HAZELMERE
LOGISTICS ESTATE

175 Bushmead Road, Hazelmere WA

hazelmerelogisticsestate.com.au

▶ **View the project video**

Contents

Premium Grade Warehouses

Hazelmere Logistics Estate

Address	175 Bushmead Road, Hazelmere WA
Estate Area	9 hectares
Development	Industrial Warehouse
Warehouse Sustainability	Targeting 5 Star Green Star
Access	Frontage to Bushmead Road
Leasing	14,590sqm Warehouse Up To 1,000sqm Office 88 parking bays

Site Area Break Up

Building	Tenant	Building Area	GLA
A	McMahon Burnett Transport	44,479sqm	2,330sqm
B	Atlas Copco	16,934sqm	3,958sqm
C	**Available To Lease Now**	**28,675sqm**	**15,590sqm**
	Ranging in Size	6,000sqm - 14,590sqm	
	Office	500sqm - 1,000sqm	
	Car Parking Bays	88	
Total		**90,088sqm**	**21,878sqm**

BUILDING A
(McMahon Burnett Transport)

BUILDING C
15,590sqm
(Available To Lease Now)

BUILDING B
(Atlas Copco)

Bushmead Road

Central Avenue
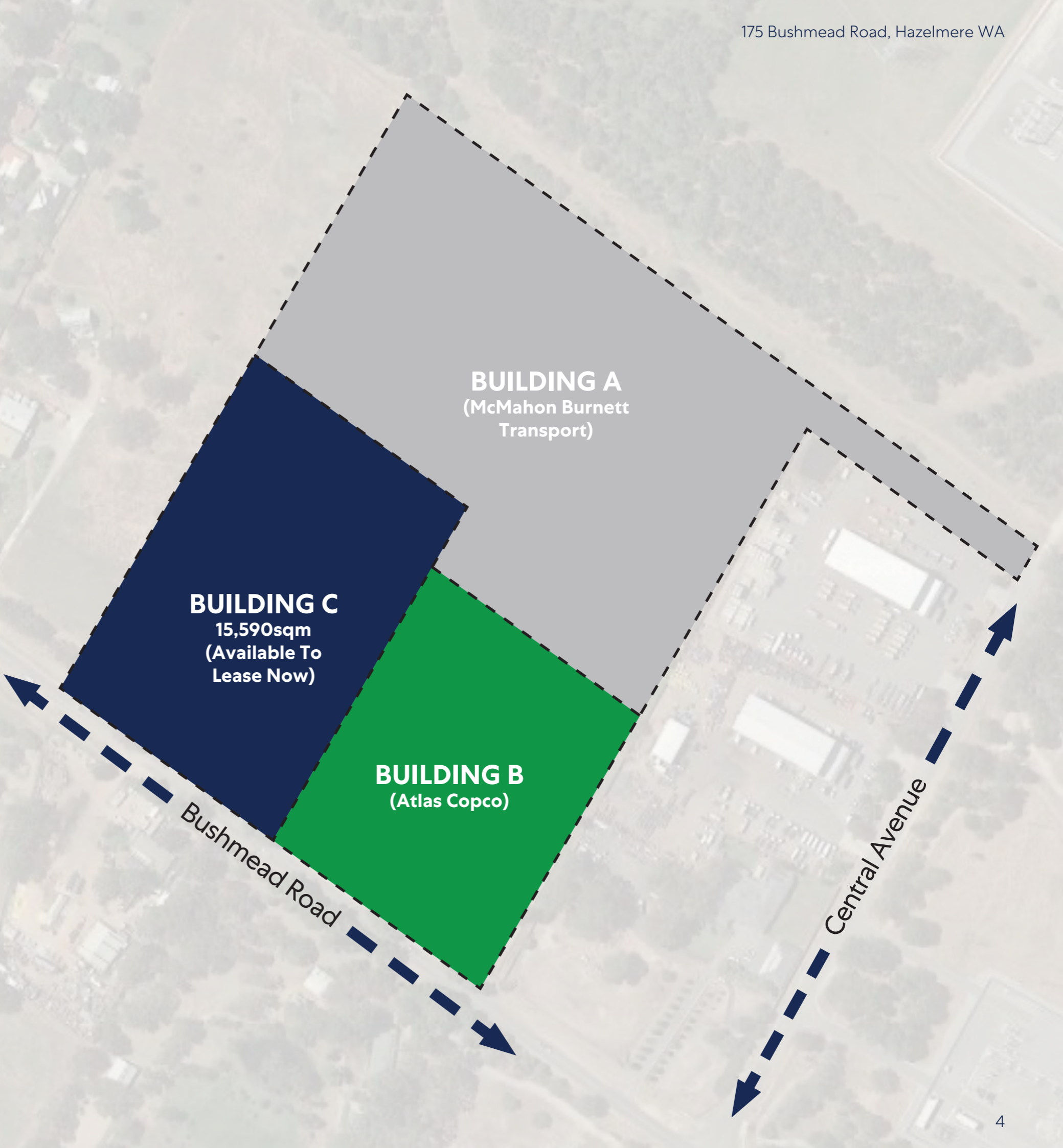
Connect. Innovate. Expand.

175 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 due to benefit from major infrastructure upgrades, 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
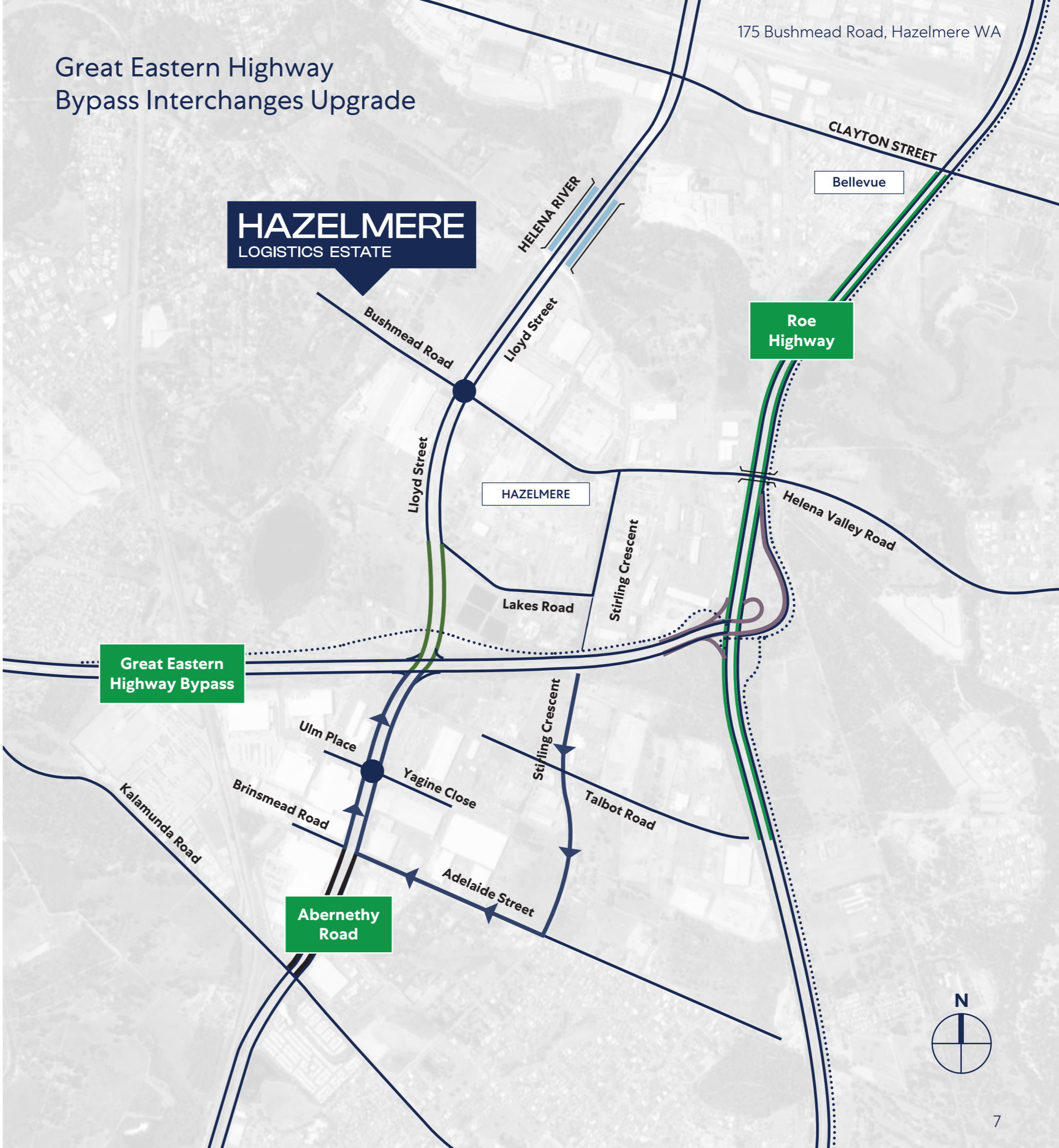10mins**
Perth Airport

**12km
15mins**
Kewdale Freight Terminal

Proposed State Government Infrasturcture Upgrades

The State Government has proposed upgrades to the Roe Highway and Great Eastern Highway.

- 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

Great Eastern Highway
Bypass Interchanges Upgrade

HELENA RIVER

CLAYTON STREET

Bellevue

HAZELMERE
LOGISTICS ESTATE

Roe Highway

Bushmead Road

Lloyd Street

Lloyd Street

HAZELMERE

Helena Valley Road

Stirling Crescent

Lakes Road

Great Eastern Highway Bypass

Stirling Crescent

Ulm Place

Yagine Close

Talbot Road

Brinsmead Road

Kalamunda Road

Adelaide Street

Abernethy Road

N

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.
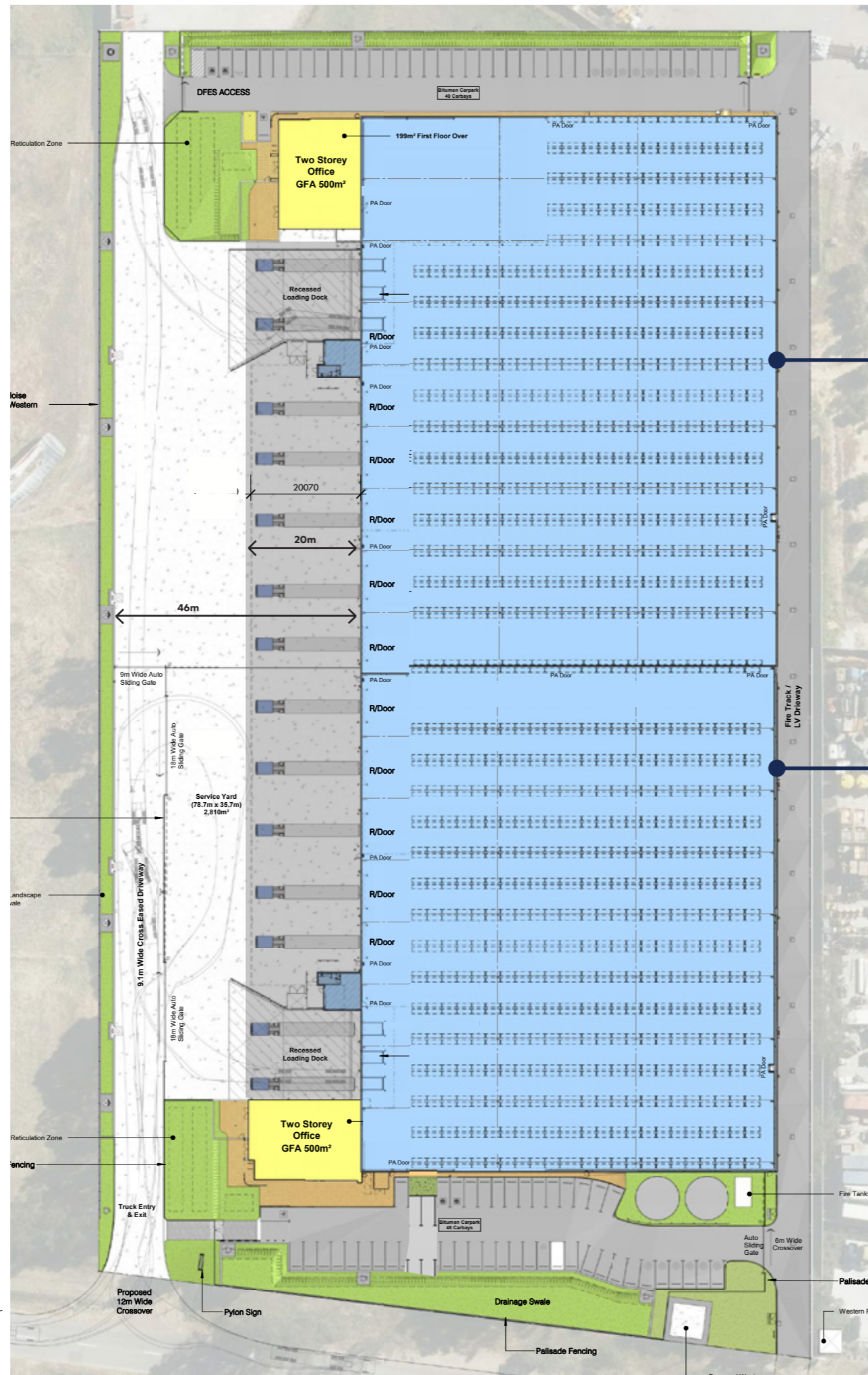
Warehouse 2 (11,628 Pallets)

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

Warehouse 1 (10,932 Pallets)

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

Total GFA   15,590sqm

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

Large 46m Wide Hardstand

20m Wide Awning

14.6m Internal Ridge Height

Office Layouts

STAFF ALFRESCO
43m²

AWNING OVER

GATE 10

UP

LUNCH ROOM

OPEN PLAN OFFICE

GFA 270m²

WALL BRACE

M CHANGE

CLNR

SERVICES

COMMS

F CHANGE

U.A.T. + SHR
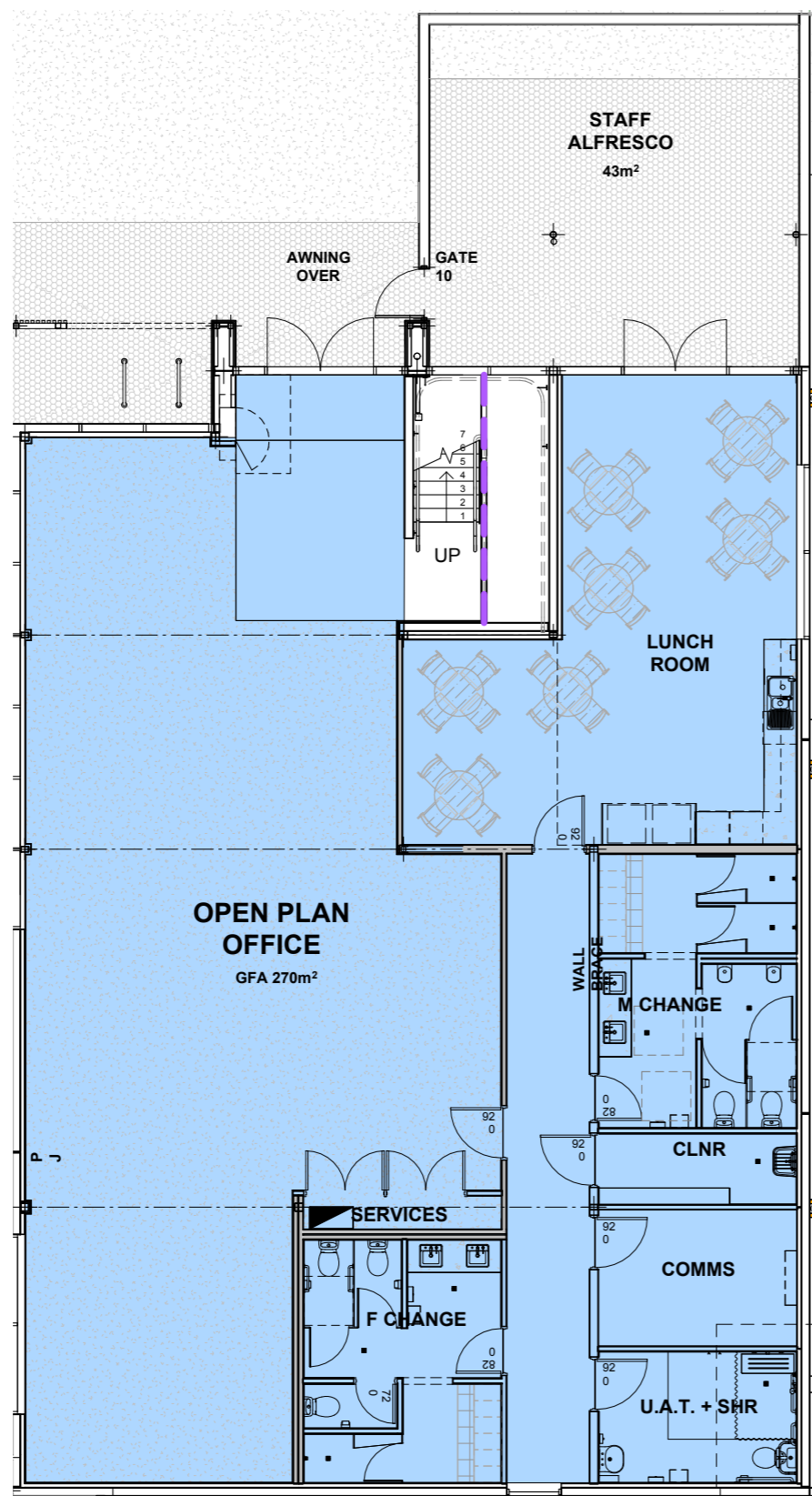
Ground Floor - GFA 270sqm

FAL

3°

3°

UP

EXIT

FIRST FLOOR OFFICE

GFA 199m²

3°

3°

AWNING OVER

FUTURE TEA PREP

F WC

M WC

STORE
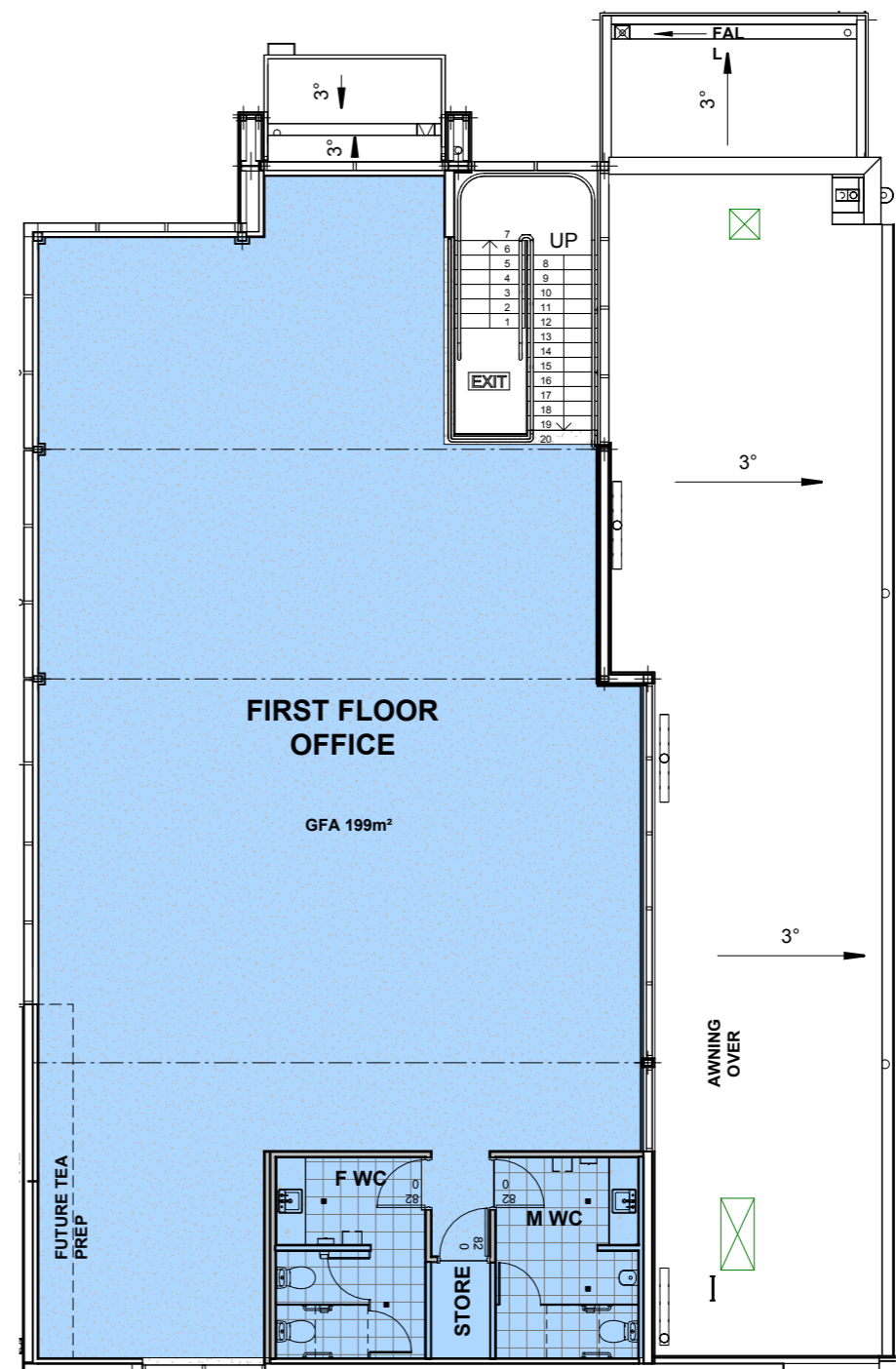
First Floor - GFA 199sqm

A-Grade Office Space

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.
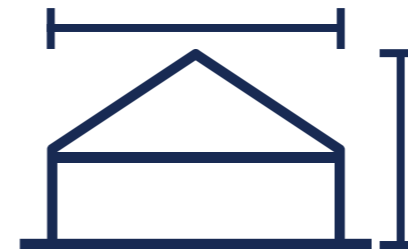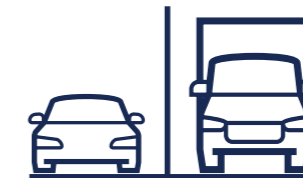
**20m Wide Awning
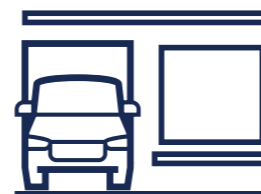14.6m Internal Roof Height**

**46m Wide
Heavy-Duty Hardstand**

24h

**24/7
Operations**

**LED Lighting for
Warehouse and Office**

**Separate Truck and
Car Circulation**

**ESFR
Sprinkler System**

**On-Grade and Recessed
Dock Access**

**A-Grade
Office Space**

**B-Double
Provisions**

Sustainability Initiatives

Hazelmere Logistics Estate incorporates 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 5 Star Green Star

Rooftop Solar

Rainwater Harvesting

Energy Efficient Lighting

Natural Ventilation

EV Charging

Benefits to Tenants & Occupiers

The day-to-day operations of tenants and occupiers were highly considered during the development of Hazelmere Logistics Estate.

Material Selection with Low Levels of Indoor Pollutants

Great Daylight Access

Accoustically Comfortable Offices with Warehouse Separation

Lockers and Showers to Promote Wellbeing

No Fossil Fuels Used in the Building

Low Emissions and EV Parking Provisions

Our Recent Experience

Altitude Bankstown Airport

Murray Jones Drive, Bankstown Airport NSW
Size: 40 hectares
Total Tenancies: 162,000sqm
Occupiers: Allied Express, Beijer-Ref, DHL, e-Store, Hellmann Logistics, Samsung, Sydney Freezers and Yatsal

First Estate

585- 649 Mamre Rd Erskine Park, NSW
Size: 118 hectares
Total tenancies: 250,000sqm
Occupiers: Ceva Logistics, Dats, IMCD, N&A Fruit, NSW Fire & Rescue and Snackbrands

TheYARDS

649-763 Mamre Road, Orchard Hills NSW
Size: 77 hectares
Total tenancies: 400,000sqm
Occupiers: Ardex, TTI and Probiotec

Leasing Enquiries

Colliers

Hayden Dick
hayden.dick@colliers.com
0438 941 660

Sam Hammond
sam.hammond@colliers.com
0413 664 247

JLL

Brett Mathanda
brett.mathanda@jll.com
0433 022 907

Matthew Brunsdon
matthew.brunsdon@jll.com
0406 227 380

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*As of June 30, 2024

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To view the 3D walkthrough of this estate visit our website
hazelmerelogisticsestate.com.au

View the project video