



430 MARION

Information Memorandum

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The opportunity

Welcome to 430 Marion Industrial Park

430 Marion brings a new standard of premium warehouses to the growing Bankstown Airport precinct, designed to suit current and future operational needs.

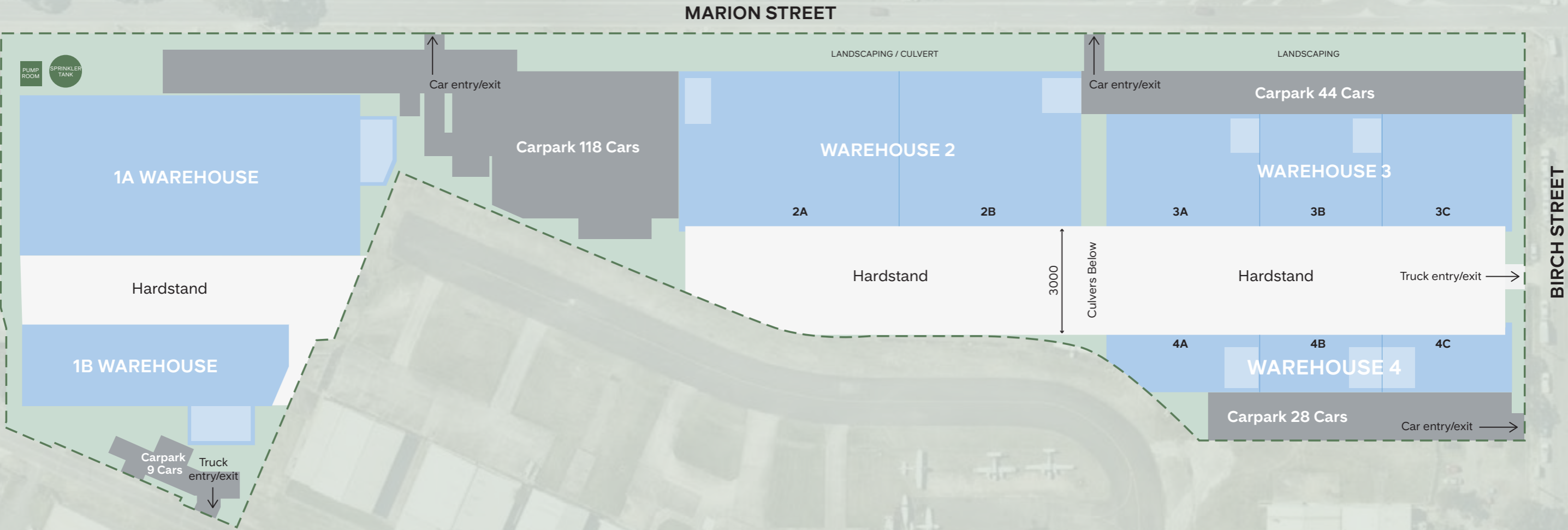
This stand out industrial park of 3.8 hectares features 4 warehouses, ranging in size from 535 sqm up to 3,500 sqm, with more than 200 car parking spaces.

Connectivity is paramount to success. Placed at the heart of a rapidly growing centre of economic activity, 430 Marion's strategic location offers unrivalled access to major arterial roads, linking the site to all major hubs across the eastern seaboard.

430 Marion offers a rare opportunity to join one of the fastest growing regions in Australia, catering to a range of businesses and is ideal for those looking for an opportunity to establish, expand or relocate their business.



The precinct plan



First class **15,132**sqm industrial park

4 warehouses

From **535**sqm up to **3,500**sqm

200 car spaces

Area	Office	Warehouse
Warehouse 1		
1A	306 sqm	3,531 sqm
1B	295 sqm	1,216 sqm
Warehouse 2		
2A	247 sqm	2,441 sqm
2B	206 sqm	1,748 sqm

Area	Office	Warehouse
Warehouse 3		
3A	154 sqm	1,114 sqm
3B	154 sqm	917 sqm
3C	153 sqm	920 sqm
Warehouse 4		
4A	99 sqm	560 sqm
4B	100 sqm	435 sqm
4C	100 sqm	436 sqm

Location

Heart of the South West corridor

Centrally and conveniently located at the heart of Sydney's southwestern transport corridor, 430 Marion is close to major infrastructure routes including rail, sea and air freight hubs.

Situated within the Bankstown Airport precinct, its proximity to the M5 and links to all major hubs across the eastern seaboard provides businesses with the opportunity to connect with people, goods and services at a local, national and international level.

With Sydney CBD only a 35-minute drive away, and Port Botany and the Sydney Airport precinct 20 minutes away, tenants can improve operational efficiencies while gaining a competitive edge.



24km
Port Botany



19km
Sydney Airport



29km
Sydney CBD



11km
M7



10km
Moorebank
Intermodal Terminal

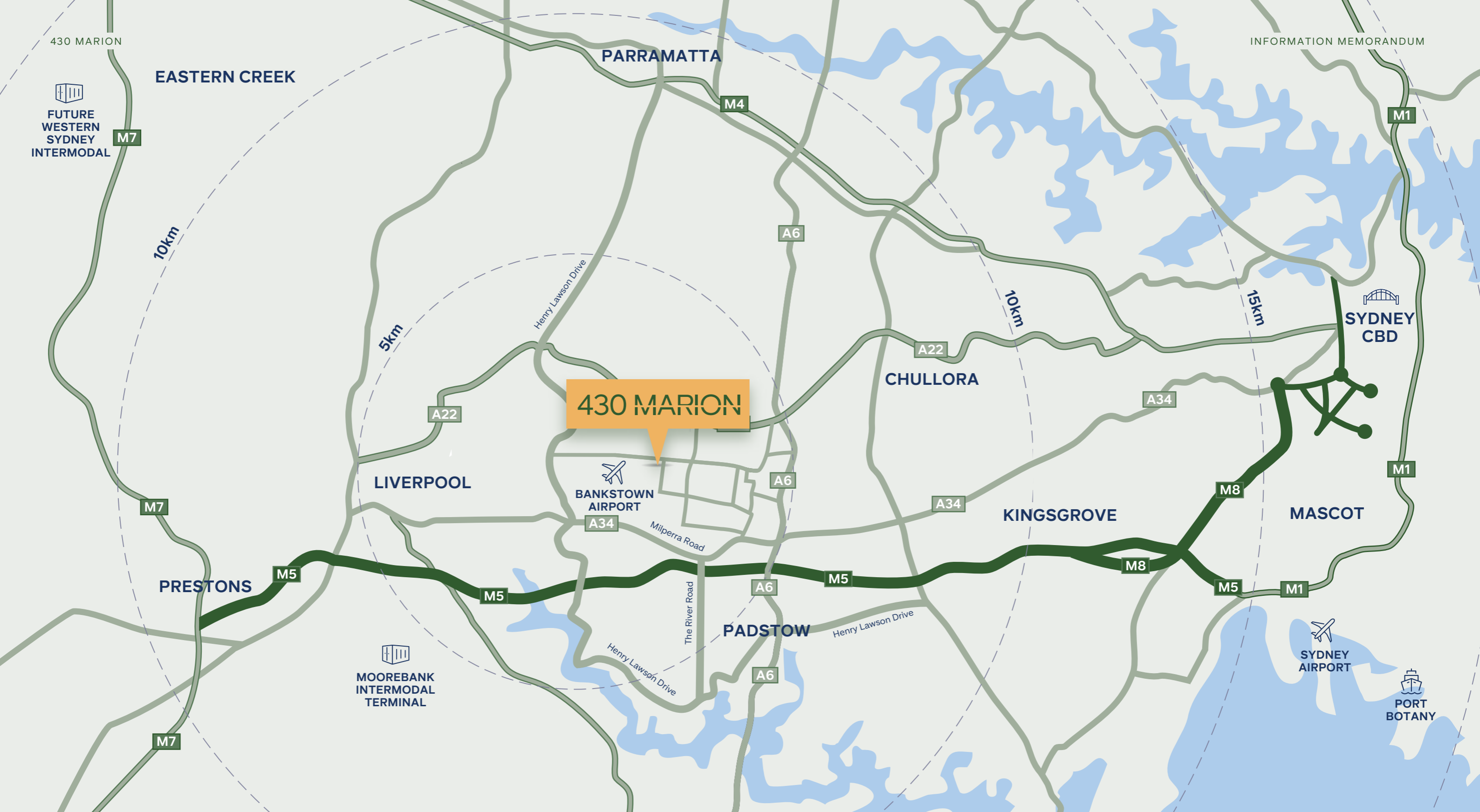


26km
Eastern Creek
Interchange



34km
Western Sydney
Airport





Revitalise

Join a thriving and diverse destination that inspires connection, commerce, and community.

Reimagine

Build, customise, and enhance the future of your business with confidence and stability.

Reshape

Create the optimum environment for success and growth by finding the right fit for your operation.

Amenities

The site offers an array of amenities – both within the precinct and the local community.

Within the area, tenants will have direct access to food outlets, accommodation and supermarkets.

Meanwhile, tenants will find local healthcare and childcare services, restaurants and cafes, and sports and recreation facilities nearby.

430 Marion is well serviced and located within 5km of:

- **3 schools**
- **7 supermarkets**
- **20 childcare centres**
- **Over 30 restaurants**
- **Bankstown Central**



Warehouse design

SBA Architects has incorporated a range of key features into the design of the warehouses to provide tenants with efficiencies, operational cost savings and flexibility.

The design allows for a broad range of uses including storage premises, warehouse and distribution centres, food manufacturers, packaging and wholesale supplies.

Tenants are also assured of a high-quality and specification build, and a flexible tailored approach to provide a bespoke solution.



**LED Lighting to
Warehouse and
Office**



**High Quality
Office Spaces**



**Ample
Power**



**Separate
Truck and Car
Circulation**



**On-Grade
Access**



**Flexible Building
Zoning**



**Heavy Duty
Hardstand Areas**



24/7 operation



**No Noise
Restrictions**

Sustainability

At Sydney Metro Airports, we're navigating the future with innovation and sustainability as our drivers. 430 Marion presents a progressive workplace that benefits from environmental initiatives to promote a healthy, inspiring and sustainable space for all.

In line with Altis Property Partners' commitment to solid Environmental, Social and Governance (ESG) principles, the precinct has been designed to produce a positive impact on the community and environment it serves.

The site will benefit from the expansion of the Bankstown Airport Renewable Energy Precinct and the initial construction of a \$5.9 million, 2.9MW rooftop solar program. The investment will provide cheaper energy costs and deliver environmental benefits to tenants.

Capacity exists to further expand the solar power generation in the future.



Rainwater Tank Harvesting



Natural Ventilation



Solar



Water Sensitive Urban Design



Native Vegetation



Energy Efficiency



Project partners

Aware Super

Aware Super, formerly First State Super is a name that reflects our members and what we stand for. It echoes the strengths of our past, aligning to our purpose to be a force for good in superannuation, retirement, and advice, driving better outcomes for our members, their families, and communities. We are now one of Australia's largest funds and we're continuing to grow. We manage \$A140 billion in savings for more than 1 million members located across the country. We invest in assets that we believe will make a positive difference today - improving our communities, building a more sustainable economy and supporting employment both locally and globally at the same time as providing strong long-term returns.



www.aware.com.au

Sydney Metro Airports

Sydney Metro Airports owns and operates New South Wales' leading general aviation and recreation airports – Bankstown and Camden. With 24/7 operations, Bankstown Airport is the 3rd busiest airport in Australia, supporting over 160+ businesses and contributing more than \$1b to the NSW economy. Our purpose is to create the ultimate gateway, becoming a thriving destination, that connects aviation, commerce and community.



www.sydneymetroairports.com.au

Altis Property Partners

Founded in 2008, Altis is an Australian independently owned real estate investment company. Altis manages a high-quality commercial portfolio of office, industrial, warehouse retail, infrastructure, tourism and leisure, and residential assets valued in excess of \$3.5 billion on behalf of its investor clients.



www.altisproperty.com.au



Leasing Enquiries



Angus Urquhart

angus.urquhart@colliers.com
0432 192 849

Rino Gazzera

rino.gazzera@colliers.com
0430 341 220

Trent Gallagher

trent.gallagher@colliers.com
0432 242 063



Jon Orsborn

jorsborn@ljhc.com.au
0401 711 841

Ryan Jennings

rjennings@ljhc.com.au
0432 030 014



Sam Salteri

sam.salteri@altisproperty.com.au
0475 755 001



www.altisproperty.com.au

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