

# HAZELMERE

LOGISTICS ESTATE

Information Memorandum

189 Bushmead Road,  
Hazelmere WA







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# Hazelmere Logistics Estate

<b>Address</b>	189 Bushmead Road, Hazelmere WA
<b>Estate Area</b>	9 hectares
<b>Development</b>	Industrial Warehouse
<b>Warehouse Sustainability</b>	Targeting 6 Star Green Star
<b>Availability</b>	Q2 2024
<b>Access</b>	Frontage to Bushmead Road
<b>Leasing</b>	14,590sqm Warehouse Up To 1,000sqm Office 88 parking bays
<b>Status</b>	Construction Commenced

## Site Area Break Up

Site	Tenant	Site Area	GLA
A	McMahon Burnett Transport	44,479sqm	2,330sqm
B	Vortex Group of Companies	16,934sqm	3,958sqm
<b>C</b>	<b>Development Site</b>	<b>28,675sqm</b>	<b>15,590sqm</b>
	Ranging in Size	5,000sqm-15,000sqm	
	Office	350sqm-500sqm	
	Car Parking Bays	88	
<b>Total</b>		<b>90,088sqm</b>	<b>21,878sqm</b>







# Connect. Innovate. Expand.

189 Bushmead Road, Hazelmere is strategically positioned for ultimate connectivity and is one of Perth's most significant logistics destinations. Offering unrivalled access, flexibility in design and a leading sustainable approach for maximised productivity across every touchpoint.

The total site area is 90,088sqm, with Building A and B fully occupied, and Building C with multiple options for your growing business.

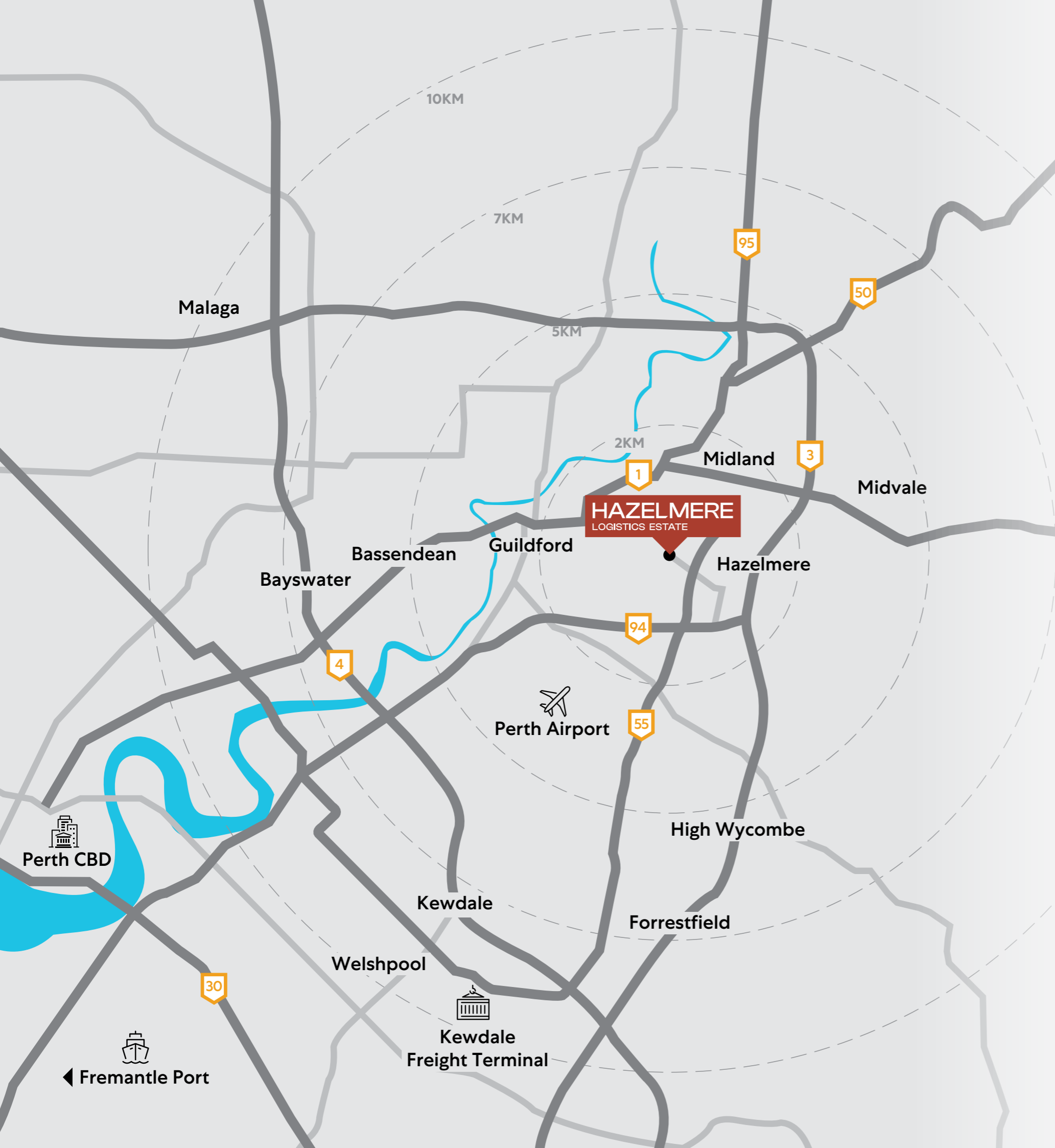
This highly regarded central location is within close proximity to the Roe Highway, Great Eastern Highway Bypass and the Abernethy Road/Lloyd Street extension. With direct access to Midland Town Centre and the Kewdale Freight Terminal, this premier precinct presents an opportunity for untapped innovation and growth.



# Location


Hazelmere Logistics Estate in Perth is situated within the highly sought after industrial area of Hazelmere in East Perth. Located on Bushmead Road providing excellent access to major infrastructure and industrial hubs and within 20kms of Perth CBD and 8km of Perth Airport. Located in an established industrial precinct that is currently benefiting from major infrastructure upgrades set for completion in 2024, the estate provides further enhanced connectivity to key transport networks including Great Eastern Highway and Abernethy Road.

You would be securing the final space on this coveted lot, nestled amongst great company including McMahon Transport and NFP. With quality neighbours including BTP, Linfox, Coca-Cola Amatil, AES, CTI Logistics, BGC Australia, Centurion, Toll, TL Engineering, Hanssen and ORH.



  
**20km**  
**25mins**  
 Perth CBD

  
**34km**  
**45mins**  
 Fremantle Port

  
**8km**  
**10mins**  
 Perth Airport

  
**12km**  
**15mins**  
 Kewdale Freight Terminal

# A Big Investment. A Bright Future.

**\$390m+**

The Federal and State Governments have committed an investment of \$390+ million upgrade to Roe Highway and Great Eastern Highway. Works have commenced and completion expected in 2024.

- Improved freight efficiency, connectivity and travel time
- Improved access to Perth Airport, Hazelmere and Forrestfield industrial areas, and the Midland railway workshops precinct
- Improved connectivity between major freight and infrastructure hubs
- Reduced costs for heavy vehicle operators, companies and commuters as a result of reduced travel time.

- Access to Great Eastern Highway Bypass from north
- Access to Great Easter Highway Bypass from south
- Roe Highway / Great Easter Highway Bypass Interchange
- Abernethy Road Upgrade
- Upgrade of Roe Highway between Talbot Road and Clayton Street





# The Opportunity

Create a tailored space to suit your business needs, with 15,590sqm allowing for a customised design with optimised efficiencies, operational cost-savings and flexibility at the forefront.



## Warehouse 1

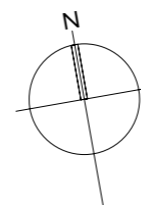
Total GFA	7,390sqm
Warehouse	6,890sqm
Two Storey Office	500sqm
Car Parking	48 Carspaces
Recessed Loading Docks	3
On-Grade Roller Doors	5

## Warehouse 2

Total GFA	8,200sqm
Warehouse	7,700sqm
Two Storey Office	500sqm
Car Parking	40 Carspaces
Recessed Loading Docks	3
On-Grade Roller Doors	5

## Total GFA 15,590sqm

Site Area	28,675sqm
Car Parking	88 Carspaces
Landscaping	2,900sqm







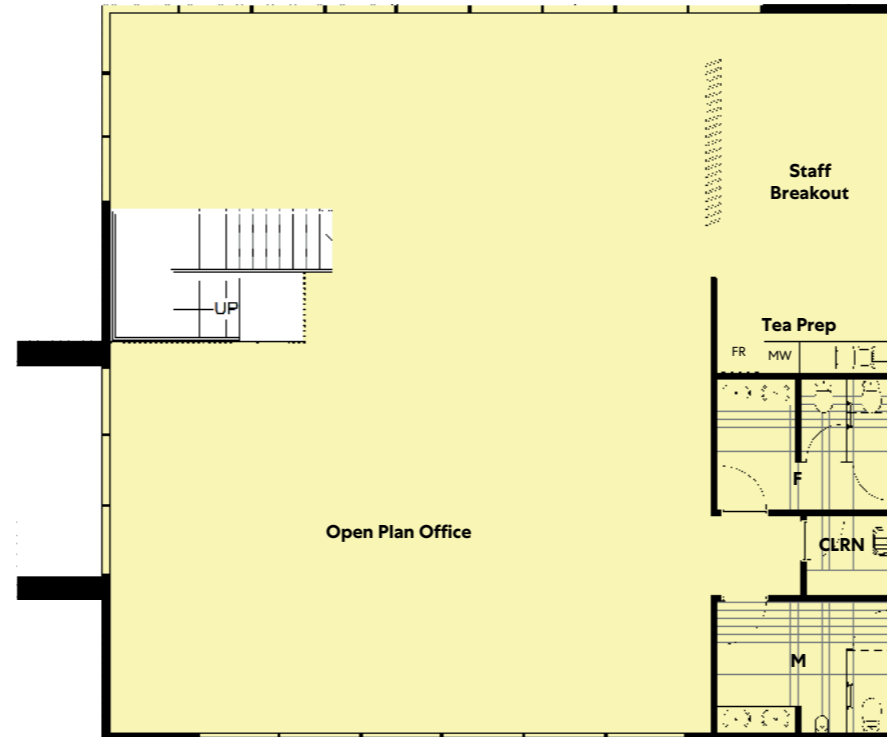


# Office Layouts

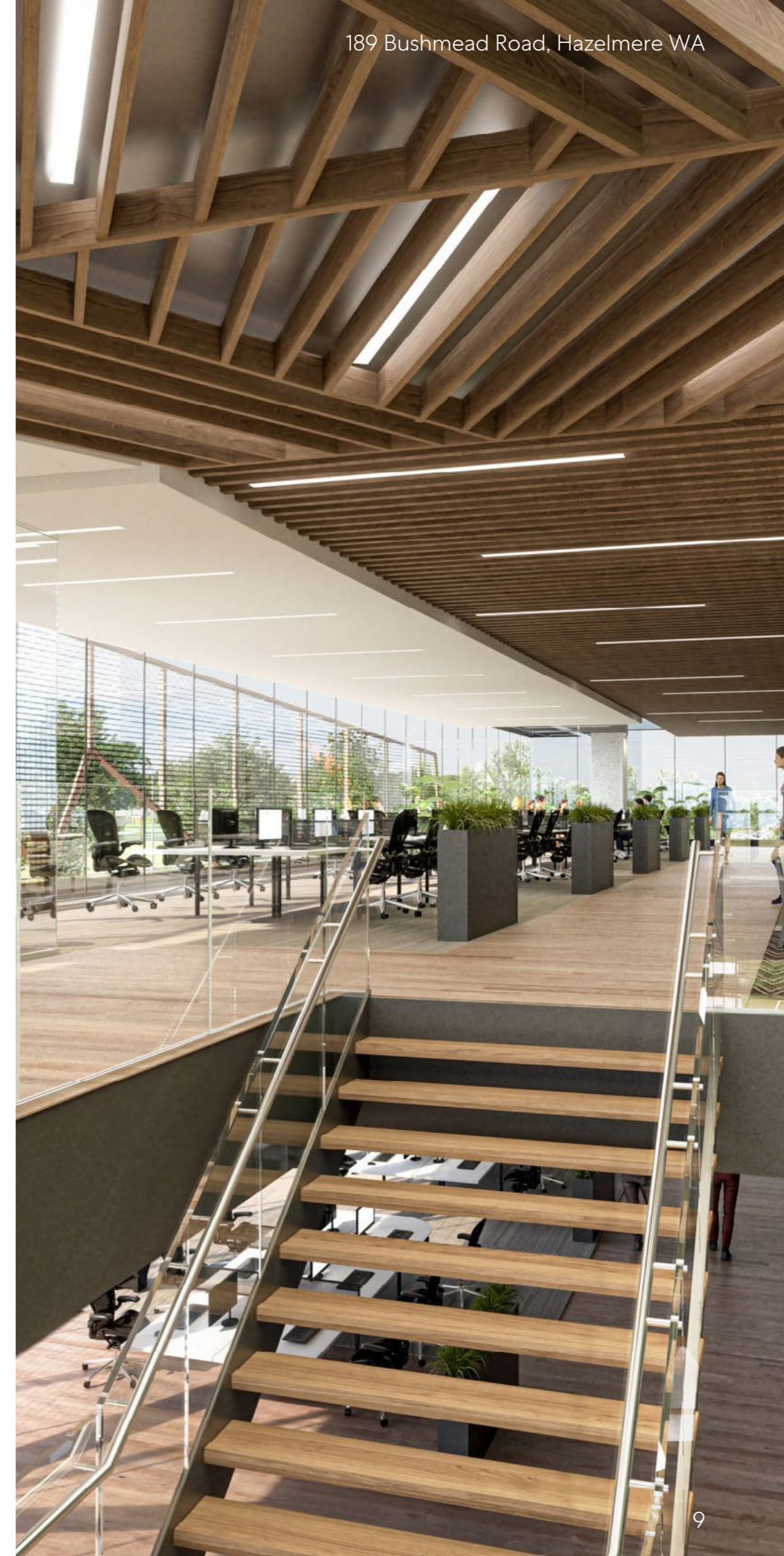


Ground Floor - GFA 300sqm

Warehouse



First Floor - GFA 199sqm







# Market Leading Warehouse Design

Create a tailored space to suit your business needs, allowing for a customised design with optimised efficiencies, operational cost-savings and flexibility at the forefront.

Designed by award winning **Meyer Shircore Architects** setting the benchmark for industrial and logistics facilities in the west.

- Broad range of uses including storage premises, warehouse and distribution centers, transport depots and wholesale supplies
- High-quality and specification build
- Flexible, tailored approach to provide a bespoke solution.



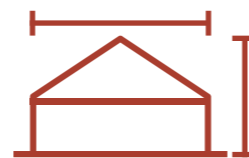
Led Lighting for Warehouse and Office



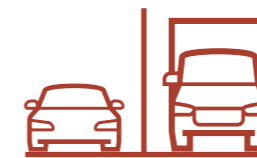
A-Grade Office Space



24/7 Operations



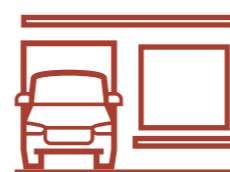
20m Wide Awnings  
14.6m Internal Roof Height



Separate Truck and Car Circulation



ESFR Sprinkler System



On-Grade and Recessed Dock Access



Wide Heavy-Duty Hardstand



B-Double Provisions



# Sustainability

Hazelmere Logistics Estate will incorporate a range of best practice sustainability features that meet our responsibilities towards improving energy conservation and environmental protection. Underpinning the development of Hazelmere is our commitment to reduced future operating costs.



Targeting 6 Star Green Star



Rooftop Solar



Rainwater Harvesting



Energy Efficient Lighting



Natural Ventilation



EV Charging



# Our Recent Experience



## Altitude Bankstown Airport

Murray Jones Drive, Bankstown Airport NSW

Size: 40 hectares

Total Tenancies: 162,000sqm

Occupiers: Allied Express, Beijer-Ref, e-Store, Hellmann Logistics, Sydney Freezers



## First Estate

585- 649 Mamre Rd Erskine Park, NSW

Size: 118 hectares

Total tenancies: 250,000sqm

Occupiers: Snackbrands, NSW Fire & Rescue, Ceva Logistics, Dats, IMCD, N&A Fruit



## TheYARDS

649-763 Mamre Road, Orchard Hills NSW

Size: 77 hectares

Total tenancies: 400,000sqm

Occupiers: TTI, Ardex



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\*As of June 30, 2023

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# HAZELMERE

## LOGISTICS ESTATE

To view the 3D walkthrough of this estate visit  
[hazelmerelogisticsestate.com.au](https://hazelmerelogisticsestate.com.au)

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