



The YARDS

BARINGS



Leasing Opportunities

Lot 4

KEMPS CREEK
Western Sydney, NSW



The YARDS

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The PURPOSE

Section

01

The YARDS is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scale and unrivalled access.

Working with businesses like yours, we're looking to accelerate growth, encourage innovation and unlock the potential for both commerce and culture to reshape Sydney's west for generations to come.

WORK YARD OR PLAY YARD ON OVER 77 HECTARES





The POSITION

Section

02

The YARDS is a 77-hectare estate in Western Sydney, an area of extraordinary population growth and development. Identified by the Greater Sydney Commission in its Metropolis of Three Cities vision for growth, the future plan for the Western Parkland City will further boost its livability, productivity and sustainability.



Past

Acknowledging our rich history

Barings and Frasers Property Industrial acknowledge the Traditional Owners of the land and pay respect to Elders past, present and emerging.

Present

A place for the community

The YARDS is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scale and unrivaled access.

Future

Infrastructure ahead

Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.



The POSITION

Proximity

Almost one-third of Sydney's population lives within a 30-minute drive from The YARDS, which is just 14km from Western Sydney Airport, 56km from Port Botany and 47km from Sydney's CBD.

05^{KM}

Western Motorway M4

09^{KM}

Westlink M7

10^{KM}

Lighthorse Interchange

12^{KM}

Western Sydney Airport

47^{KM}

Sydney CBD

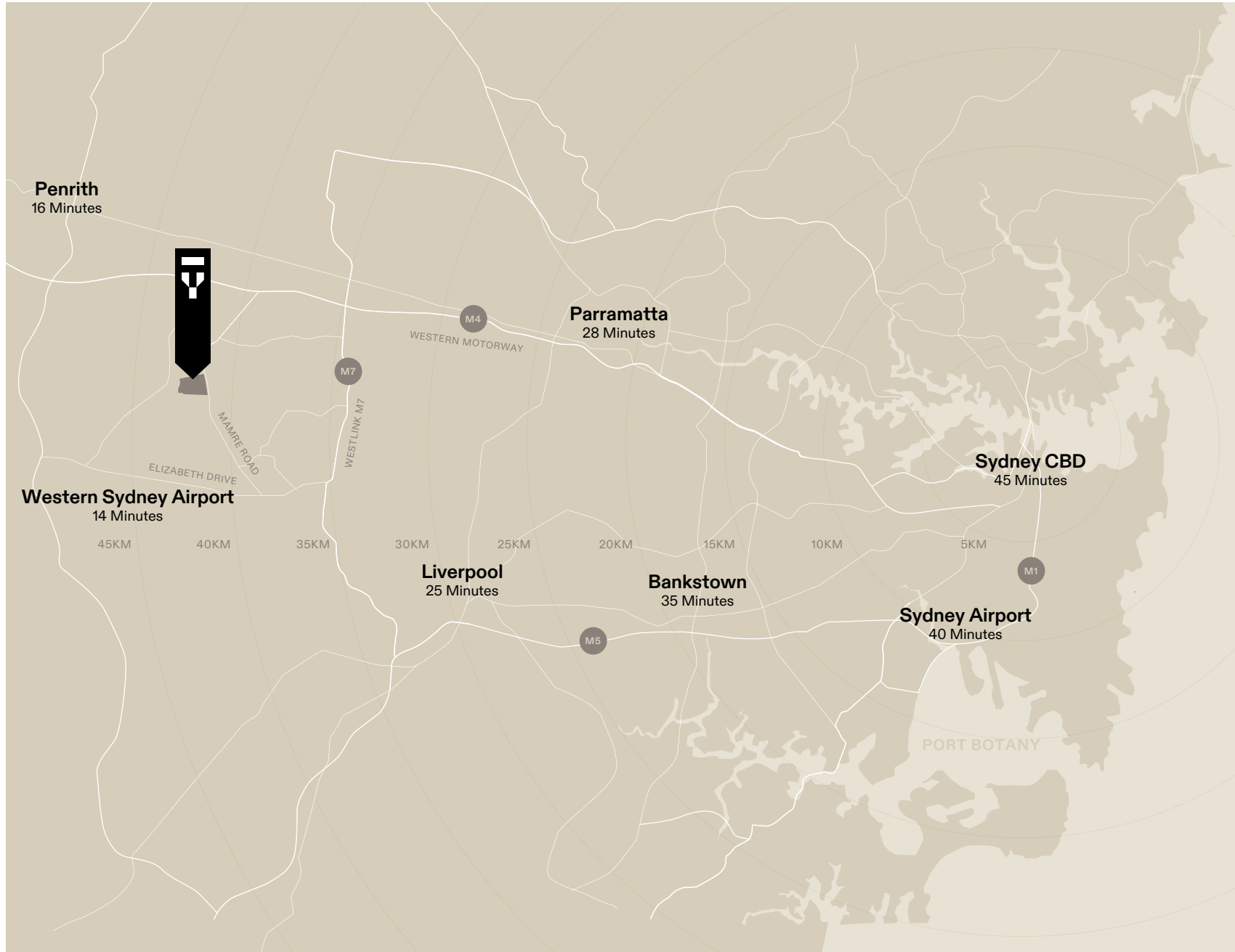
56^{KM}

Port Botany



The POSITION

Location



An unlimited location

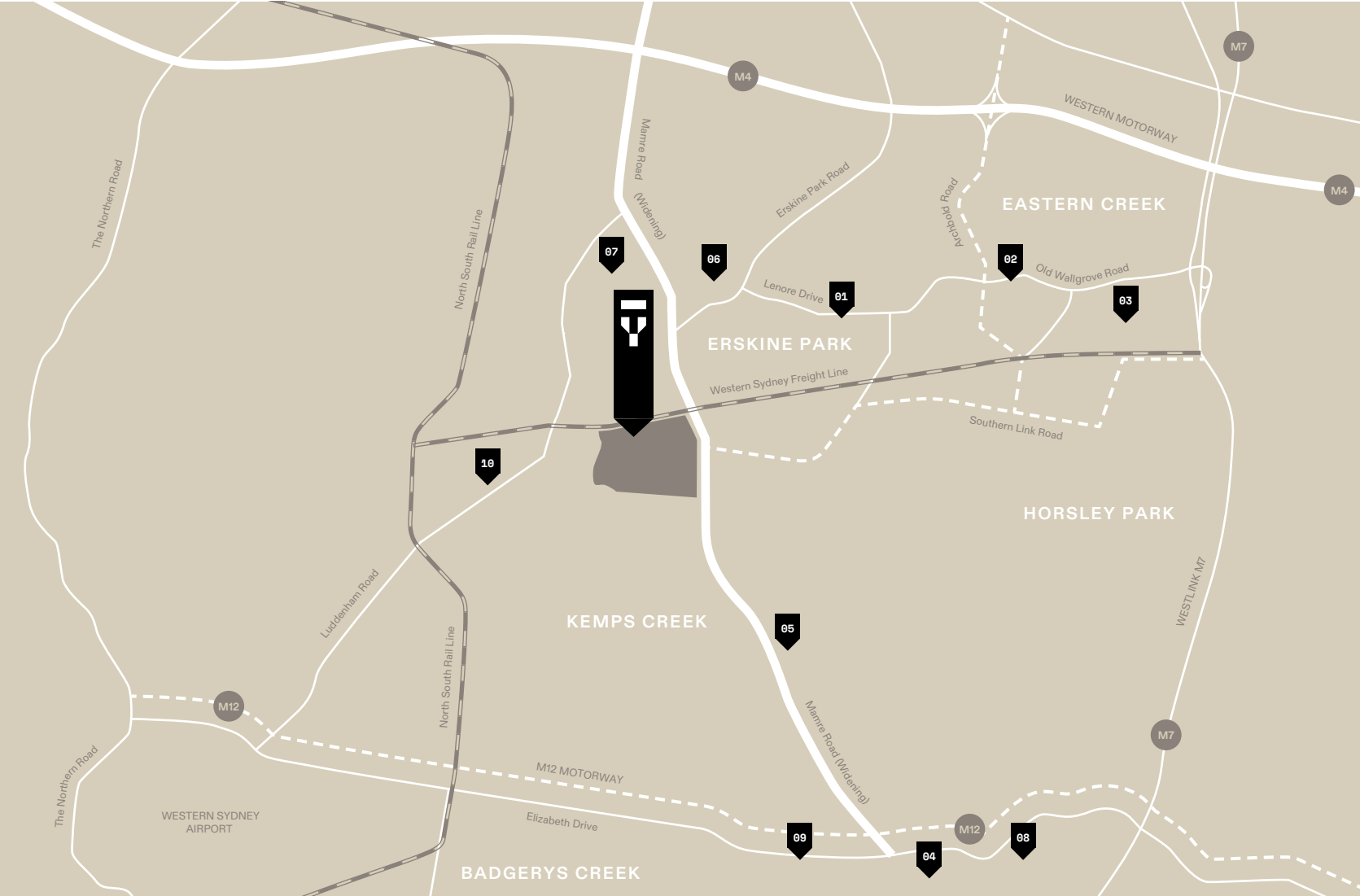
Strategically placed, The YARDS offers seamless access to crucial logistics and workforce hubs ready to get commerce and communities moving in the right direction.



The POSITION

Services

Kemps Creek offers a range of vital services that will keep your business moving no matter the challenge.



Infrastructure ahead

Planned infrastructure upgrades associated with the Western Sydney Aerotropolis, including the proposed Southern Link Road and a Western Sydney Freight Line, will enable superior access to the major arterial routes servicing Sydney and the Eastern Seaboard.

EAT + DRINK

- 01 Cafe on Erskine
- 02 Industrial Harvest
- 03 The Little Baker & Co
- 04 Kemps Creek Sporting & Bowling Club

SERVICES

- 05 Ampol Foodary
- 06 Shell Service Station
- 07 Old MacDonalds Child Care

HEALTH

- 08 Wylde MTB & BMX
- 09 Kemps Creek United Soccer
- 10 Twin Creeks Golf and Country Club



The PLACE

Section

03

Our place:

The YARDS is backed by the global reputation and proven track record of Frasers Property Industrial and Barings. Together, we're setting a new benchmark for industrial and logistics in Sydney's west.

to rethink

The future of industrial

The YARDS is our chance to change the game for good, leading the way towards a smarter, more sustainable industrial sector. It's time to combine business efficiency with lifestyle amenity like never before.

to empower

Both commerce and community

We're creating the places, spaces and connections to accelerate economic growth, support innovators and drive opportunity for businesses and communities of any scale.

to unlock

A Western Sydney gateway

Close to the M4 and M7 motorways and the new Western Sydney Airport at Badgerys Creek, this dynamic mixed-use development will be the first to open direct access to these strategic transport and infrastructure hubs.



The YARDS is a place for you and your future, supporting the people whose vision will impact the way we live, work and play for generations to come.

Your place:

to work

Power your productivity

A wide range of spaces for the ideas and actions that propel your business.

to grow

Built for expansion

The design has been approached with maximum flexibility in mind, allowing a building to be tailored to suit.

to connect

A global coordinate for excellence

Invite your workers to work and play in one of Sydney's most connected neighbourhoods.





Overview



A Western Gateway
Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.



The PLACE

Features



Sustainability



Future proof

The YARDS is Australia’s first industrial estate to achieve a 6 Star Green Star Communities v1.1 rating by the Green Building Council of Australia, recognising Frasers Property Industrial and Barings’ commitment to community and sustainability.

All facilities targeting a 6 Star Green Star Design and As-built v1.3 rating	✓
Solar photovoltaic systems	✓
Rainwater capture and re-use	✓
Energy efficient LED lighting	✓

Design



Built for bigger and better

The YARDS amplifies business outcomes through fit-for-purpose design by BVN Architects, sustainable mixed-use development and the flexibility to grow as you do.

Architect designed offices on every site	✓
Lots for businesses of any size	✓
Scalable to your needs	✓
Tree lined streets	✓

Wellbeing



Built for balance

Retail precinct planned with facilities such as a gym, café, and restaurants, aimed at supporting the mental health and wellbeing of both workers and residents in the area.

Healthy and active design	✓
Open green space	✓
Food & Beverage Precinct	✓
Integrated walking and cycle paths	✓



The PLACE



01



02

03

The Work YARDS



01 Easy entry

Signalised entry for swift access from all directions.

02 Integrated offices

Architect designed offices integrated on every site.

03 Broad scale

Impressive lots to accommodate businesses of any scale.



The PLACE



01



02

03



01 Activity paths

Linking the estate are a network of walking and cycle paths.

02 Community quadrangle

Places to eat, drink, relax and exercise.

03 Community

All spaces are open to workers and local communities all week.



The OPPORTUNITY

Section

04



Masterplan

TOTAL DEVELOPMENT AREA

The YARDS 77 Ha

SPECULATIVE DEVELOPMENT OPTIONS

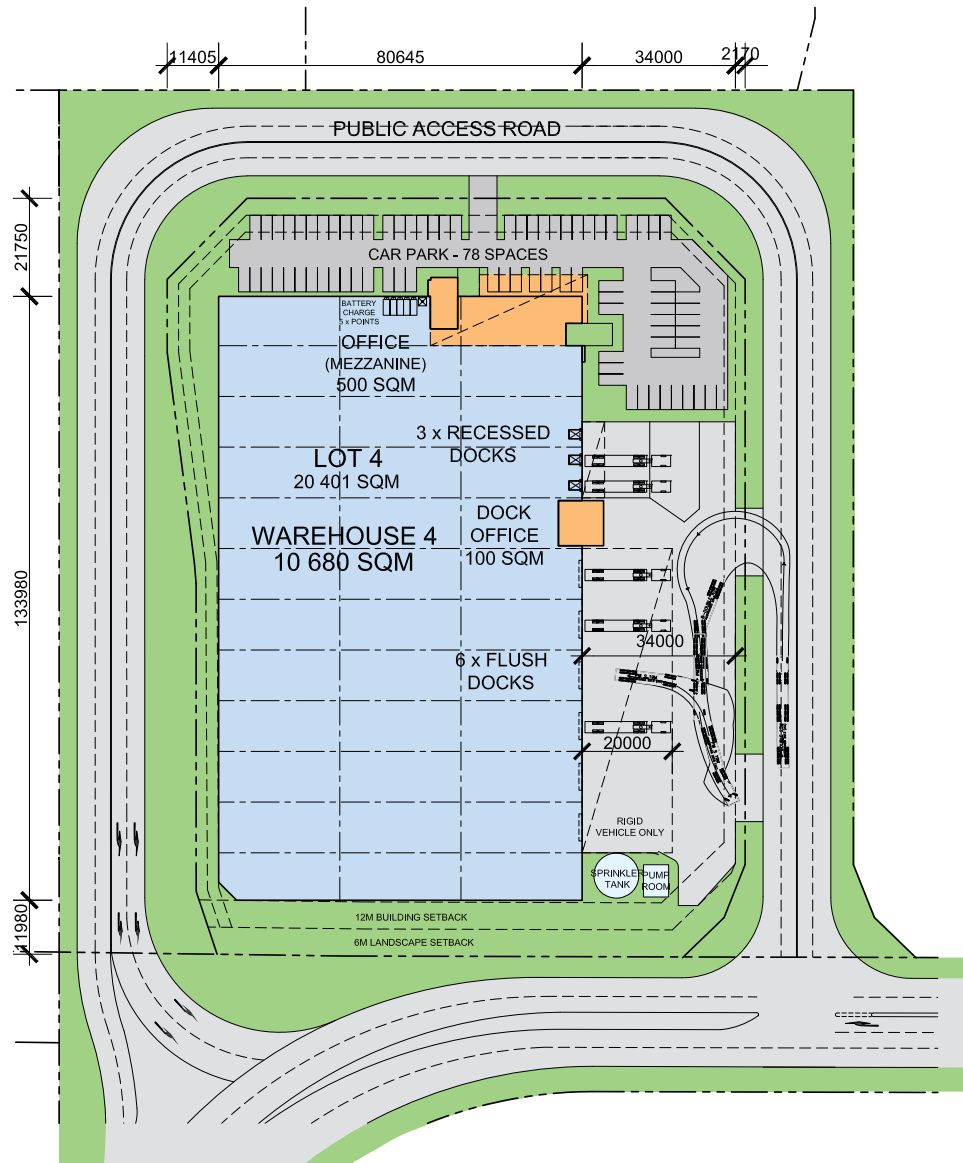
Lot 01	4,971 sqm
Lot 03	11,406 sqm
Lot 04	11,350 sqm
Lot 06	18,272 sqm
Lot 09	16,926 sqm
Lot 19	8,941 sqm

KEY

Available	
Leased	
Landscaping	
Food & Beverage Precinct	



The OPPORTUNITY



Lot 04

Warehouse

Development areas

Site area	20,401 sqm
Warehouse	10,680 sqm
Dock office	100 sqm
Office (mezzanine)	500 sqm
Ground floor entry	70 sqm
Flush loading docks	6
Recessed loading docks	3
Battery charge points	5
Car parking	78 spaces
Total building area	11,350 sqm
Practical completion*	Q2-26

KEY

Warehouse space	
Office space	
Heavy duty paving	
Light duty paving	
Green space	

N ↑

*Practical completion date subject to change.



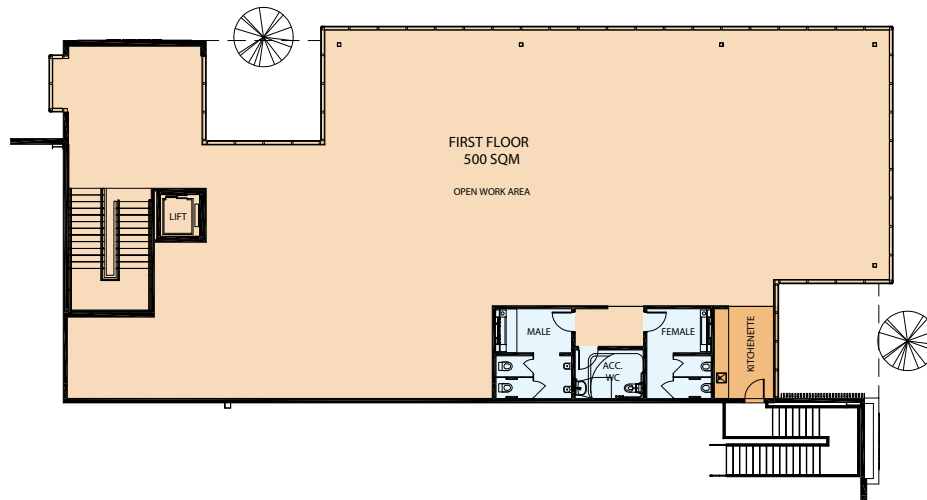
The OPPORTUNITY

Lot 04

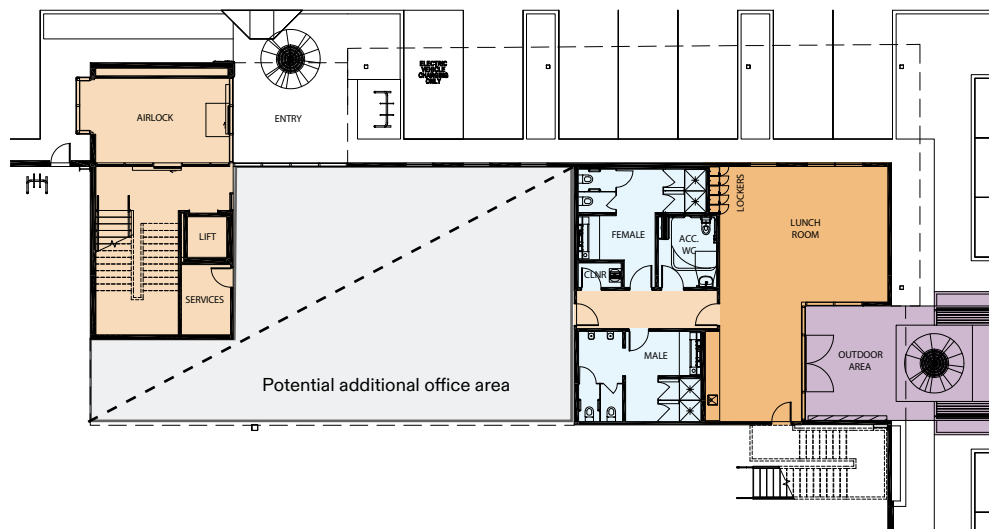
Office

Development areas

Total office area 570 sqm



FIRST FLOOR PLAN



GROUND FLOOR PLAN

KEY

Open plan office



Common area



Amenities





The OPPORTUNITY

Design features

Warehouse

- ESFR fire sprinkler system
- 8 tonne post load
- Industrial zoning for 24/7 operations
- Bird proofing to awnings

Main Office

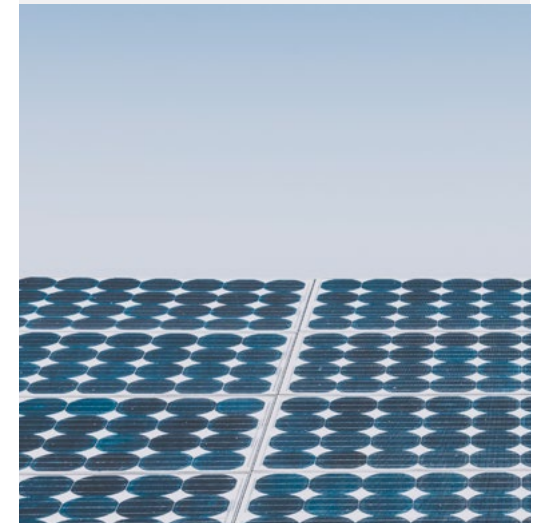
- Architecturally designed office
- Green wall vertical garden
- High-quality internal and external finishes
- Double glazed external curtain walls
- Staff lockers and bench seating
- Automatic sliding doors to entry
- Bike rack stands

External Works

- Heavy duty concrete pavement to truck maneuvering and loading areas
- Light duty pavement to car parking areas, size suited to council requirements
- Automated sliding gates to truck entry and exit points
- Car parking spaces for fuel efficient vehicles

ESD Initiatives

- Targeting 6 Star Green Star Design and As-built v1.3 rating
- Smart energy metering and monitoring
- Water saving sanitary fixtures
- Drought tolerant native shrubs
- Rooftop photovoltaic system
- LED energy efficient lighting





The OPPORTUNITY

Operational savings

We predict that a 6 Star Green Star Design and As-built v1.3 certified warehouse facility by the Green Building Council of Australia can result in the following cost of operations.

Operating Costs		Traditional BCA Compliant	4 Star Green Star Best practice	5 Star Green Star Australian excellence	6 Star Green Star World leadership
Electricity 	Year 1	\$2.91	\$2.90	\$0.85	\$0.44
	Year 10 year total	\$29.15	\$28.98	\$8.47	\$4.42
Water 	Year 1	\$0.13	\$0.11	\$0.06	\$0.03
	Year 10 year total	\$1.31	\$1.13	\$0.56	\$0.26
Savings	10 year total		\$0.34	\$21.42	\$25.77

*Based on a 20,500sqm standard distribution centre. Saving estimates are approximate and intended for communication purposes.



The SITE STATUS

Section

05



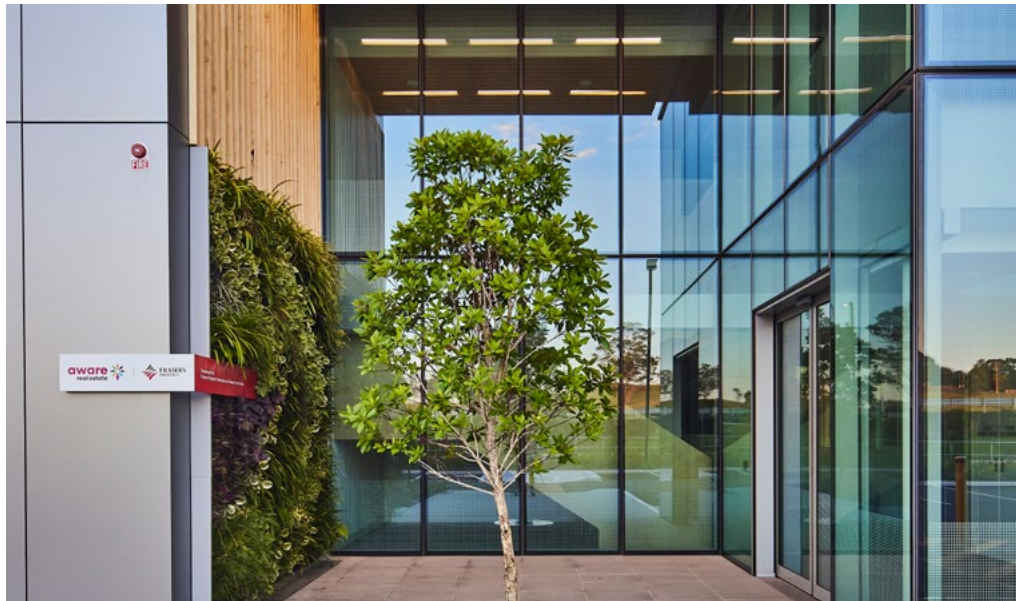


The SITE STATUS



Recently completed Techtronic Industries

Completed in November 2023, the 74,056 sqm storage and distribution facility comprises of modern office and warehouse accomodation.





The SITE STATUS

Recently completed Techtronic Industries





The EXPERIENCE

Section

06

The YARDS is backed by the global reputation and proven track record of Frasers Property Industrial and Barings. Together we're setting a new benchmark for industrial and logistics across the globe.

Powerful partnership



Frasers Property Industrial

For decades, Frasers Property Industrial has built a powerful reputation as a market leader in the commercial and industrial property sectors. Working with customers and partners, our proven experience and rigorous expertise has delivered industry-leading solutions over millions of square metres of commercial and industrial space.

A dedicated business unit of the global Frasers Property brand, our multi-

national experience spans projects across Australia, Germany, the Netherlands and Austria.

From creating industrial and logistics facilities, to warehousing and commercial offices, our focus is on helping our customers grow in the smartest and most sustainable ways. Our culture and success is built on applying the insights, ideas and innovation designed to lead the world to a more rewarding future.

Barings

'Altis Property Partners' is now Barings, following the announcement of the acquisition in August 2022.

Barings applies a disciplined strategic investment approach focusing on real estate fundamentals, skilled asset management with a strong emphasis on understanding and mitigating risk.

Barings manages a high-quality portfolio of Office, Industrial, Warehouse Retail, Infrastructure,

Tourism and Leisure, and Residential assets valued in excess of \$4 billion* on behalf of its investor clients.

The team of over 44+ professionals have deep and wide-ranging real estate, investment management and finance experience in institutional, REIT and private ownership.

*As at 30 June 2023



The EXPERIENCE

Our collaborative business model means we are well positioned to lead the future of industrial. Our customers get the benefits of in-house expertise across our integrated development and asset ownership platform.

➤ 01

➤ 02

➤ 03

Our capability

Acquisition

Masterplanning

Town Planning





This means all customers of Frasers Property Industrial and Barings customers are served by experts in architecture and design, project management, civil, infrastructure and authority management - as well as asset and property management professionals.

We know every business is unique. It's why each project begins with a deep understanding of what our customers need, from geographical considerations, to specific sector requirements and beyond.

› 04

› 05

› 06

› 07

› 08

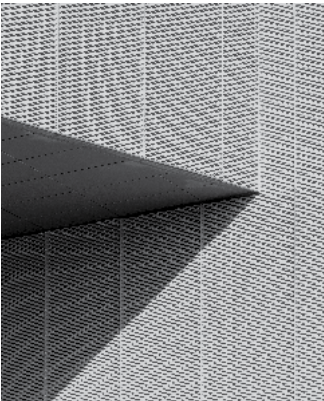
Design

Project Management

Delivery

Asset Management

Property Management





The TEAM

Section

07

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The TEAM



01

01 **Techtronic Industries** NSW

The first facility to be completed at The YARDS featuring over 70,000 sqm of warehousing space and automation.

02 **Nu-Pure Beverages** NSW

Features 20,734 sqm of bespoke end-to-end production, warehouse and distribution space.

03 **Jaycar** NSW

This award winning 17,745 sqm storage and distribution facility is the first in Australia to be powered by a 100% carbon neutral energy supply.

02



03





The TEAM



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The TEAM



01

01 First Estate

NSW

200,000 sqm of prime grade industrial space in Erskine Park including major tenants from FRNSW, CEVA and Snackbrands.

02 Altitude

NSW

Positioned in Sydney's south western transport corridor, Altitude is comprised of 40 hectares of the best of class property.

03 Access Logistics Park

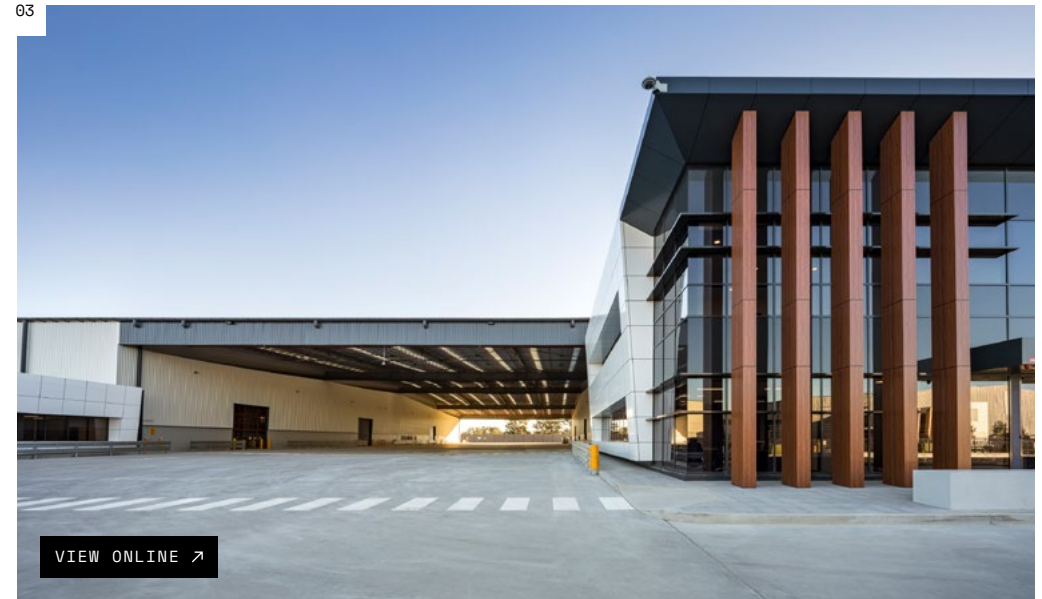
NSW

A 90,000 sqm GLA warehousing and corporate office site located just 5km from the planned Western Sydney Airport at Badgerys Creek.



02

03





TheYARDSkempscreek.com

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All Artist's Impressions provide an impression of the appearance of the intended completed development only.

