

O'HERNS

LOGISTICS

PARK

O'Herns Road, Epping
Victoria, Australia

Sandhurst Retail & Logistics

SRL

Logistics for the **new** economy.



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Executive summary

140 hectare master planned estate

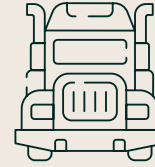
Industrial 1 zoning

B-Double truck access

24/7 operations

Gas available

Hume Fwy immediate access



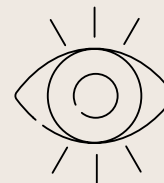
Connectivity

- Hume Freeway (M31) 650m
- Melbourne CBD 20km/30 mins
- Melbourne Airport 11km/15 mins
- Port of Melbourne 20km/30 mins
- Port of Geelong 78km/60 mins
- Future Somerton Intermodal Rail Terminal/3km



Sustainability

- 6 Star Green Star Building target
- 5 Star Green Star Community target
- Rooftop Solar
- LED lighting
- Recycled water
- Native planting and drip irrigation
- Community hub
- Walking tracks
- Basketball & tennis courts
- Community BBQ's



Local Insights

- Population (2021)* 231,799*
- Population forecast 2041 360,692^
- Gross Regional Product \$10.387 billion†
- Projected population growth 56%

Local Insights above specific to City of Whittlesea

* Source: ABS Census 2021

^ Source: forecast.id

† NIEIR 2021

Superior **connections**,
sustainable solutions,
flexible options,
and a **trusted** team.

INTRODUCTION

A **new** logistics park for the **new** economy.

Superior connections, sustainable solutions, flexible options, and a trusted team – O'Herns Logistics Park is for large-scale industrial businesses looking for super prime facilities in the heart of Melbourne's booming northern industrial corridor.

Set across 140 hectares of master planned estate, with green spaces, an established community and rich amenity, everything is in place for future-focused businesses with a vision to thrive.





Closer to the **diamond.**

Closer to the **destination.**

Better connections start here.

O'Herns Logistics Park is uniquely placed to deliver full access to the Hume Freeway via the new O'Herns Road diamond interchange, giving businesses a distinct advantage.

As well as superior connectivity to Melbourne and Sydney via the Hume, this position delivers easy connectivity to the Tullamarine Freeway, Western Ring Road and City Link.

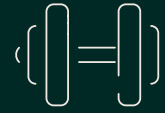
The future Outer Metropolitan Ring Road is also set to have direct on and off-ramps on O'Herns Rd, creating even more connections for transport and more access for staff.





A strategic location in
the **heart** of Melbourne's
industrial north.

Convenient **access** to shopping, dining and local services



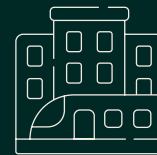
Onsite Amenity

Community hub with café & gym
Walking tracks
Basketball & tennis courts
Community BBQs



Local Eateries

Public Domain Café 2.4km
Oregano's Bakehouse & Café 2.4km
Republic Tavern 2.7km
Pacific Epping Dining Precincts 3.5km



Accessible Services

Pharmacy Select 2.8km
Mantra Hotel 2.7km
Northern Hospital Epping 3.1km
Quest Hotel 3.7km










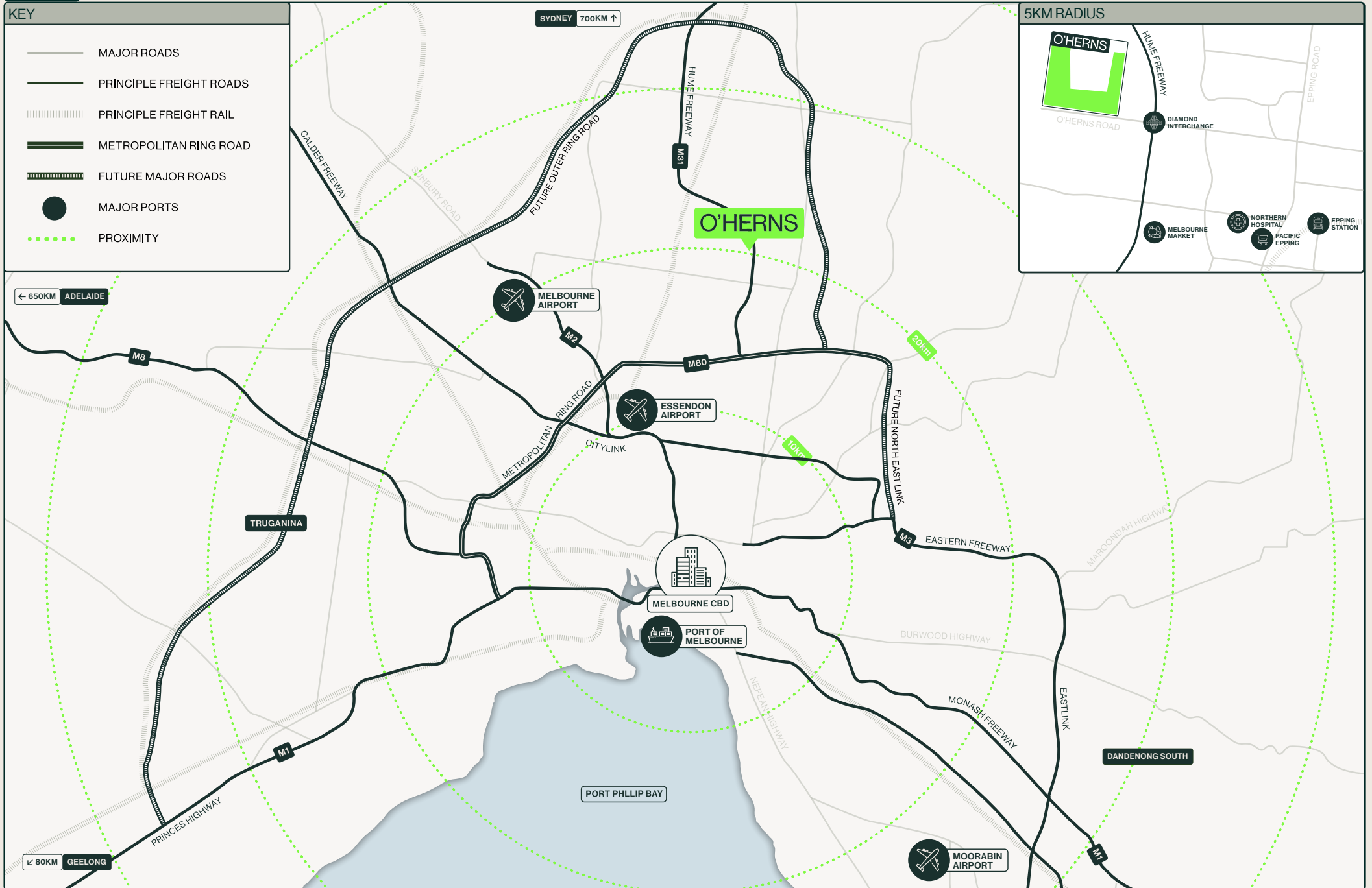
Convenient Shopping

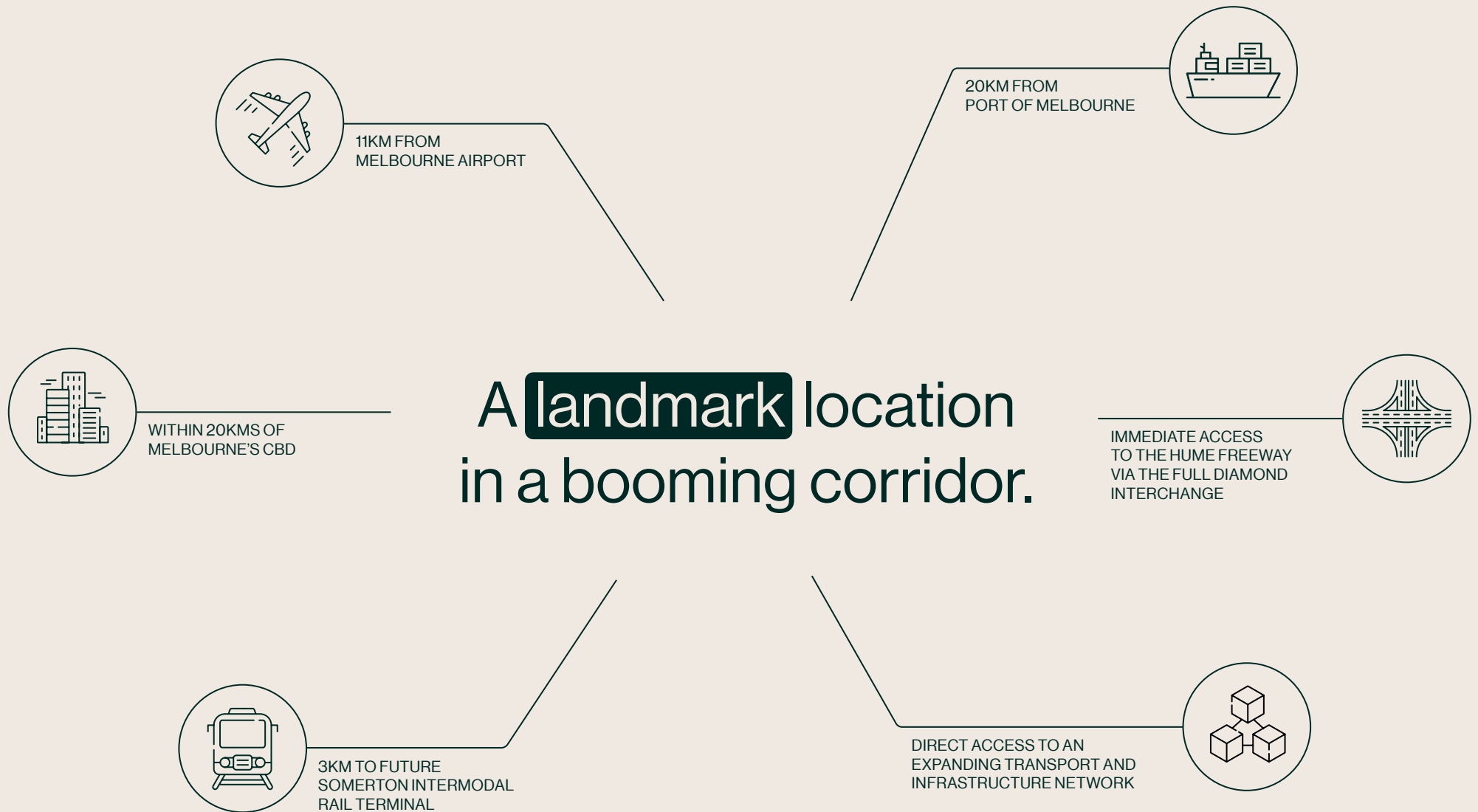
Bunnings Warehouse 2.3km
Aurora Village 2.7km
Pacific Epping Shopping Centre 3.5km
Costco 3.6km

LOCATION

KEY

-  MAJOR ROADS
-  PRINCIPLE FREIGHT ROADS
-  PRINCIPLE FREIGHT RAIL
-  METROPOLITAN RING ROAD
-  FUTURE MAJOR ROADS
-  MAJOR PORTS
-  PROXIMITY





LOCATION



COOPER STREET

DIAMOND
INTERCHANGE

HUME FREEWAY

O'HERNS ROAD

MELBOURNE CBD

M80 RING ROAD

PORT OF MELBOURNE

A place with a natural
advantage and
sustainability at the core.

Sustainability at the core

O'Herns Logistics Park's ambitious environmentally-conscious design will include market leading sustainability measures that will provide long-term social, environmental and economic benefits.



6 STAR GREEN STAR*

*6 Star Green Star Building Target
5 Star Green Star Community Target



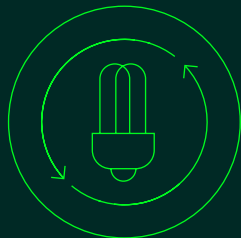
ROOFTOP SOLAR

a minimum of 99kw solar array
per tenancy



RECYCLED WATER

for tenancy amenities and
landscape irrigation



LED LIGHTING

motion detection to reduce
operational costs



NATIVE PLANTING AND DRIP IRRIGATIONS

to landscaping throughout



IMPROVED INDOOR ENVIRONMENT

with low VOC paints, carpets and sealants



Sensitively designed around a protected sanctuary which is now the green heart of the site. Working here means enjoying leafy outlooks and direct connections to nature every day.

Artist Impression Only

We're passionate about enriching our communities.

At SRL, we believe in a sustainable approach – environmentally, economically and socially. We work to create holistic and ongoing value for occupiers, and by retaining management of our key assets, we're able to invest in longer-term relationships with businesses and communities.

We understand that good design is not just about aesthetics, but creating a legacy of improved outcomes and greater opportunity.

SRL is an experienced team of property experts, with a strategic focus on retail and logistics for Australia's fastest growing regions. Our people bring extensive experience in delivering large scale industrial projects across the Eastern Seaboard.

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SRL

Creating places for the future, to enrich and connect Australia's fastest growing communities. We're growing places.

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srl.com.au