

GOOD+ LOCATION

Interchange Park | Interchange Drive, Eastern Creek, NSW



opportunity+

Interchange Park is a premium industrial estate located in the logistics hub of Eastern Creek.

Businesses at Interchange Park include Bunnings, Myer, Ingram Micro and Goodyear Dunlop. The estate has excellent access to the M4 and M7 Motorways via Wallgrove Road. IN1 General Industrial zoning permits a wide range of employment uses including warehousing, distribution and manufacturing.

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Interchange
Park

LOCATION

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Interchange Park



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Eastern Creek is a highly sought after logistics and warehousing hub in Western Sydney, with users such as Myer, Coles, LG, and Toll all occupying facilities. Interchange Park is located directly adjacent to the nexus of the M4 and M7 Motorways providing unrivalled access to Sydney's arterial road network.”

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Interchange
Park



1.7km

to M4 Motorway



1.5km

to M7 Motorway



4.5km

to Rooty Hill train station



37km

to Sydney CBD

UNRIVALLED
ACCESS



features+

3–5 Interchange Drive

- + Prime corner location offering excellent corporate exposure
- + 8,500 sqm high clearance warehouse
- + 450 sqm of high quality corporate office
- + Access via recessed docks and on-grade roller shutter doors
- + Undercover car parking
- + Single traffic flow
- + Dual street frontage
- + ESFR sprinklers
- + Located next to future café and takeaway
- + Expected completion in January 2015

21–25 Interchange Drive

- + Excellent corporate exposure to the Lighthorse Interchange
- + Modern warehouse and office space from 6,000 to 22,200 sqm
- + Dedicated hardstand area
- + Undercover car parking
- + Quality corporate offices
- + ESFR sprinklers
- + Expected completion in January 2015

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Interchange
Park



FEATURES

The site plan illustrates a large-scale industrial and logistics development. Key features include:

- Existing Buildings:**
 - Existing Ingram Micro Warehouse (26,100sqm)
 - Future Expansion (20,000sqm)
 - Existing Myer Warehouse
 - Existing Bantox Warehouse
 - Existing TT Logistics Warehouse
 - Existing Goodyear/Dunlop Warehouse (9,425sqm)
 - Existing Revel Warehouse (5,488sqm)
 - Existing Animal Supplies Warehouse
 - Existing Manassan Warehouse
 - Existing Superior Activewear Warehouse
 - Existing Bunnings Distribution Centre
- Proposed Buildings:**
 - Proposed Warehouse A (5,000sqm)
 - Proposed Warehouse B (8,000sqm)
 - Proposed Warehouse C (7,000sqm)
 - Proposed Warehouse (8,000sqm)
- Future Development:**
 - Future Stream
 - Future Expansion (adjacent to the Bunnings Distribution Centre)
- Infrastructure and Landscaping:**
 - Office buildings and parking areas are scattered throughout the site.
 - Landscaping is indicated by green areas and tree symbols.
 - A "Handland" area is located near the bottom left.
- Road Network:**
 - ESTATE ROAD** runs horizontally across the top center.
 - WONDERLAND DRIVE** runs diagonally from the bottom left towards the center.
 - INTERCHANGE** is located at the junction of Wonderland Drive and Estate Road.
 - DRIVE** is a road running horizontally across the middle right.
 - WATGROVE ROAD** runs diagonally from the bottom right towards the center.
 - M7 MOTORWAY** is shown as a multi-lane road running diagonally along the bottom right edge.

site plan+

3-5 Interchange Drive



Area schedule	(sqm)
3-5 Interchange Drive	
Site area	15,608
Warehouse	8,500
Office	450
Total building area	8,950
Awning	740
Site cover (exc. awning)	57%
Floor space ratio	0.57: 1
Hardstand area	3,700

site plan+

21-25 Interchange Drive



Warehouse A	(sqm)	Warehouse B	(sqm)	Warehouse C	(sqm)
Warehouse	6,000	Warehouse	8,000	Warehouse	7,000
Office	400	Office	400	Office	400

Area schedule	(sqm)
21-25 Interchange Drive	
Site area	43,445
Warehouse	21,000
Office	1,200
Total building area	22,200
Awning	1,933
Site cover (exc. awning)	51%
Floor space ratio	0.51: 1
Hardstand area	8,841

PLAN

ESD initiatives+

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool and currently has four recently completed projects which are eligible for 4 star (design) ratings.

At Goodman we work closely with customers to integrate ESD principles into our developments. The following initiatives will be incorporated within the development.

- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + Fluorescent lighting to the warehouse
- + Precast concrete walls to improve the life cycle of the building
- + Translucent sheeting to enhance natural light without increased heat load
- + Native plants and drip irrigation landscaping
- + Solar heated hot water
- + Test fire water re-use.

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INNOVATION

contact+



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