

# FOR LEASE

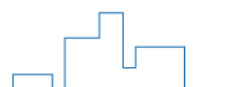
1 FOUNDATION PLACE, GREYSTANES





# OVERVIEW

Location	Building 5, 1 Foundation Place, Greystanes
Zoning	Employment (Holroyd Council)
Building area	4,925 sqm
Yard area	1,319 sqm
Net rent	\$125 per sqm per annum + GST
Outgoings	\$20.79 per sqm per annum + GST
Availability	1 April 2015

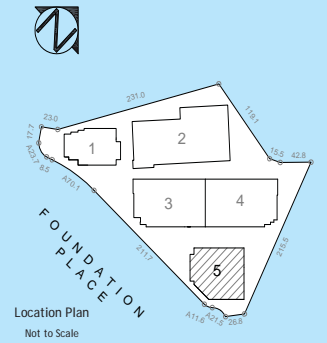
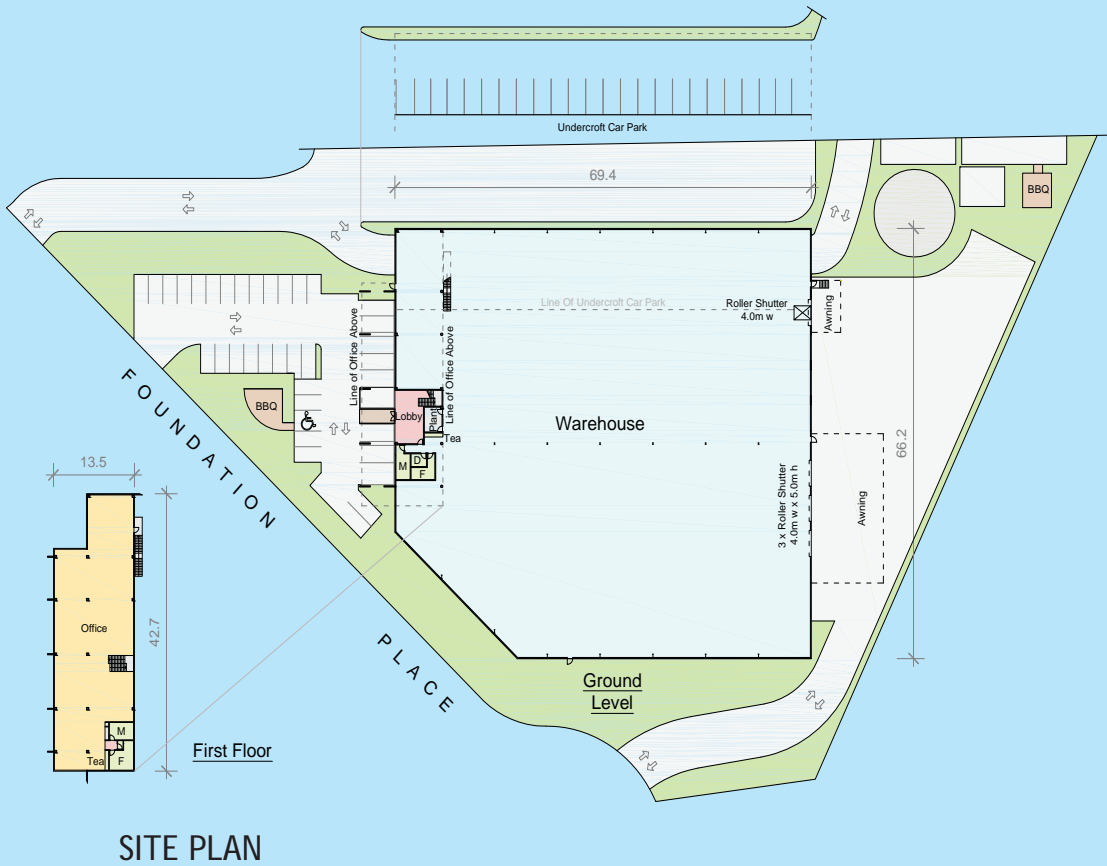




## OFFERING

- Freestanding premium grade office and warehouse building, ideal for corporate head quarters
- Close proximity to regional centres of Parramatta and Blacktown and the established industrial precincts of Smithfield, Wetherill Park, Huntingwood and Arndell Park
- The premises is positioned among a diverse range of national and multinational occupiers within the Greystanes industrial precinct including Solaris Paper, Symbion Pharmaceuticals, Fujitsu, Allied Pickfords, DHL, Linfox, Recall and Hitachi
- Dual access points from Foundation Place effectively separate car and heavy vehicle movements
- Exclusive rear yard featuring three on grade roller doors and a single recessed dock with awning
- Large surrounding employment pool from Holroyd, Fairfield and Blacktown municipalities
- Reconciliation Road extension provides convenient access through to Wetherill Park





1 Foundation Street	
Building 5, Greystanes, NSW	
<b>Ground Floor</b>	
Warehouse	4,416.0 m <sup>2</sup>
<b>First Floor</b>	
Office	495.8 m <sup>2</sup>
Stairs	13.9 m <sup>2</sup>
<b>Total Area</b>	<b>4,925.7 m<sup>2</sup></b>
0 5 10 15 20 25 30	
Date: 28/03/2011	Ref: 38342JW
Scale: 1:600 at A3	Issue: B

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own inquiries as to the accuracy of the information. Building Areas taken from RealServe PCA survey Ref 22628, dated 22/02/2005. Dimension rounding may result in Area discrepancies.

# BUILDING 5

## Construction

- Steel portal frame
- 2,100mm precast solid core concrete panels with metal cladding above the precast paneling
- Reinforced concrete floors with 6.0 tonne maximum post load, UDL load 30kpa and unlimited repetitions of 2 tonne hard tyre forklift

## Warehouse

- 10 metre internal clearance
- ESFR sprinklers
- Single recessed dock
- Three ongrade roller doors (5 metres high by 4 metres wide)
- Three phase power totaling 630 amps

## Awning

- Cantilevered awning (not supported by columns), 4.8 metres wide with a clear height of 5.5 metres

## Yard area

- Exclusive and secure 1,319 square metre yard area

## Office

- Premium grade open plan office accommodation

## Car spaces

- 37 onsite car spaces





## AGENCY

DEXUS Property Group is offering all agencies 100% scale of fees for the successful execution of Lease Documentation. Nominations are subject to the terms and conditions contained within the DEXUS Agency Agreement.



# ABOUT DEXUS PROPERTY GROUP

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$17.8 billion of assets under management, the Group also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners.

The Group manages an office portfolio of 1.7 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market.

DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (ASX) under the stock market trading code 'DXS' and is supported by more than 32,000 investors from 20 countries.

With nearly 30 years of expertise in property investment, development and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for its investors.

For more information, please contact

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