
Information Memorandum

Lot 01
Available Q3 2026

KEMPS CREEK
Western Sydney, NSW



Lot 01 summary

The site

Developers	Frasers Property Industrial and Aware Real Estate
Address	25 Ngurra Way, Kemps Creek NSW 2178
Total site area	16,654 sqm
Total GLA	4,972 sqm
Practical completion	Q3 2026*

*Practical completion date subject to change.

Sustainability

Green Building Council of Australia	Estate wide 6 Star Green Star Communities rating
	All facilities targeting a 6 Star Green Star rating

Building features

- Architecturally designed 201 sqm mezzanine office
- 4,710 sqm warehouse with 5 battery charge points
- 14.6m ridge height and 8 tonne post load floor
- 15m cantilevered awning over hardstand
- Access via 3 flush loading docks
- 50kW rooftop solar PV system providing renewable energy
- Staff wellbeing focused with end-of-trip facilities and outdoor area
- Seperate car and truck entry and exit points



The YARDS

Contents

The PURPOSE	P. 04	>
The POSITION	P. 06	>
The PLACE	P. 11	>
The OPPORTUNITY	P. 18	>
The SITE STATUS	P. 25	>
The EXPERIENCE	P. 31	>
The TEAM	P. 36	>



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

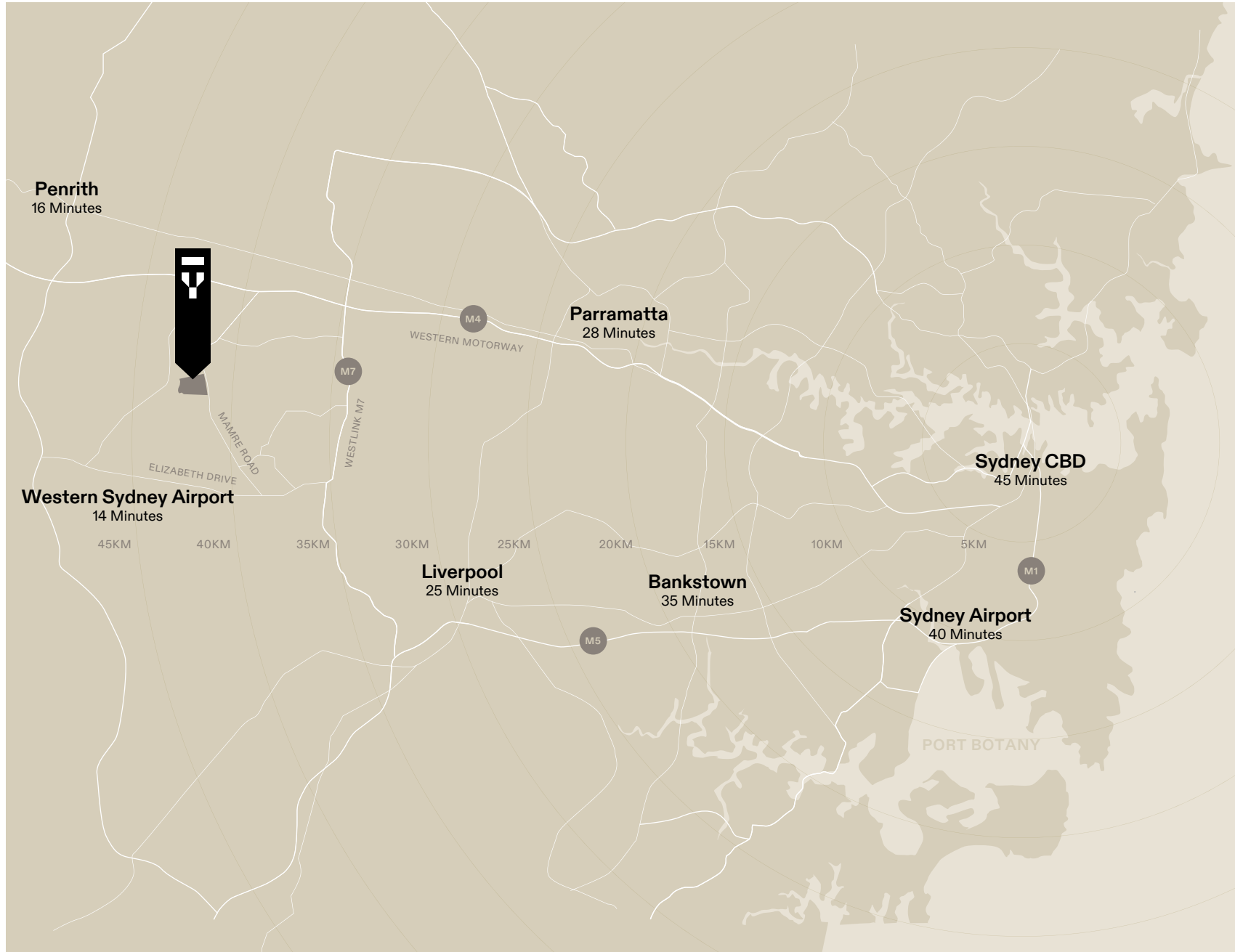
56^{KM}

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 PLACE

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.



The PLACE

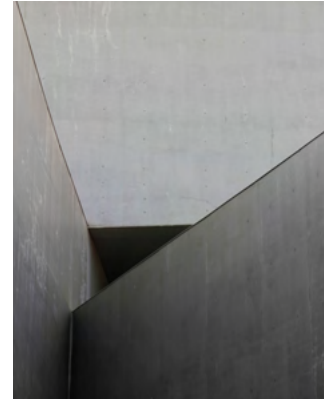


A Western Gateway
Sydney is set to open new connections to the west with key infrastructure already built for today and expanding further into the future.



The PLACE

Features



Sustainability



Future proof

The YARDS is Australia's first industrial estate to achieve a 6 Star Green Star Communities rating, recognising the dedication of Frasers Property Industrial and Aware Real Estate to community and sustainability.

Facilities targeting 6 Star Green Star	✓
Rooftop solar PV 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 spaces to enjoy	✓
Retail precinct planned	✓
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	
Lot 01	4,972 sqm

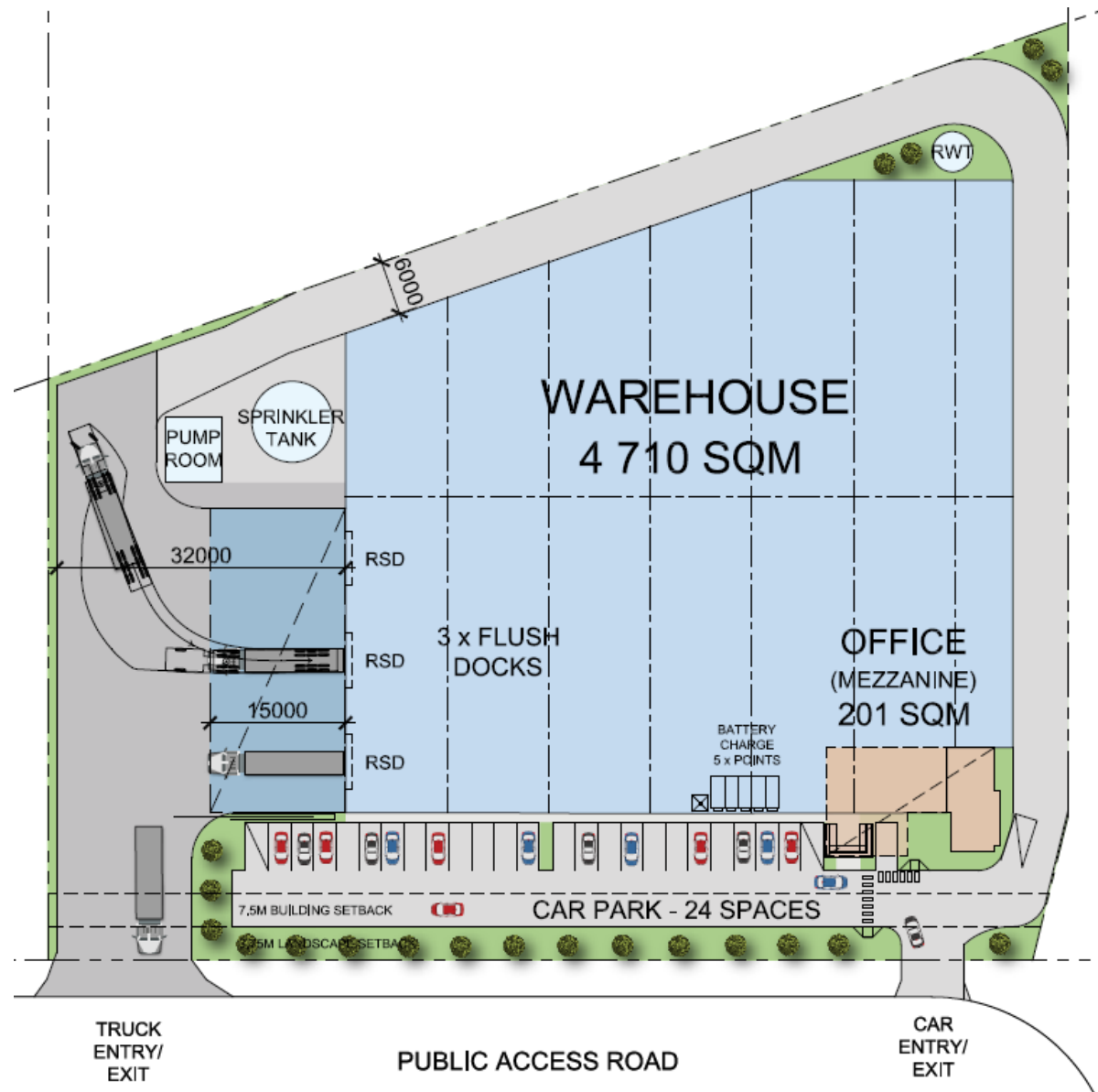
KEY	
Subject site	
Leased	
Available	
Landscaping	
Food & Beverage Precinct	

N ↑



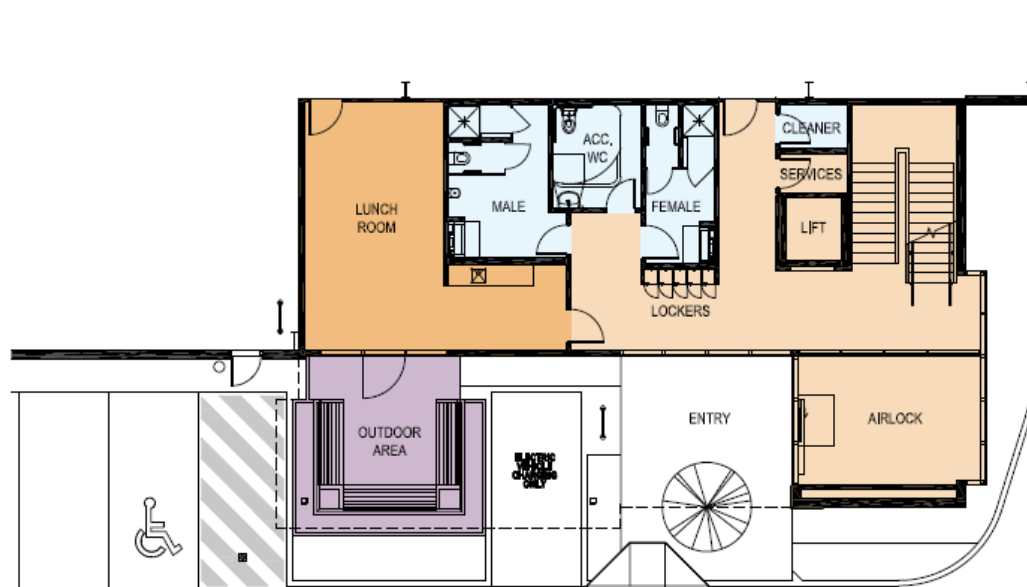
The OPPORTUNITY

Site plan



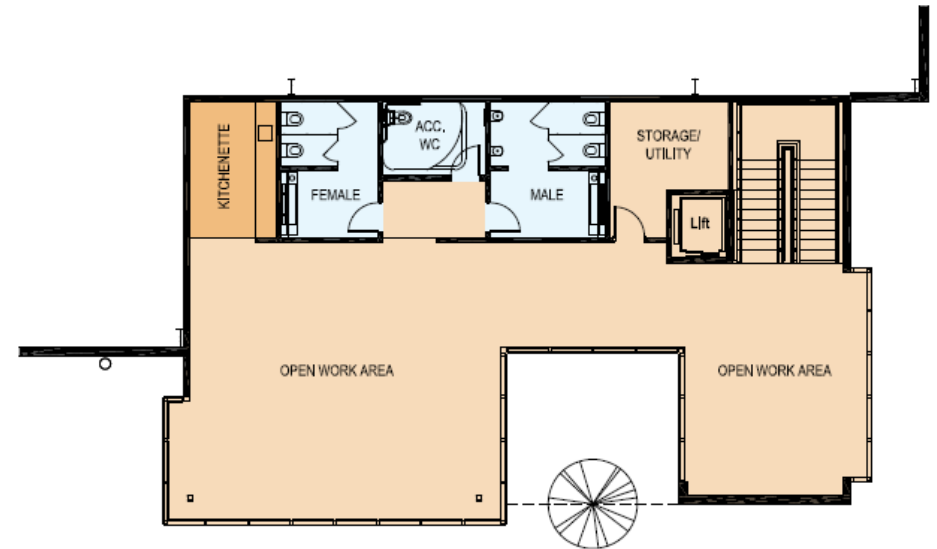


The OPPORTUNITY



GROUND FLOOR

Office plan

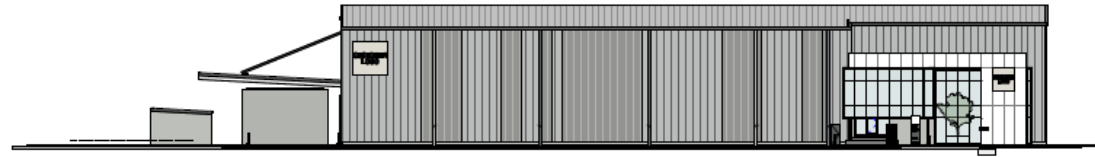


FIRST FLOOR

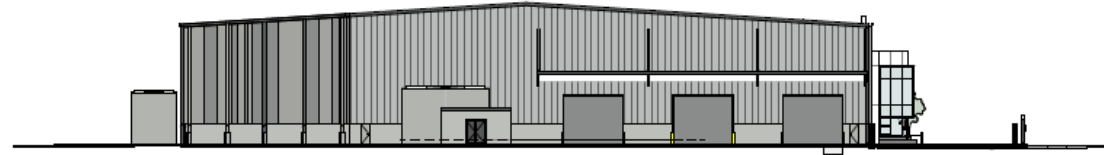


The OPPORTUNITY

Elevations



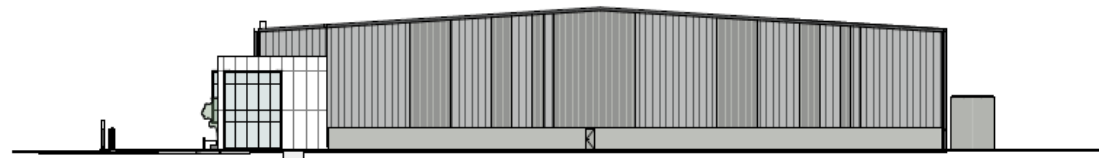
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



The OPPORTUNITY

Design features

Warehouse

- 8 tonne post load
- 14.6m ridge height
- 15m awning over hardstand
- 3 flush loading docks
- 5 battery charging points
- Bird proofing to awnings
- ESFR fire sprinkler system
- 24 car park spaces

Main Office

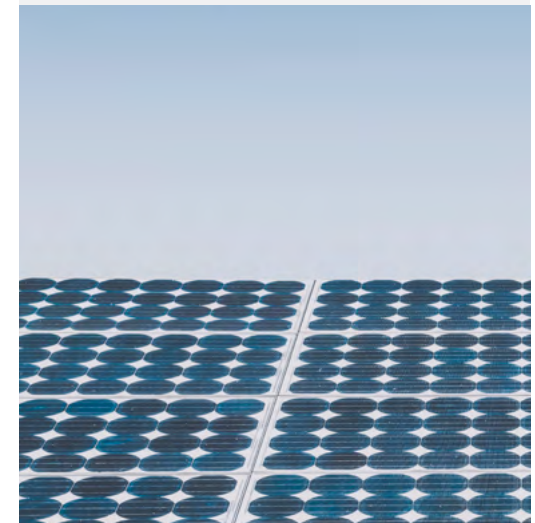
- Architecturally designed mezzanine office
- Feature green wall vertical garden
- Double glazed external and curtain walls
- Automatic sliding doors to entry
- Staff lockers and bench seating
- Outdoor breakout area with landscaping and seating
- Bike rack stands

External Works

- Heavy duty reinforced concrete pavements to truck maneuvering areas
- Bituminous concrete paving to car parking areas
- Automatic gates to truck and car park entry and exit points
- Car parking spaces for fuel efficient vehicles
- Feature canopy trees to complement

ESD Initiatives

- Targeting 6 Star Green Star Design and As-built v1.3 rating
- 50kW solar PV system
- Smart energy metering and monitoring
- EV charging bay and fuel efficient vehicle parking
- Water saving sanitary fixtures
- Drought tolerant native shrubs
- Rainwater harvesting system
- LED energy efficient lighting





The OPPORTUNITY



Perspectives

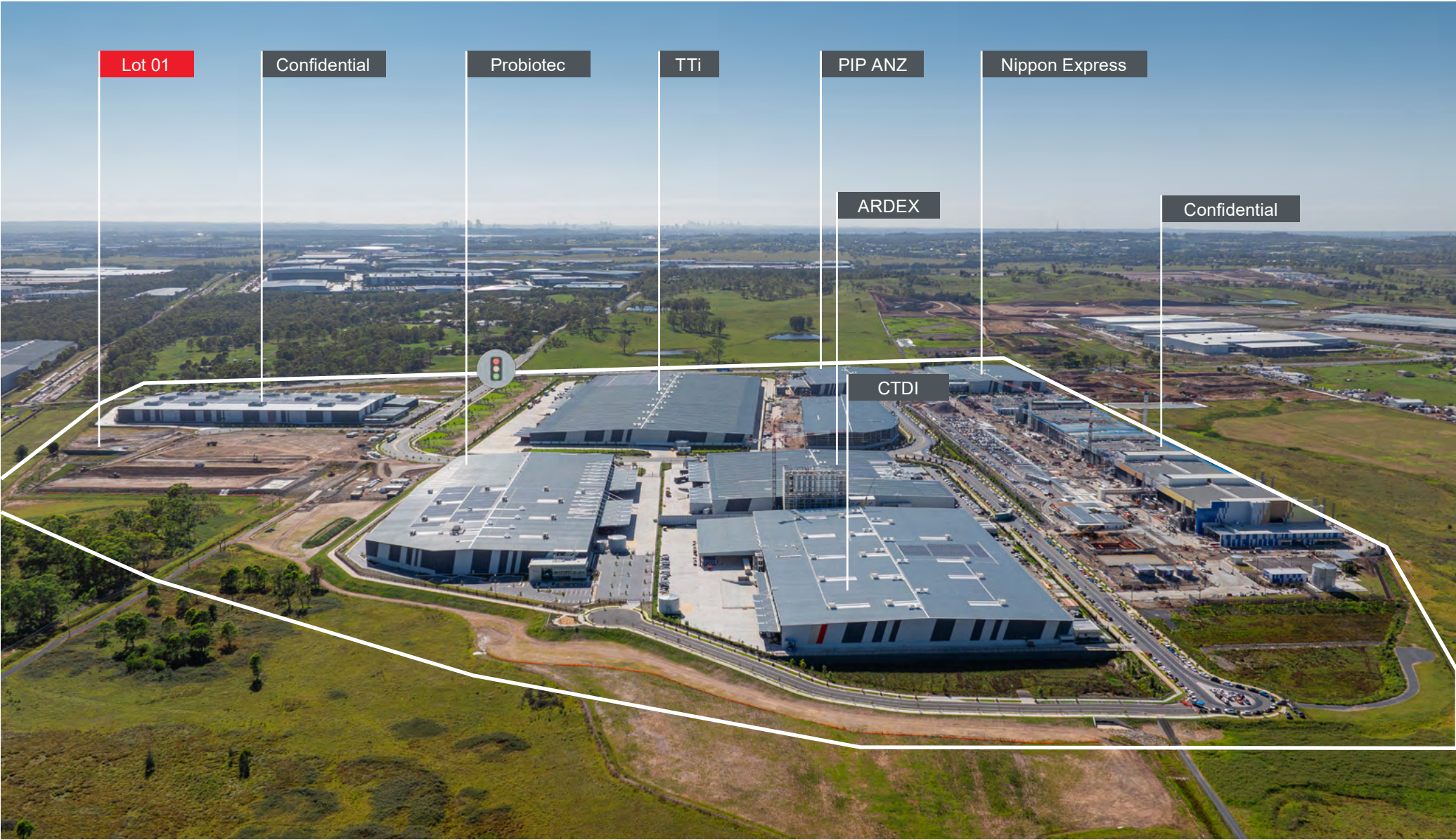




The SITE STATUS

Section

05



01 Site aerial
Captured 17 February 2025



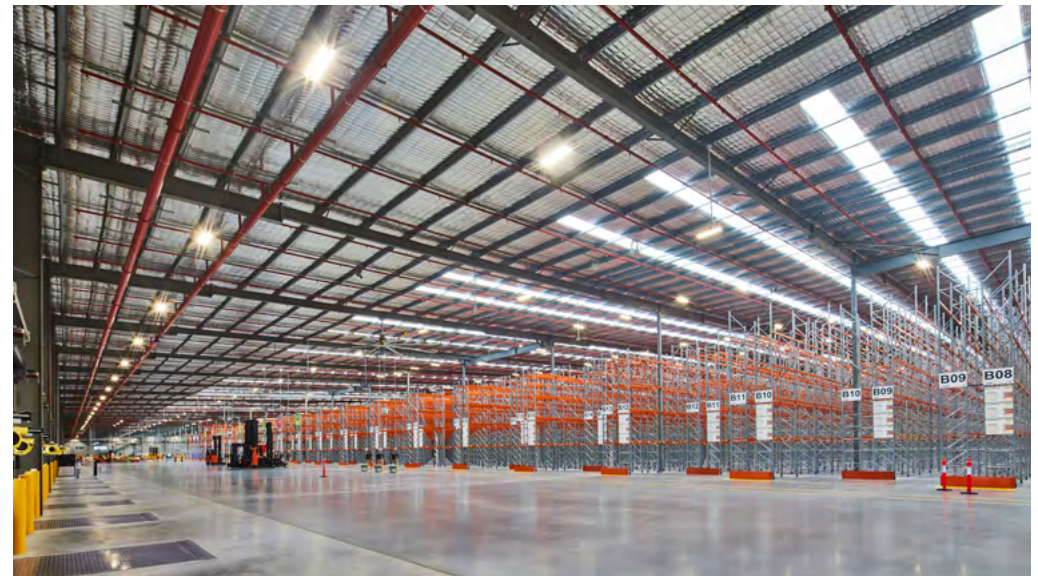
The SITE STATUS

Techtronic Industries

The first facility to be completed at The YARDS, completed in November 2023, features 70,000 sqm of warehousing space and state-of-the-art automation.

[VIEW ONLINE ↗](#)

Recently completed





The SITE STATUS

Communications Test Design Incorporated

Completed in May 2024, this facility features 30,000 sqm of warehousing and logistics space along with two separate offices and drive-around truck access.

[VIEW ONLINE ↗](#)



Recently completed





The SITE STATUS

ARDEX Australia

In September 2024, ARDEX Australia opened its Oceania headquarters at The YARDS. The facility features production, manufacturing, and research spaces, while also focusing on employee wellbeing with premium office design and amenities such as a gym, cafe, and rooftop terrace.

[VIEW ONLINE ↗](#)



Recently completed





The SITE STATUS

Probiotec Pharma

In February 2025, Probiotec Pharma opened its state-of-the-art manufacturing and distribution facility at The YARDS. The built-to-suit facility is designed to support Probiotec's global operations and features advanced, climate-controlled warehouse space specifically tailored for pharmaceutical packaging.

[VIEW ONLINE ➔](#)

Recently completed





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 \$442+ 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 31 March 2025



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

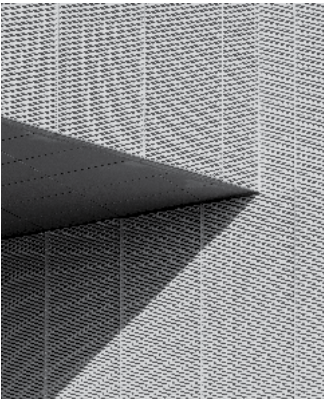
Design

Project Management

Delivery

Asset Management

Property Management





The TEAM

Section

07

Frasers Property Industrial



Anthony O'Neill

General Manager - Development
Frasers Property Industrial



Yvette Fenech

Development Manager
Frasers Property Industrial

M +61 (0) 403 137 462

P +61 (2) 9767 2259

E anthony.oneill@frasersproperty.com.au

M +61 (0) 437 459 967

P +61 (2) 9767 2321

E yvette.fenech@frasersproperty.com.au





The TEAM



Barings

Stephen O'Connor

Project Director
Barings

David Lousick

Development Manager
Barings

BARINGS

M +61 (0) 420 546 491

P +61 (2) 9000 2117

E stephen.oconnor@barings.com

M +61 (0) 433 396 263

P +61 (2) 9000 2117

E david.lousick@barings.com



TheYARDSkempscreek.com

© 2025 Frasers Property Industrial and Barings.

This brochure is intended as a guide only and should not be relied upon in making a decision to lease or take an interest in any part of the property referenced in this brochure.

Frasers Property Industrial and Barings do not accept any liability for harm, loss, costs or damage arising from the use or reliance on the information. Any prospective customer must satisfy itself by its own enquiry or otherwise to the accuracy and comprehensiveness of such information.

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

