

- Confidential Requirement -

**Requirement for
B or C Grade Warehouse Accommodation
Up to 4,000sqm**

- Western and South Western Sydney -

Request for Information

September 2021

INTRODUCTION

Tenant Leasing Group (TLG) has been engaged to act on behalf of its client **an established Sydney based light manufacturing local operator** as its exclusive tenant advisory service.

A material business expansion and future growth needs has brought about the need to procure an warehouse facility with a small office component and hardstand area in the Western Sydney area. Options that will be considered are:

- Lease existing building

PREMISES REQUIREMENTS

The table below broadly summarises the key physical requirements:

Description	Requirement
Location	All suitable options in the following areas will be considered: <ul style="list-style-type: none"> • Western and South Western Sydney
Building grade	B or C
Warehouse	Up to 4,000sqm
Office / break out area	100-200sqm with desks & air cond
External storage area (hardstand)	<ul style="list-style-type: none"> • Yes, allow x2, 40 foot containers • Minimum standard set down/circulation only. Area, container rated • Concrete
Internal Clearance	Minimum 8-10 metres
Car parking	Provision for on-site parking is required of approximately 30 spaces
Staff	Approx 50 all up
Car parking	For approx. 30 staff
Racking	4 levels of pallets, ideally insitu
Doors / Docks	ideally 2 separate doors/docks
Fire Suppression	An ESFR system is required

Floor Loading	tbc
Operating Hours	6am to 8pm, 7 days
Expansion Area	n/a
Type of Forklift used	Electric Fork Lift
Awning width	n/a
Security (i.e. wall type)	Brick
Signage/ Exposure	n/a
Power	Minimum 3 phase 300 AMP's and will need to be upgraded to 500AMP's plus
Lighting	yes
Lease term	5 years & options
Timing	To be operational for Christmas 2021

SUBMISSIONS

There is no set form of response. Information required includes, but is not limited to:

- Property address and description including site and building areas
- Key property details i.e. hours of operation, zoning etc.
- Availability date
- Asking rentals, outgoings and key lease details
- Detailed site/ building plans including floor areas

Respondents should submit submissions to Tenant Leasing Group in a digital format.

Submissions are due no later than COB on Friday, 17 September 2021.

MANAGEMENT CONSULTANTS FEES

Tenant Leasing Group to be paid a full scale agency fee by the successful Developer / Lessor.

ENQUIRIES AND SUBMISSIONS

All enquires regarding this requirement and submissions are to be directed to:

Phil Reichelt

Principal

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