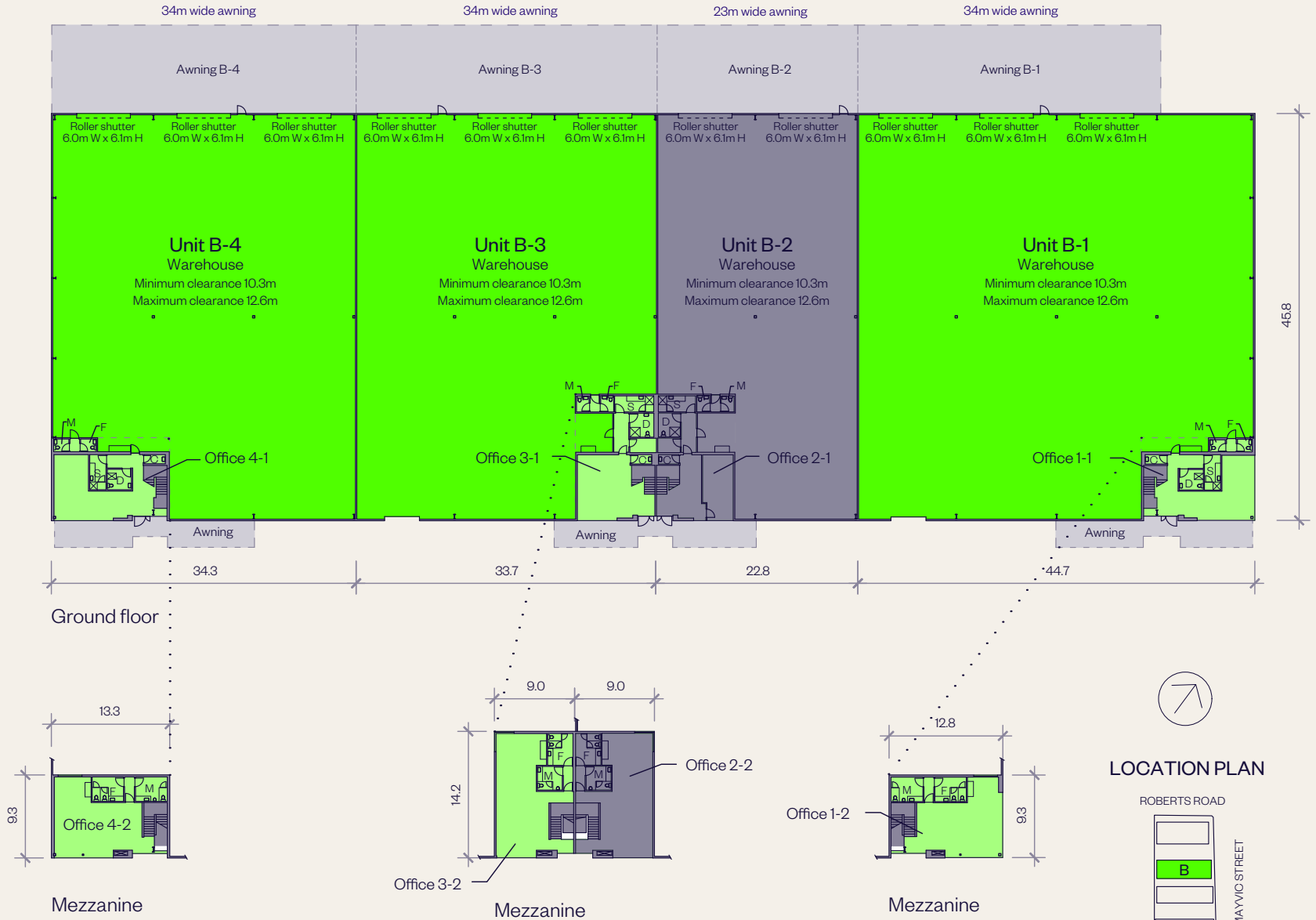


Ground floor

# BUILDING B, PLAN

## Chullora Industrial Hub

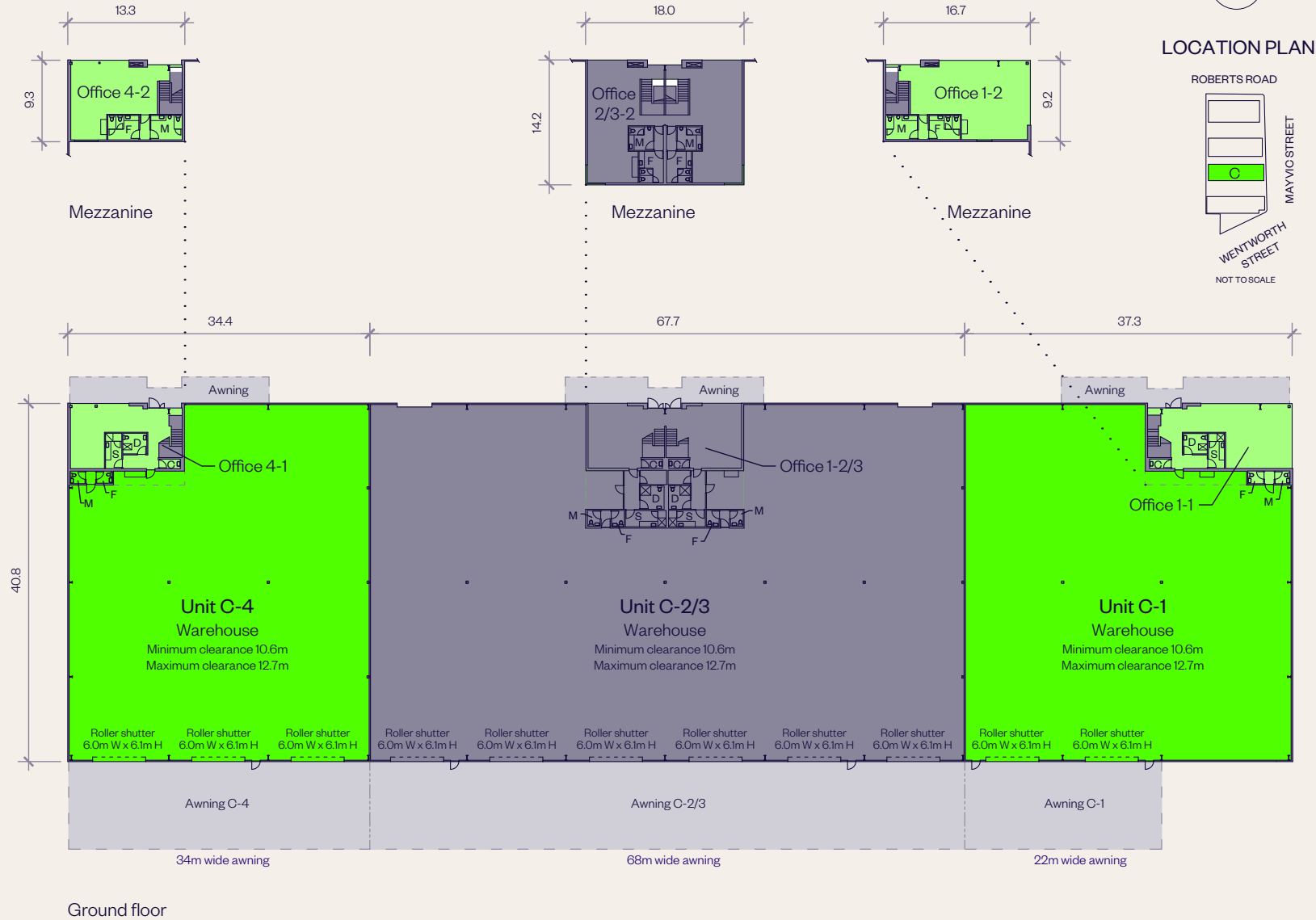
| AREA SCHEDULE                | SQM          |
|------------------------------|--------------|
| <b>Unit B-1</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 1,950        |
| Office 1-1                   | 94           |
| Mezzanine                    |              |
| Office 1-2                   | 116          |
| <b>Total Unit B-1 area</b>   | <b>2,160</b> |
| <b>Unit B-3</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 1,441        |
| Office 3-1                   | 107          |
| Mezzanine                    |              |
| Office 3-2                   | 126          |
| <b>Total Unit B-3 area</b>   | <b>1,674</b> |
| <b>Unit B-4</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 1,472        |
| Office 4-1                   | 98           |
| Mezzanine                    |              |
| Office 4-2                   | 121          |
| <b>Total Unit B-4 area</b>   | <b>1,691</b> |
| <b>Total building B area</b> | <b>5,525</b> |



# BUILDING C, PLAN

## Chullora Industrial Hub

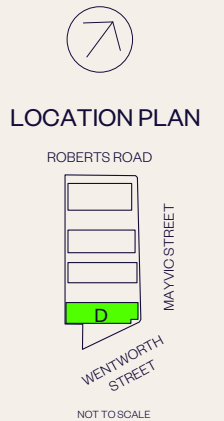
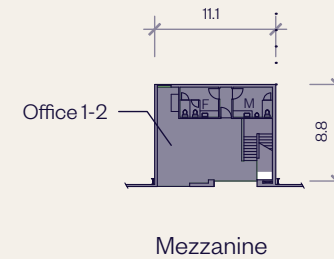
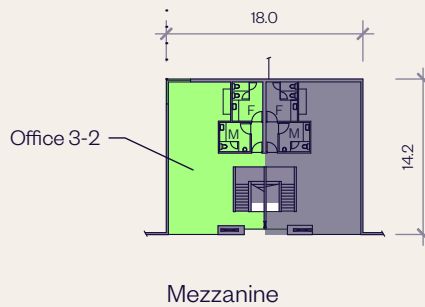
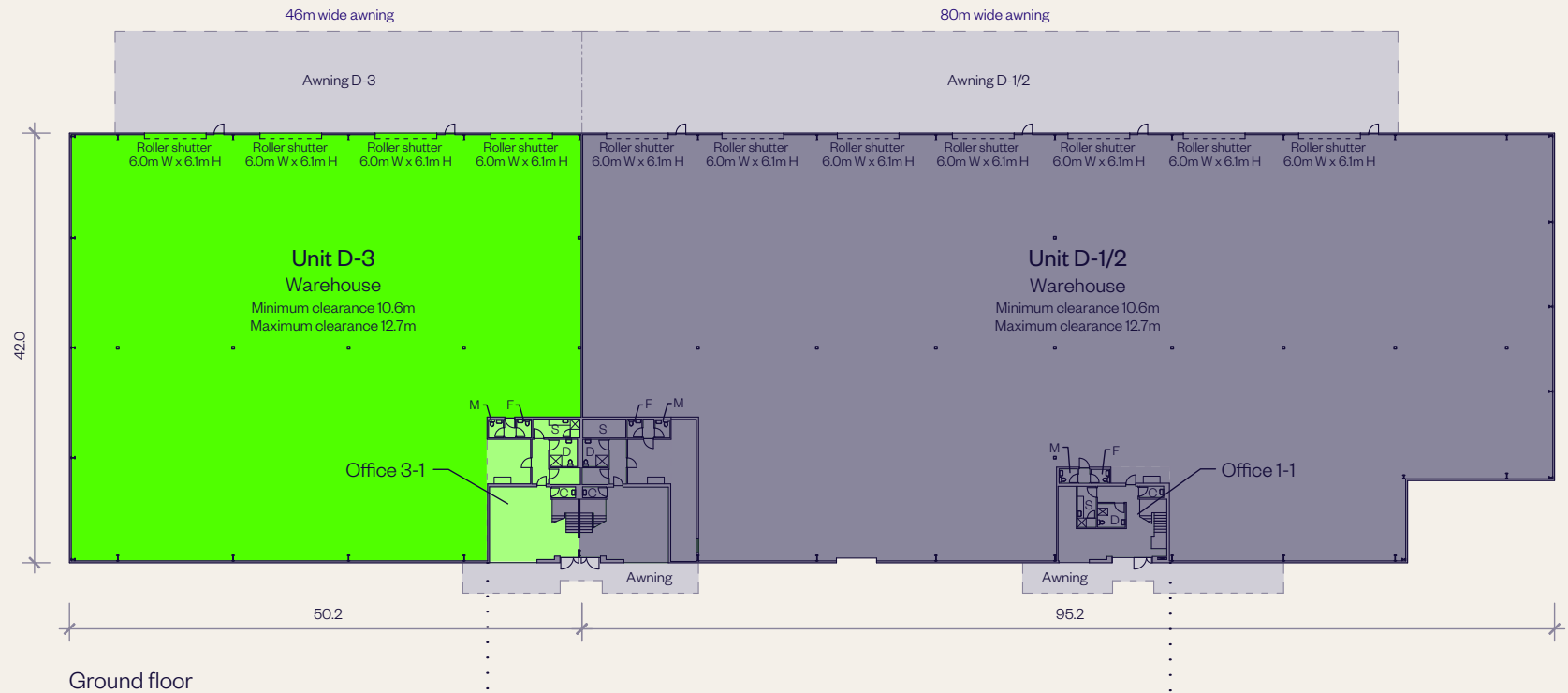
| AREA SCHEDULE                | SQM          |
|------------------------------|--------------|
| <b>Unit C-1</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 1,397        |
| Office 1-1                   | 123          |
| Mezzanine                    |              |
| Office 1-2                   | 152          |
| <b>Total Unit C-1 area</b>   | <b>1,672</b> |
| <b>Unit C-4</b>              |              |
| Ground floor                 |              |
| Warehouse                    | 1,303        |
| Office 4-1                   | 98           |
| Mezzanine                    |              |
| Office 4-2                   | 121          |
| <b>Total Unit C-4 area</b>   | <b>1,522</b> |
| <b>Total building C area</b> | <b>3,194</b> |



# BUILDING D, PLAN

## Chullora Industrial Hub

| AREA SCHEDULE              | SQM          |
|----------------------------|--------------|
| <b>Unit D-3</b>            |              |
| Ground floor               |              |
| Warehouse                  | 1,999        |
| Office 3-1                 | 269          |
| Mezzanine                  |              |
| Office 3-2                 | 251          |
| <b>Total Unit D-3 area</b> | <b>2,519</b> |



# CONTACT US



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