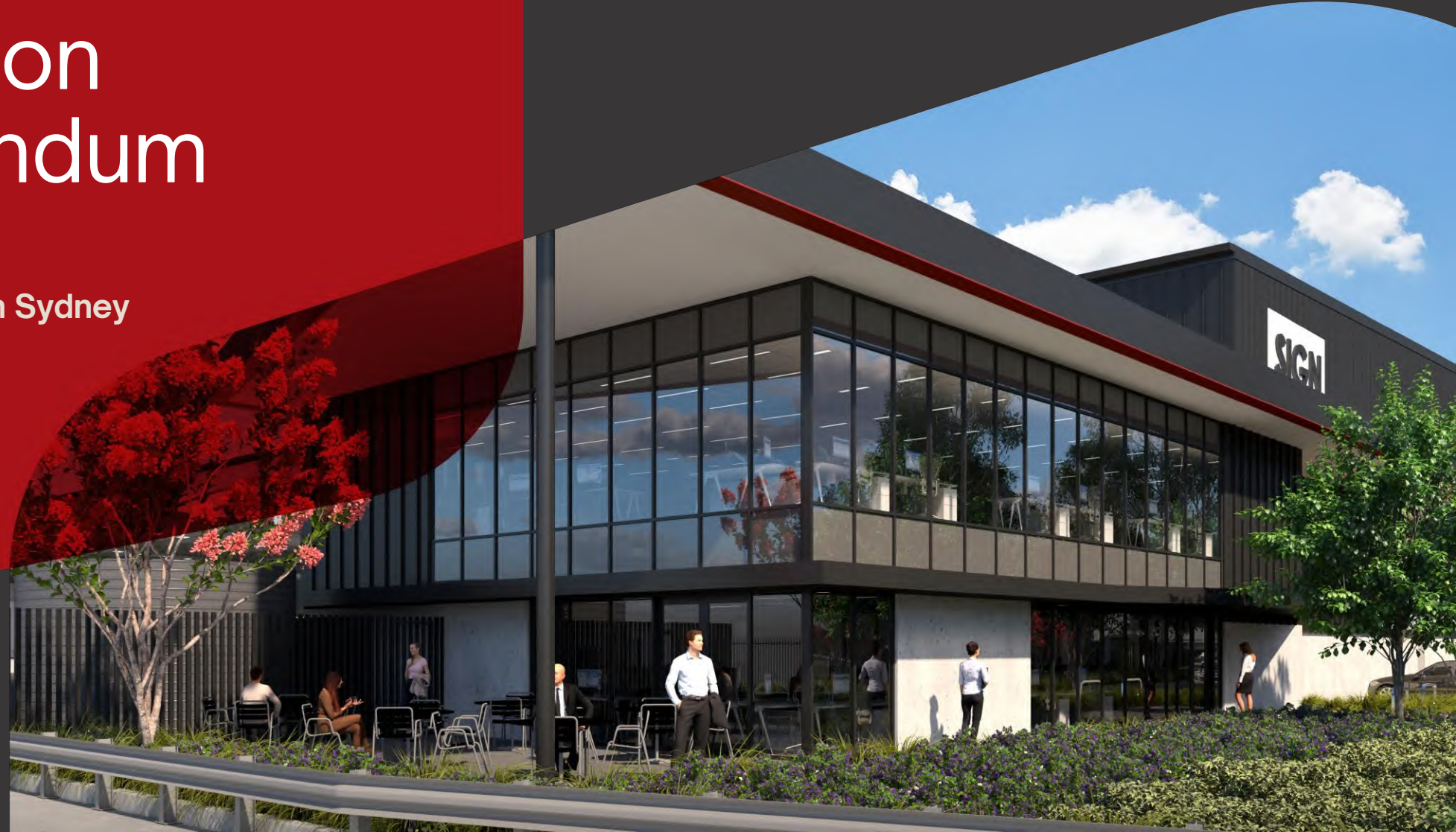


Industrial Warehouse Information Memorandum

805 Mamre Road
Kemps Creek, Western Sydney

GibbGroup.



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Desired Location

Western Sydney Freight Line

3-mins (2 kms) to potential Western Sydney Intermodal connecting to Port Botany

WSI Air Freight Terminal

15-mins (10 kms) to WSI (Nancy-Bird Walton) Airport

Moorebank Intermodal Terminal

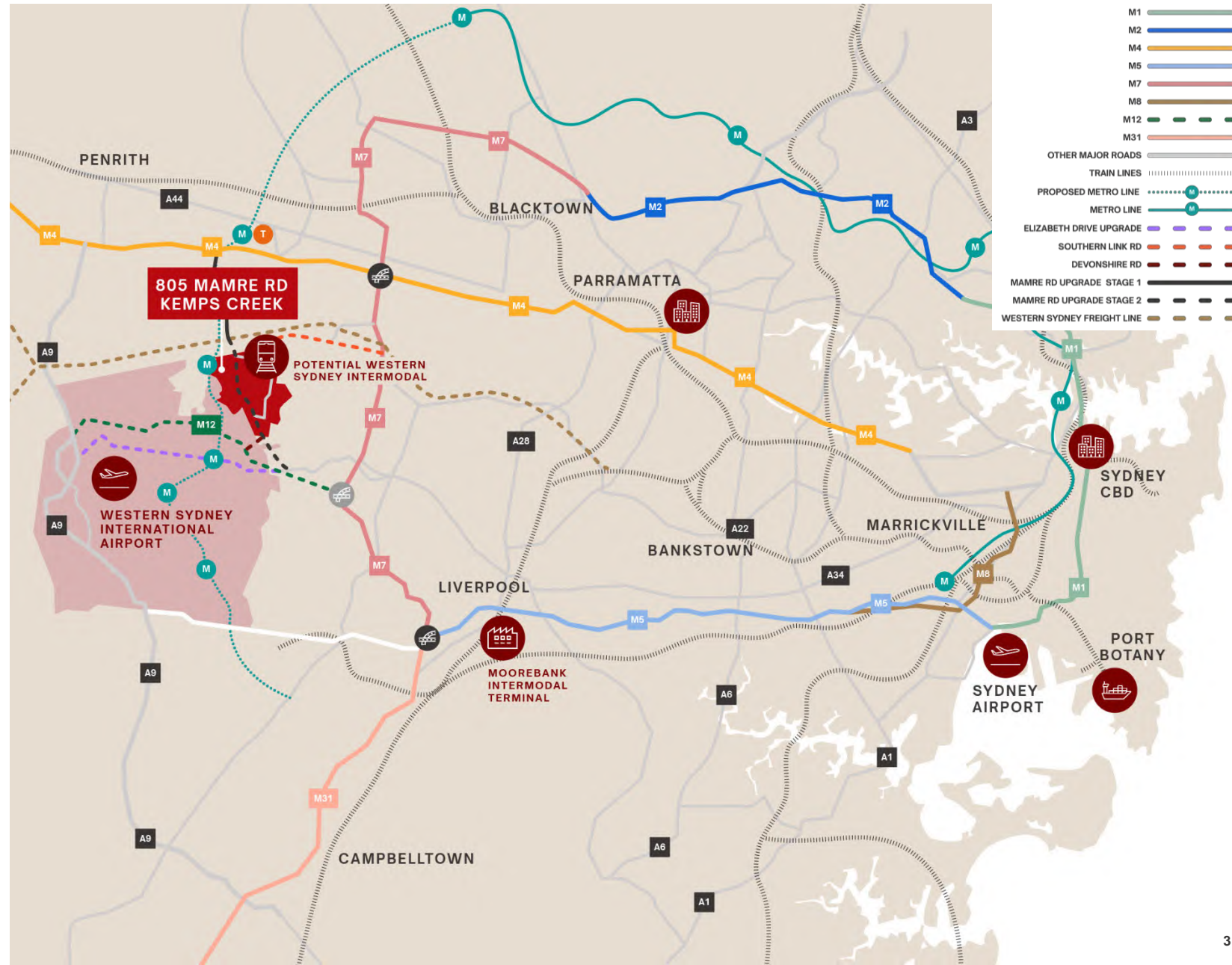
30-mins (28 kms)

Sydney Airport

40-mins (49 kms)

Port Botany

55-mins (59 kms)



Aerotropolis and Western Sydney Region

Airport

Western Sydney International Airport
15-mins (10 kms)

Rail (proposed)

Western Sydney Intermodal
3-mins (2 kms)

North

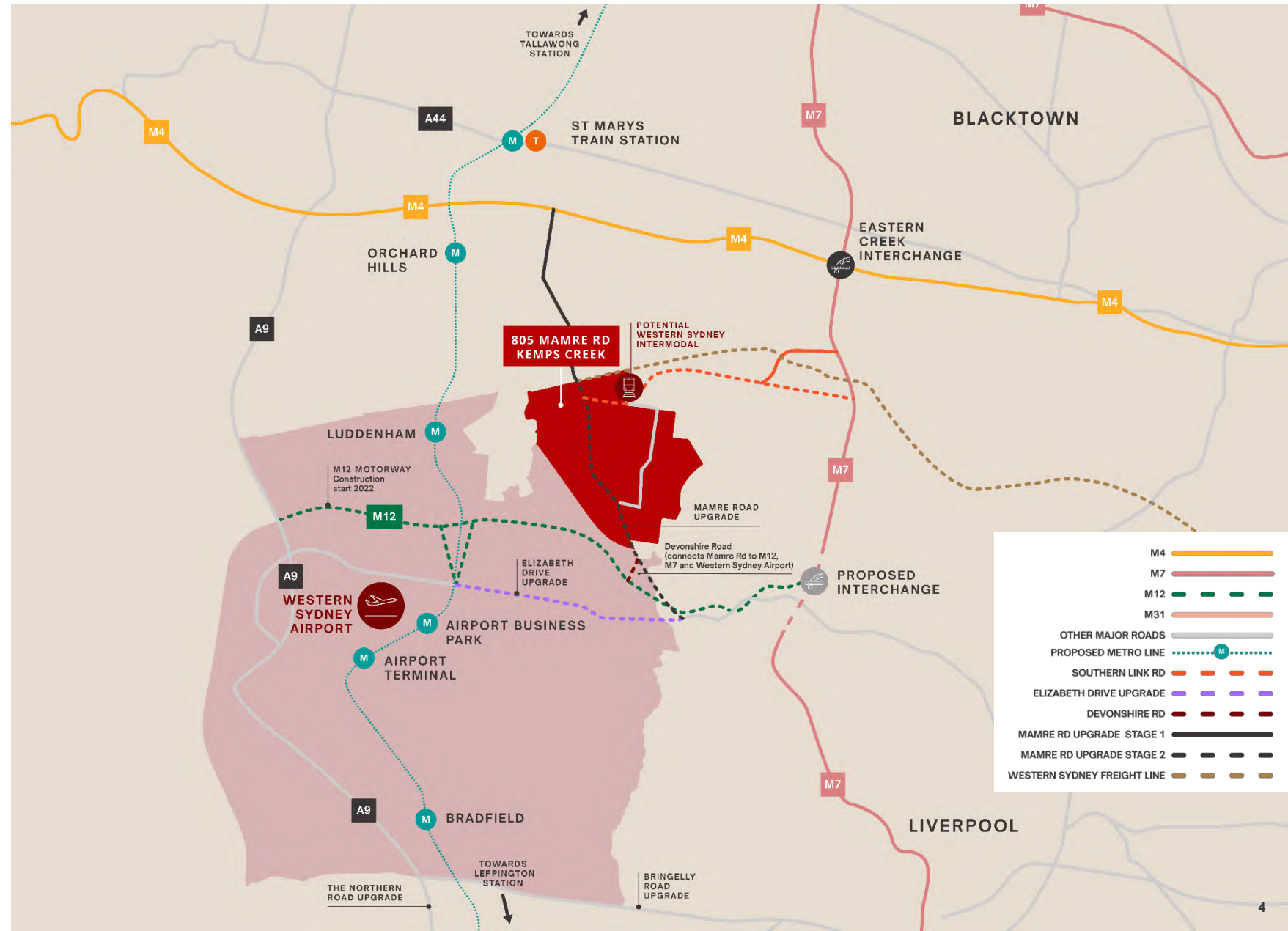
M4 Motorway **10-mins** (7 kms)

South

M12 Motorway **10-mins** (7 kms)

East

M7 Motorway **15-mins** (10 kms)



Mamre Road Staged Upgrades

Precinct Overview

Benefitting from staged infrastructure upgrades to improve traffic flow and safety

New Infrastructure

Luddenham railway station and Metro line (opening 2026)

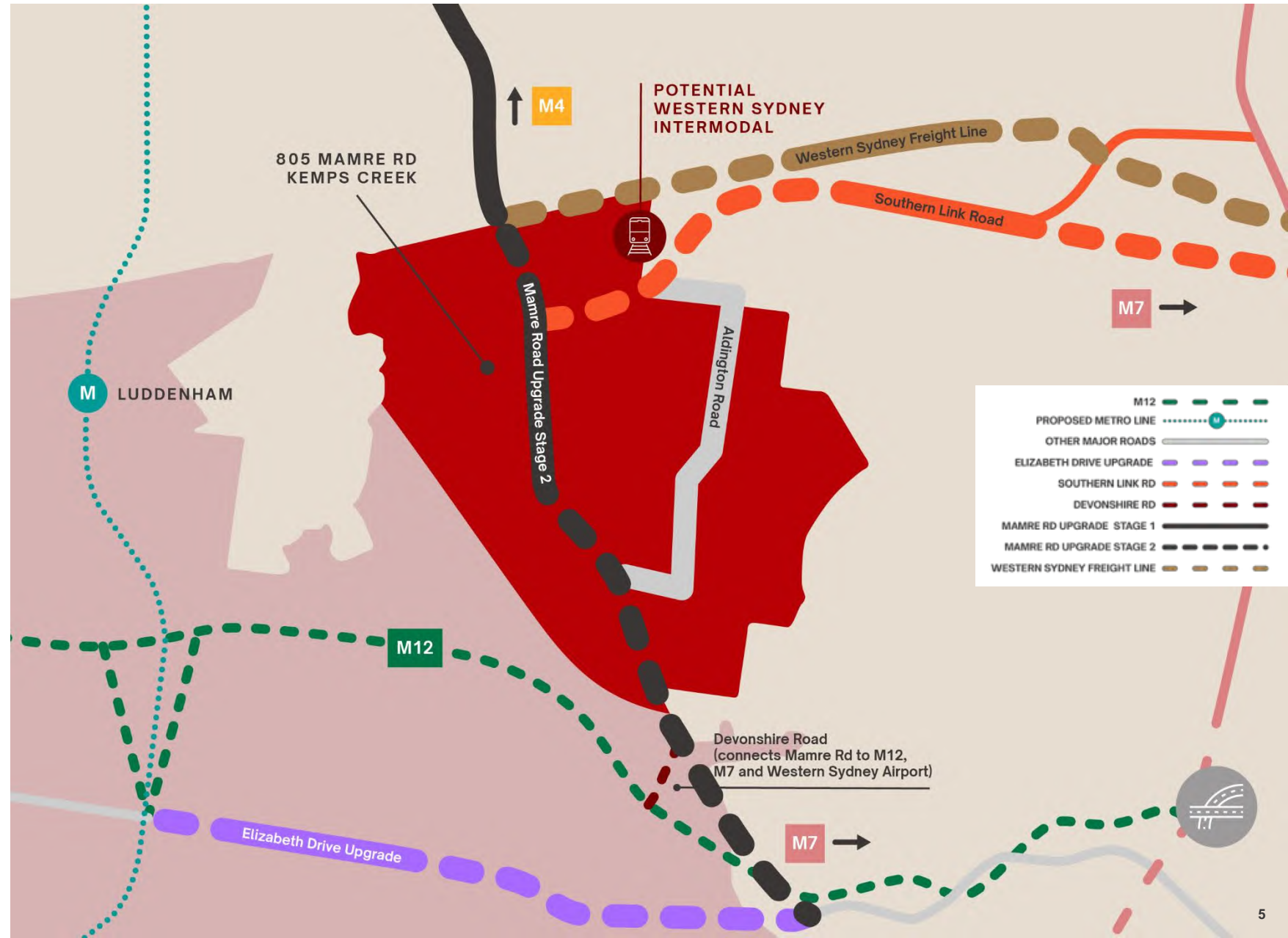
Proposed Western Sydney Freight line and intermodal station (planning underway)

Upgraded M12 motorway (opening 2026)

Proposed upgrades to Devonshire Road (construction commencing 2027)

Proposed upgrades to Southern Link Road (construction commencing 2028)

Upgrades to Mamre Road (Stage 1 construction underway)



Property Overview

Gibb Group is pleased to present a premier 5-hectare industrial development in one of Sydney's newest and most dynamic industrial precincts.

Strategically positioned to connect future customers with key infrastructure, including Western Sydney International Airport.



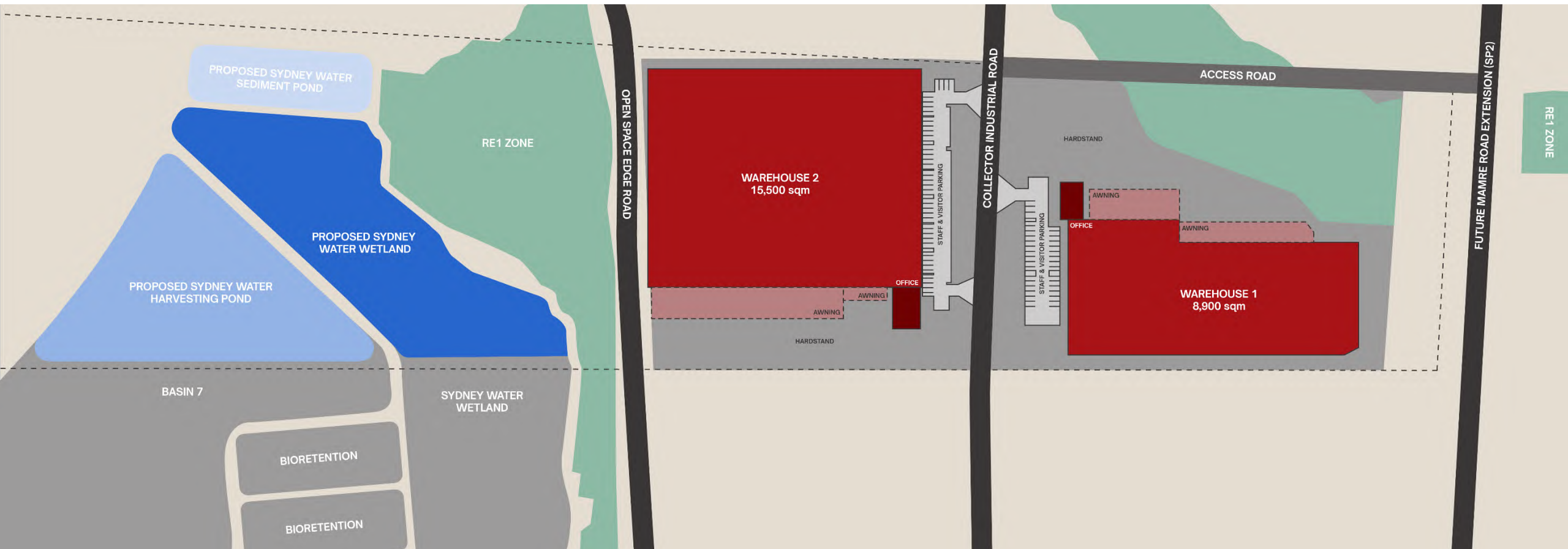
Site Render



Site Plan: 805 Mamre Road

Total GLA 25,370 sqm

	Warehouse	Office	Carpark
Warehouse 1	8,900 sqm	420 sqm	43 spaces
Warehouse 2	15,500 sqm	550 sqm	58 spaces



Site Plan: Warehouse 1

Total GLA

9,320 sqm

Warehouse 1 GLA

8,900 sqm

Office 1 GLA

420 sqm

Car Parking

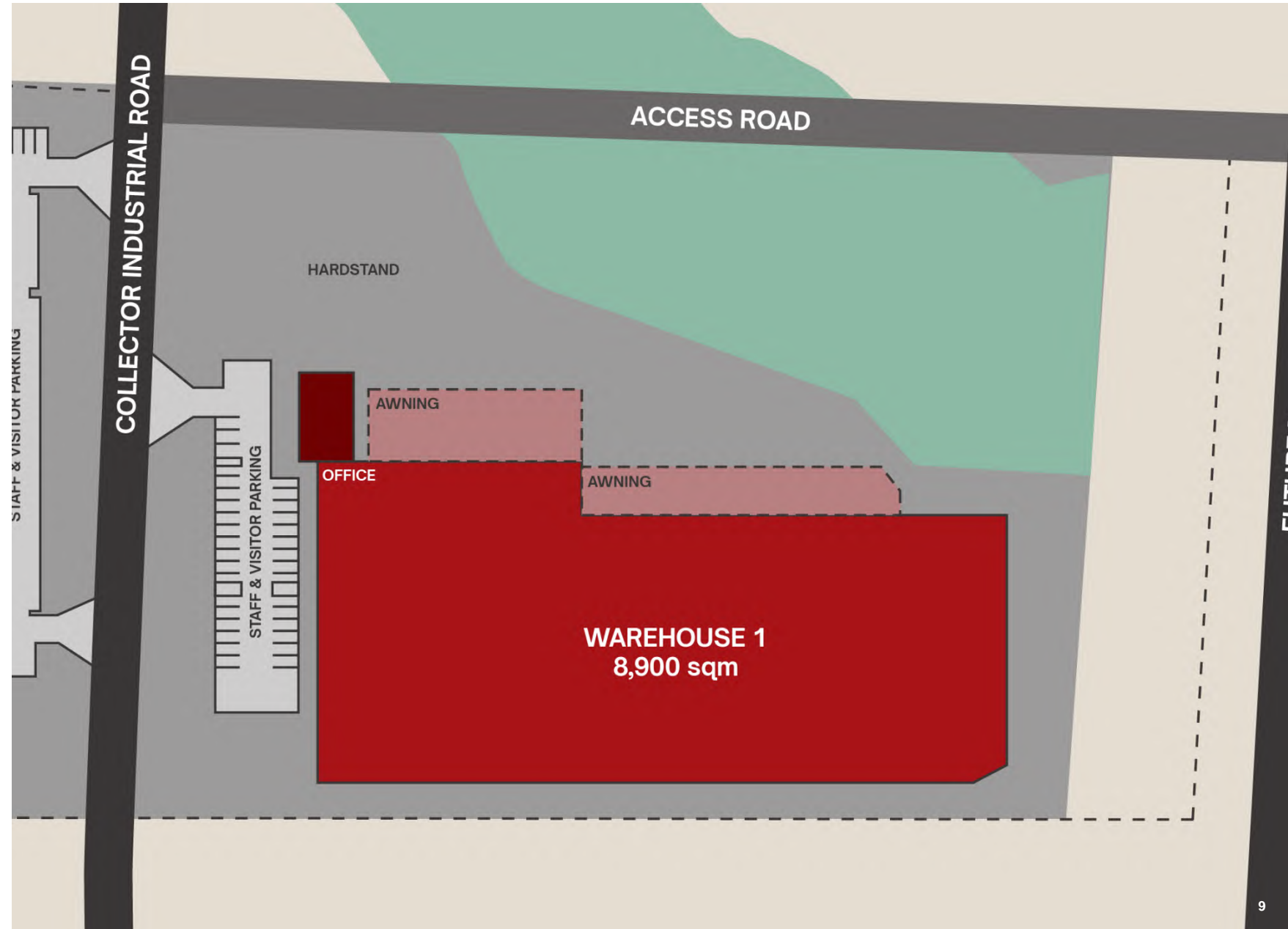
43 spaces

Container Hardstand Area

1,200 sqm

Pallet Racking

12,854 pallets



Key Project Attributes: Warehouse 1

Address

Warehouse 1,
805 Mamre Road,
Kemps Creek NSW 2178



Available Space

8,900 sqm
Warehouse 1 GLA



420 sqm
Office 1 GLA



Key Features

Flexible Space
From 9,320 sqm



Efficient Racking
Designed for
12,854 pallets



Parking
43 spaces
(Lot 1)



Offices
Brand new
high-quality offices



Available
Q3 2027



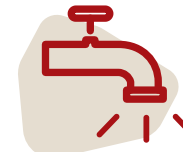
Truck Access
Designed for 30m PBS
Lvl 2 Heavy Vehicles &
drive-around capability
(from 12-30 metres)



Height
Max roof ridge height
of 14.6m



Sprinklers
ESFR sprinklers



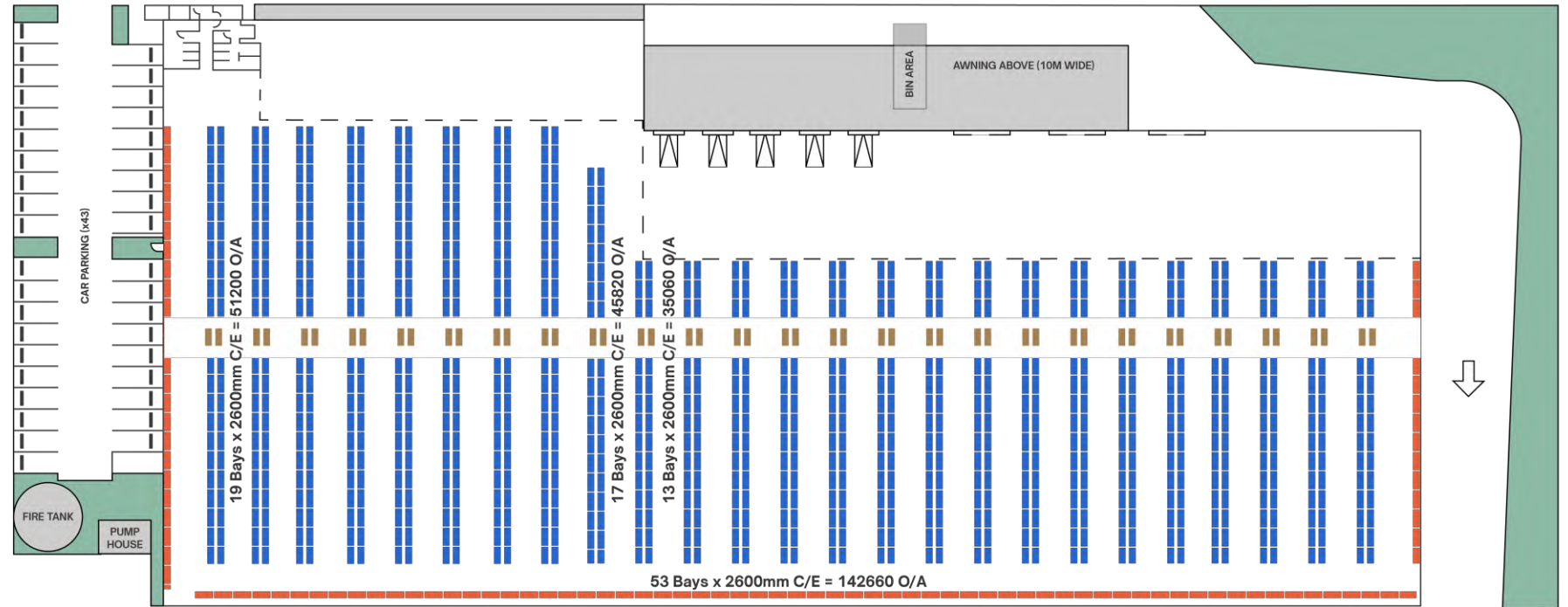
Use & Zoning
IN1 Industrial



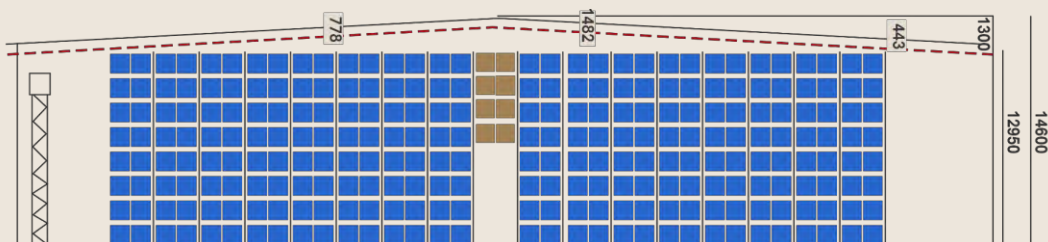
Operational
24/7



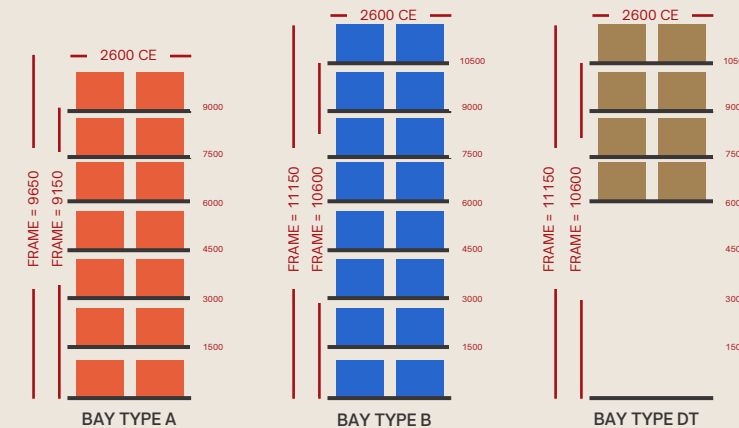
Pallet Racking Plans for Warehouse 1



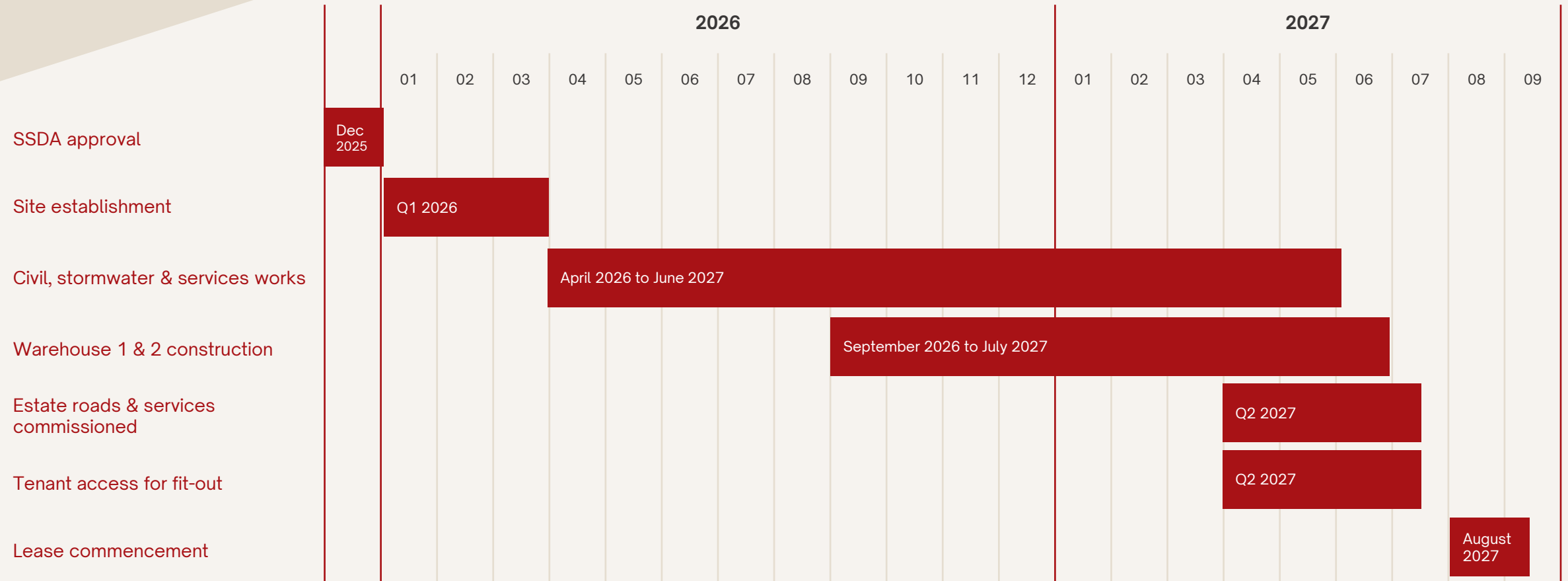
Indicative Racking Elevations



Indicative Racking Elevations



Project Status: Warehouse 1



Site Plan: Warehouse 2

Total GLA

16,050 sqm

Warehouse 2 GLA

15,500 sqm

Office 2 GLA

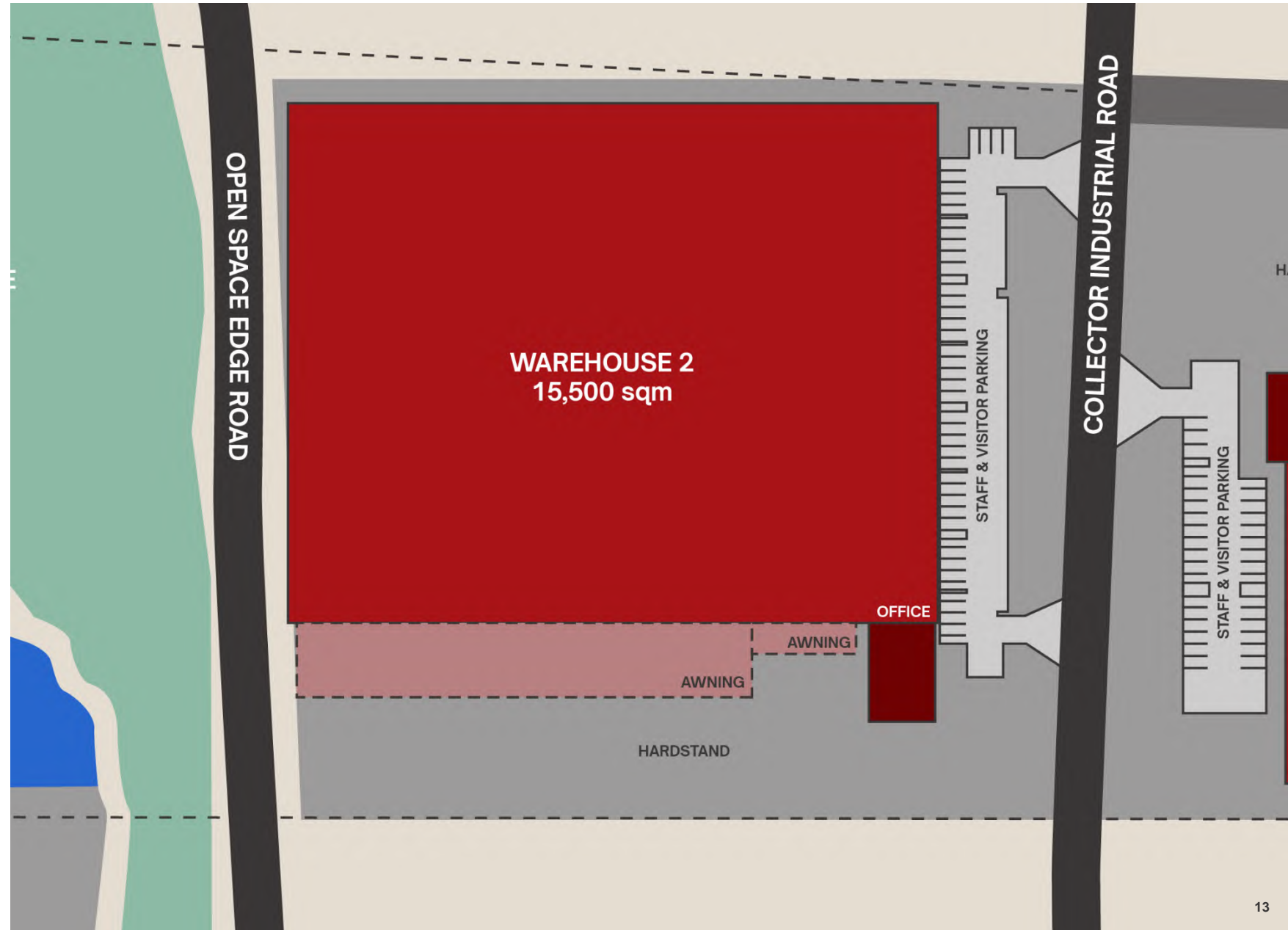
550 sqm

Car Parking

58 Spaces

Pallet Racking

24,850 pallets



Key Project Attributes: Warehouse 2

Address

Warehouse 2,
805 Mamre Road,
Kempers Creek NSW 2178



Available Space

15,500 sqm
Warehouse 2 GLA



550 sqm
Office 2 GLA



Key Features

Flexible Space
From 16,050 sqm



Efficient Racking
Designed for
24,850 pallets



Parking
58 spaces
(Lot 2)



Offices
Brand new
high-quality offices



Available
Q3 2027



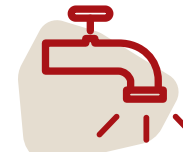
Truck Access
Designed for 30m PBS
Level 2 Heavy Vehicles



Height
Max roof ridge height
of 14.6m



Sprinklers
ESFR sprinklers



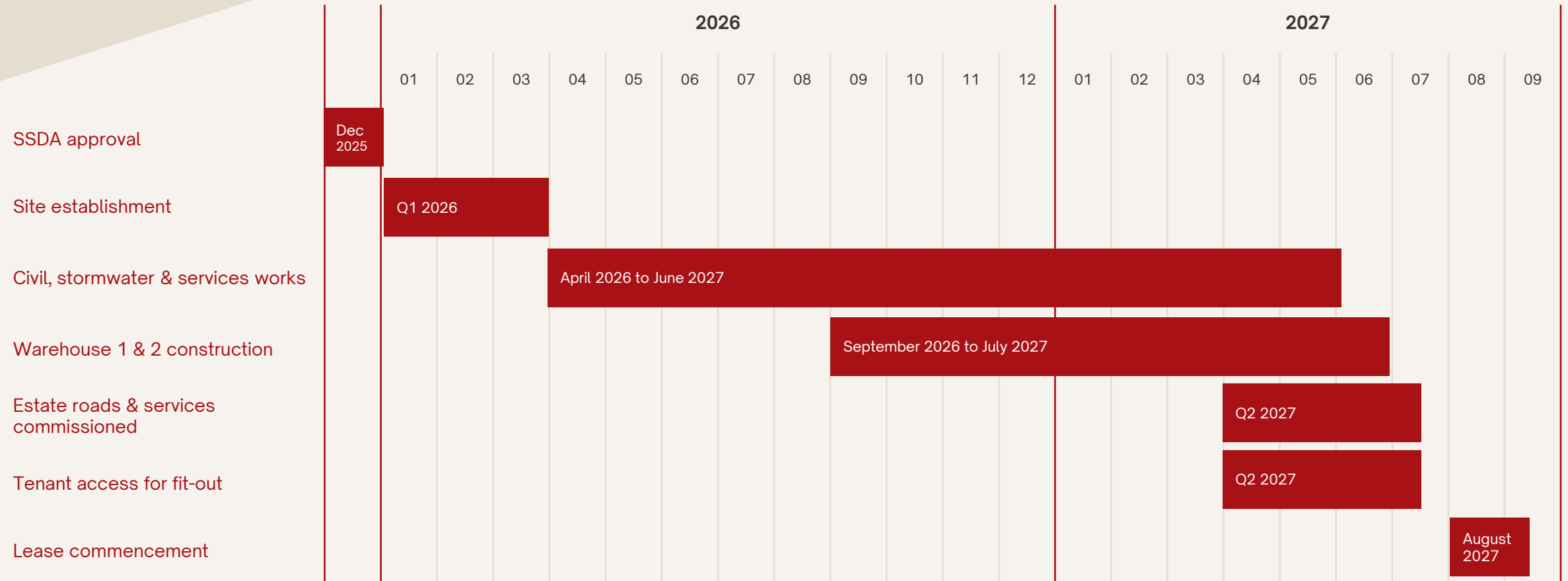
Use & Zoning
IN1 Industrial



Operational
24/7



Project Status: Warehouse 2



Our Commitment to Sustainability

Combining Gibb Group's core sustainability and social principles, we intend to incorporate the below environmental initiatives into our design and aspirations for our assets.

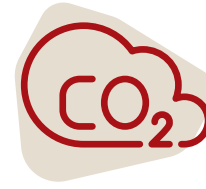
Green Star Rating / Responsible Buildings

Targeting a 6 Star Green Star Rating across each building.



Carbon Reduction

We are committed to reducing the environmental impact of our developments by prioritising sustainable material choices in every property we construct.



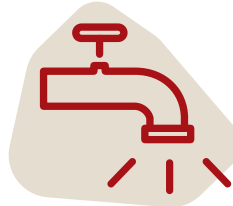
Waste Reduction

Targeting a 90% reduction of construction and demolition waste going to landfill.



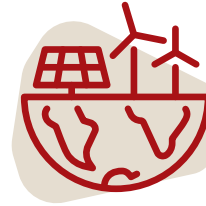
Water Efficiency / Recycling Water

Low-flow water efficient fittings and fixtures rated to the WELS standard, low-water demand native landscaping, and the utilisation of non-potable water sources, such as rainwater harvesting for landscape irrigation.



Energy Efficiency / Grid Resilience

The aim to maximise renewable energy generation and deliver energy cost savings via the installation of roof solar panel systems (99kW), and modern lighting within the building.



Outdoor Environment / Open Spaces

The Mamre Road precinct is set to provide more than 95ha of open space, recreation areas, cycling and walking paths alongside Wianamatta South Creek.



Indoor Environment

To maximise natural daylight and support healthy workplaces via the installation of translucent roof sheeting, LED lighting, and the use of Low Volatile Organic Compound (VOC) materials.



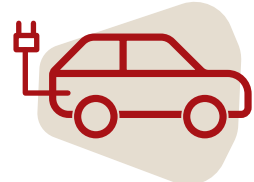
Our People

Leading and creating an inclusive culture / enriching communities.



Electric Vehicle Infrastructure

Buildings will have an expandable amount of EV charging points for occupiers and their employees.



About Gibb Group

Ambitious for our clients, and for ourselves, we are focused on creating best in class Industrial Property Solutions for our occupier and capital partners.

Our partners say we're professionals with the personal touch and it's true, we like to invest our time and energy into building meaningful, long-term relationships. We pride ourselves on our fairness and honesty, we'll tell you how it is, go out to bat hard and won't rest until we've got the best solution in place.

We know our stuff and our specialist team like nothing more than setting our brains to securing the best assets and sites, developing and managing them over the long term to realise their full potential.

With our extensive network and knowledge, and global backing now in place we're taking Gibb Group and our track record of delivery to the next level. Join us on the journey.

Gibb Group. Hard Working Buildings.



Gibb Group. Hard Working Buildings.

With a significant track record and growing active pipeline, Gibb Group's services span every aspect of the property lifecycle from pre-lease negotiations, development, ongoing asset management, and investor management across Australia.



More than
\$2bn value
completed
and pipeline
projects



25 staff
across our
Australian
office locations



Extensive
national tenant
and agency
network

Thank you for your interest.

GibbGroup.

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