

The Future of Australian Logistics



Australia's Largest Intermodal Precinct

No other logistics precinct in
Australia compares to the scale and
location of Moorebank Intermodal.

243 ha

Prime logistics and intermodal
precinct

850,000 sqm

Onsite large format
warehousing

1,550,000 TEU

A year across the IMEX and
Interstate Terminals

60 MW




Of rooftop solar across
the estate

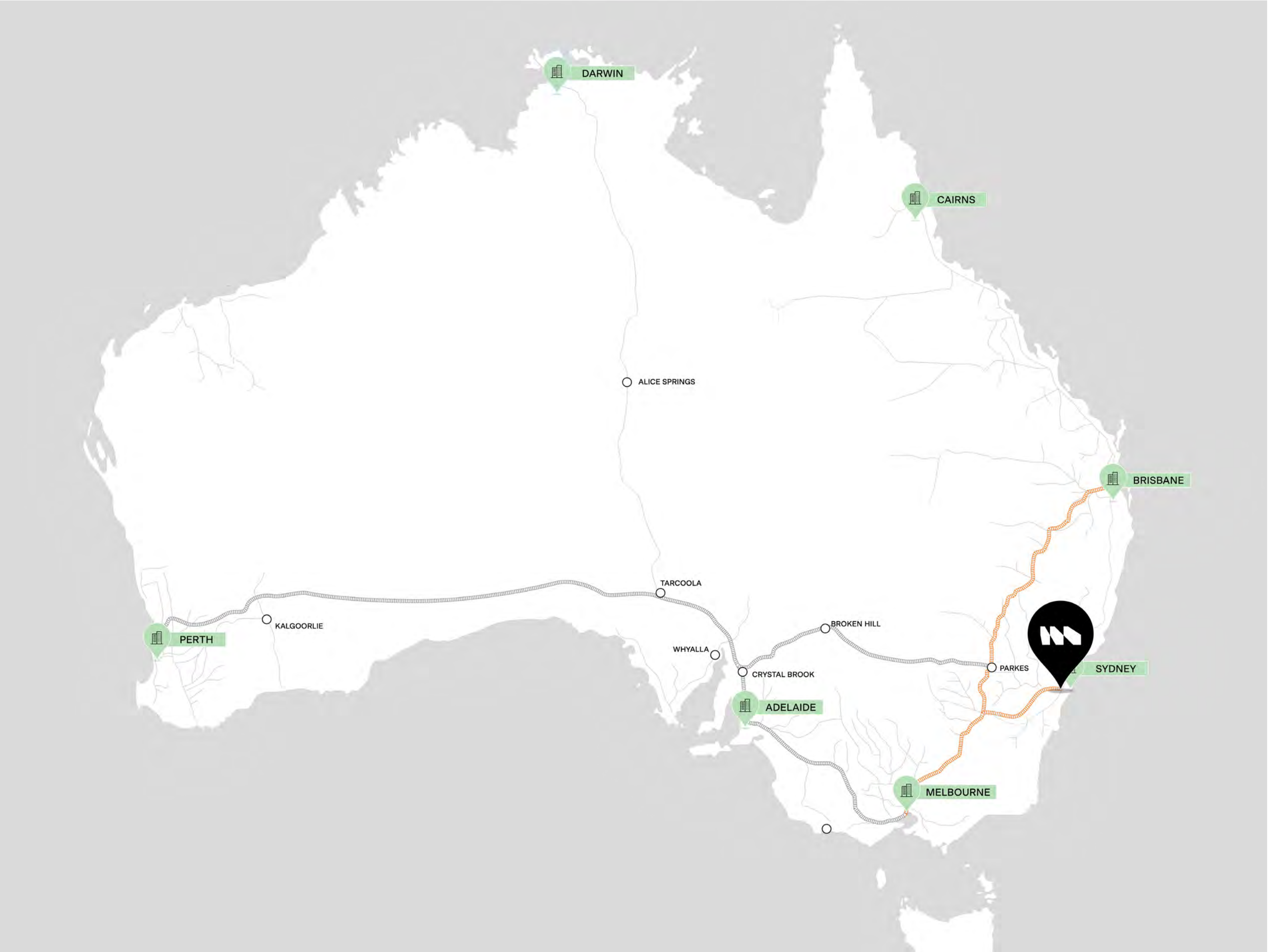
An aerial photograph showing a strategic location. In the foreground, there is a lush green field with a small building. A dense forest of tall trees surrounds the field. To the right, a river flows through the landscape. In the background, a multi-lane highway with several vehicles is visible. Beyond the highway, there is a large industrial or construction site with various buildings and structures. The sky is filled with scattered white clouds.

Strategic Location

Connecting to Australia’s inland rail network

Legend



-  Brisbane - Sydney - Melbourne
-  Melbourne - Adelaide - Perth
-  Other Australian Rail Networks

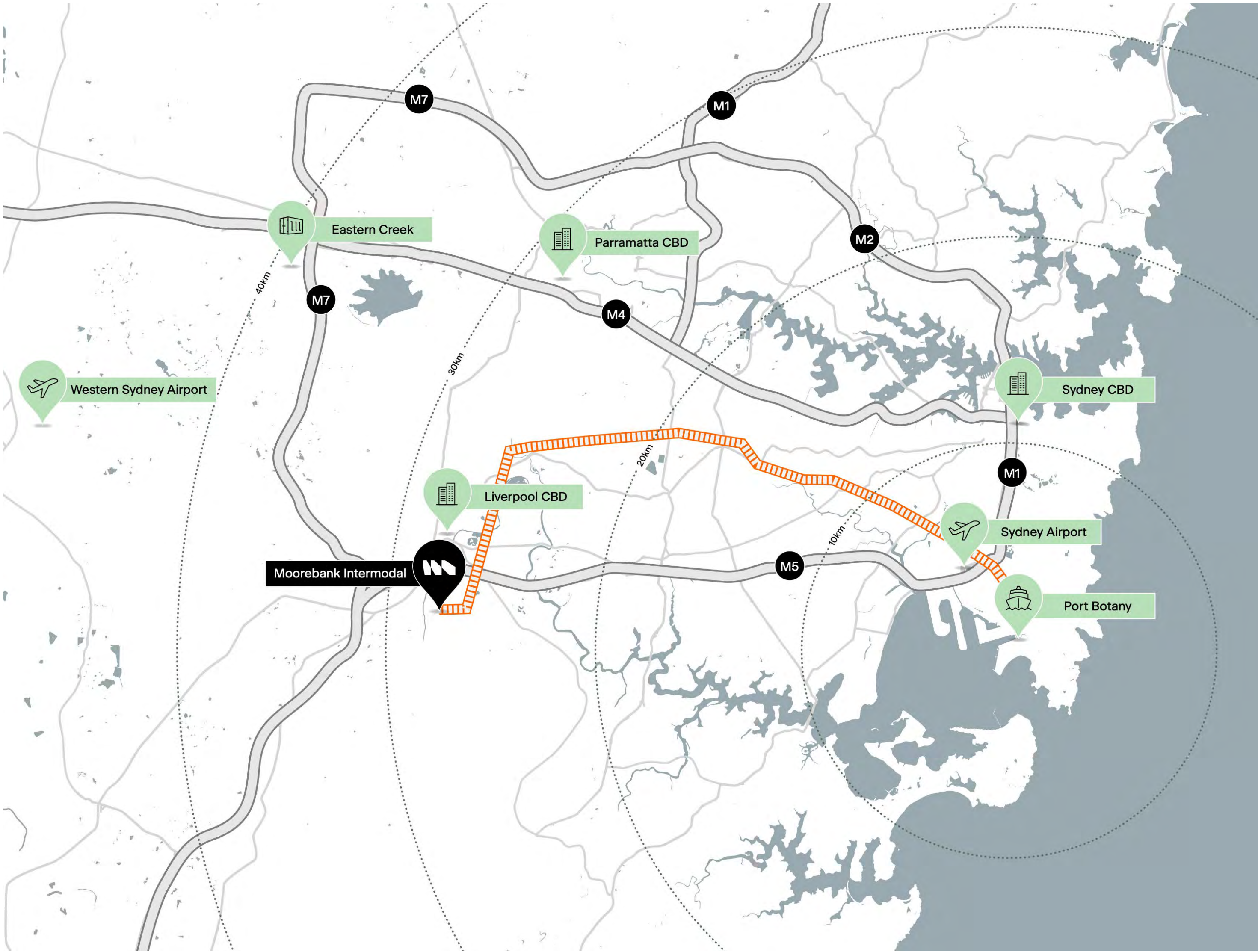


Strategic Location

- 0 km to M5
- 5 km to M7
- 25 km to Sydney Airport
- 32 km to Port Botany
- 32 km to Western Sydney Airport

Legend

-  Rail Link to IMEX
-  Motorways



Masterplan



Masterplan

Current Tenants

- E1 Catch
- E3 Ceasarstone Australia, Federal Hospitality
- E4 PCA Supply Chain Solutions, ATS Building Products
- E5 E6 Qube Logistics
- E7 Mainfreight
- W8 To be confirmed
- W9 To be confirmed
- RDC NDC Woolworths

Legend

- Available 2024
- Available 2025
- Committed Space
- Internal Freight Transfer Road
- Retail & Amenities





Stage 4

Stage 3

S5

S2

S1

N4

N3

N2

N1

An aerial photograph showing a wide river flowing through a lush, dense forest. The river is calm, reflecting the surrounding greenery. In the upper left corner, a large, modern building with a flat roof is visible, partially obscured by the trees. The sky is clear and blue.

Shaping Australia's Sustainable Future

Shaping Australia's sustainable future



Renewable Energy - Carbon Neutral Operations

Provision of rooftop solar panels capable of meeting the electricity needs of the warehouses and precinct infrastructure



Innovation

World's first fully automated intermodal terminal for containerised freight



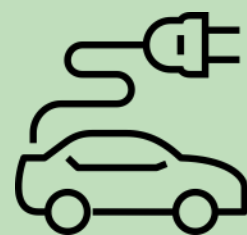
Urban Heat Island Reduction

Implement strategies that will target a temperature reduction within the surface and canopy layer of the site



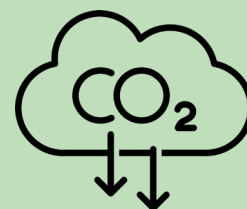
Enhanced Biodiversity

Establishment of biobank sites to manage the long-term ecological values of the site and offset the development's biodiversity impacts



Electric Vehicle Infrastructure

EV charging points within estate carparks to encourage electric vehicle usage



Reduction in Embodied Carbon

Reductions in embodied carbon in constructions materials achieved through replacement materials and value engineering

Shaping Australia's sustainable future

Replacing the road movement of 1.55 million freight containers per year

Removing 110,000 tCO₂e (Tonnes of Carbon) transport emissions per year

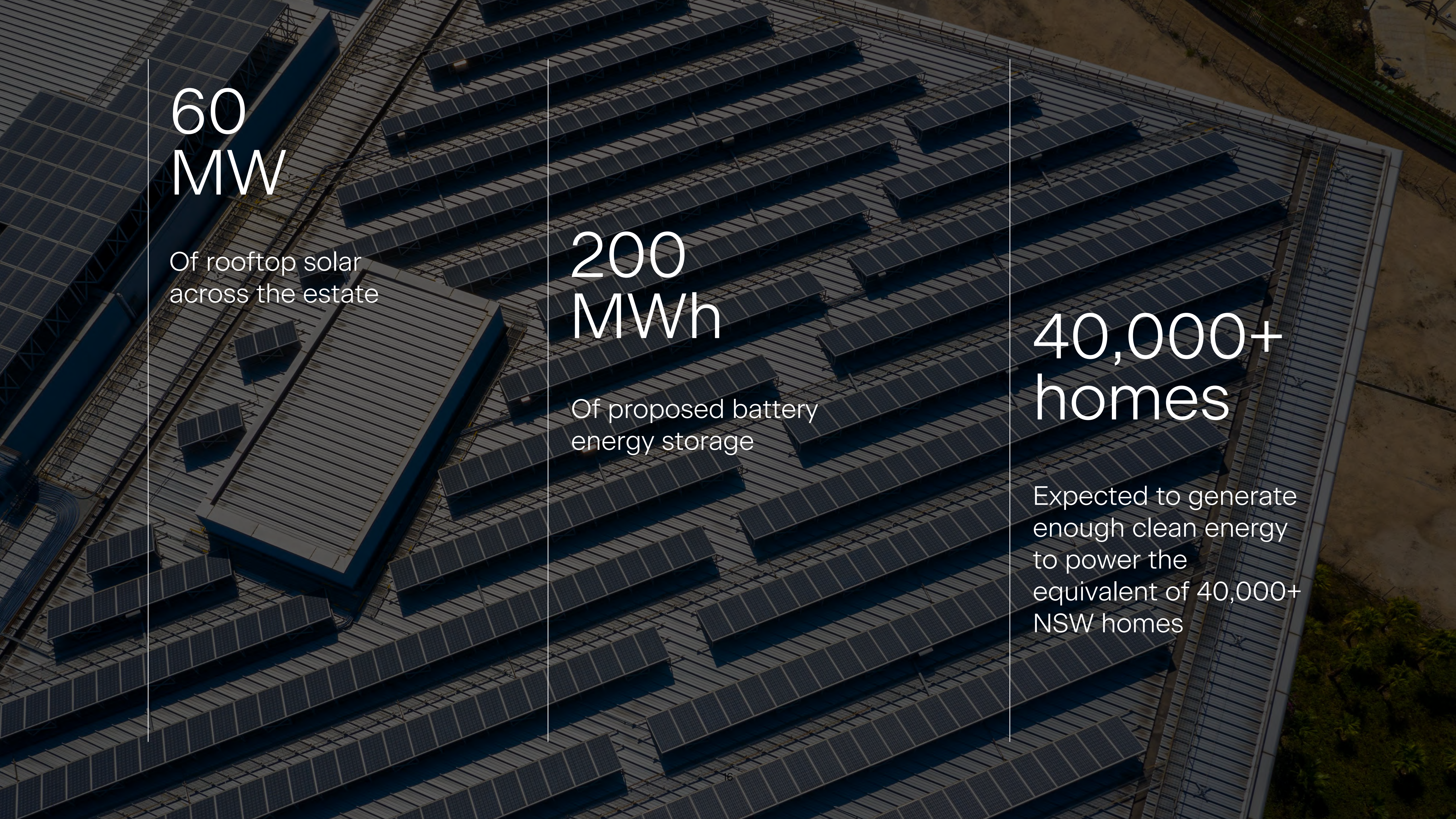
Eliminating more than 3,000 heavy truck movements from Sydney's roads each day

Creating 6,800 permanent new roles in diverse and emerging industries such as automation, robotics, transport & logistics, renewable energy, hospitality and retail

Delivering approximately \$11 billion in economic benefits over 30 years

An aerial photograph showing a vast array of solar panels installed on a large, flat industrial roof. The panels are arranged in long, parallel rows, creating a strong sense of scale and order. The perspective is from a high angle, looking down at the roof. The text "Solar on a Massive Scale" is overlaid in the center in a large, white, sans-serif font. The word "Massive" is underlined. The background shows the repetitive pattern of the solar panels and the structural elements of the roof.

Solar on a Massive Scale

An aerial photograph of a vast industrial roof, likely a warehouse or factory, densely packed with rows of solar panels. The panels are arranged in long, parallel lines, creating a strong geometric pattern across the entire surface. The lighting suggests a clear day, with shadows cast by the panels and the structure of the roof.

60
MW

Of rooftop solar
across the estate

200
MWh

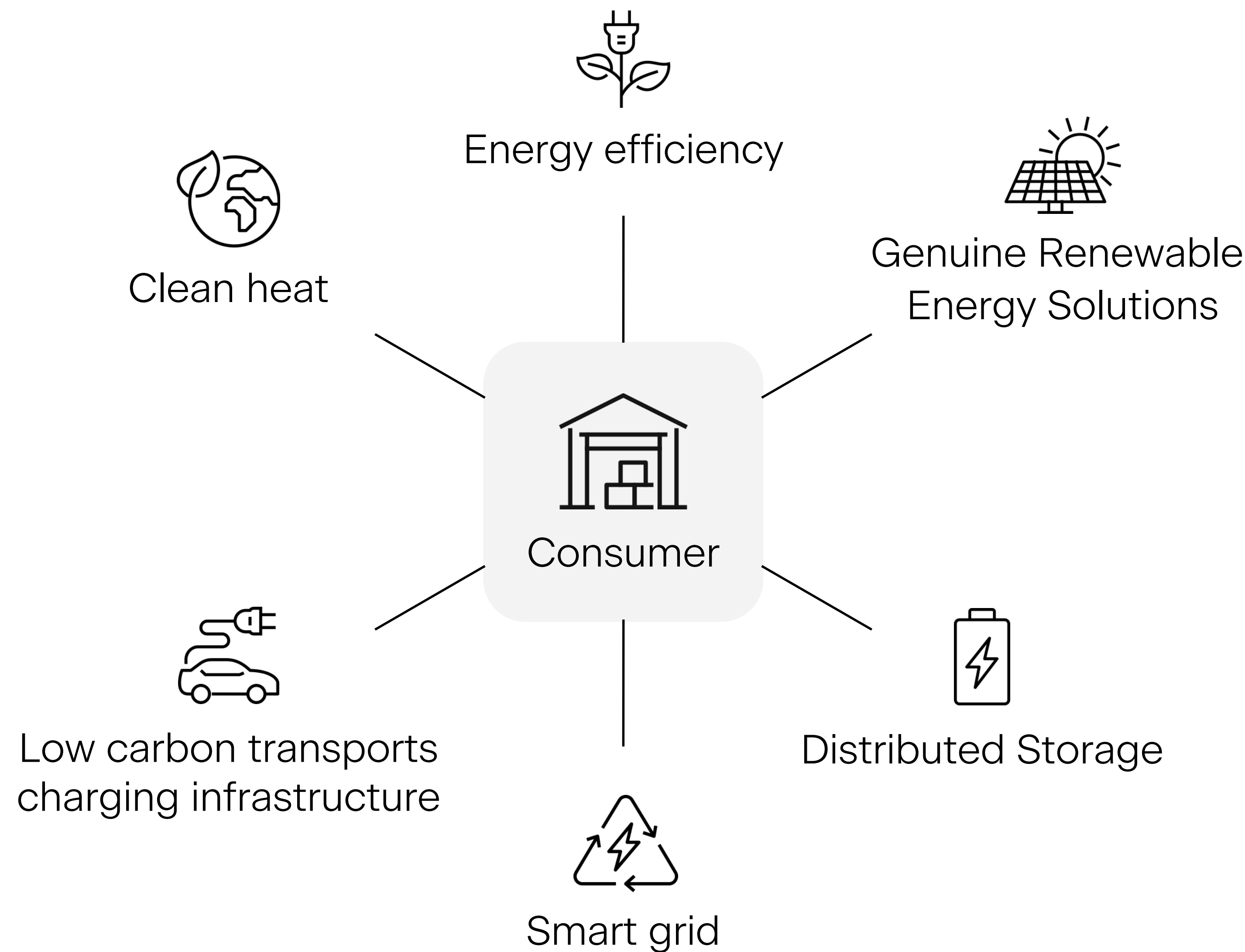
Of proposed battery
energy storage

40,000+
homes

Expected to generate
enough clean energy
to power the
equivalent of 40,000+
NSW homes

Our Distributed Energy Infrastructure

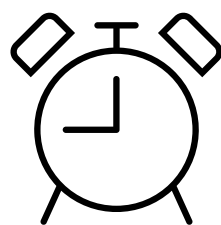
Solar Bay Onsite Portfolio - The onsite portfolio enables tenants to select from a menu set up to what service may be applicable to their operations. Operations and maintenance of tenant owned solar is also available.



Unbridled Supply Chain Benefits



Unbridled Supply Chain Benefits



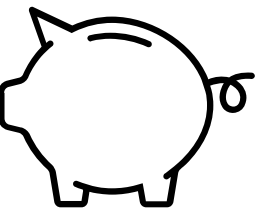
Reduced Delivery timing
from 4 days to 1 day



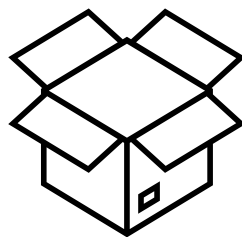
Supply chain savings
shifting from road to rail



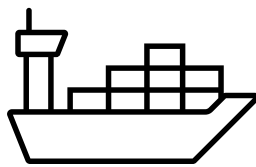
Reduced carbon footprint
accelerating Net Zero
targets



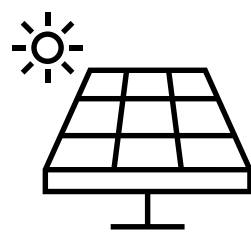
Savings on outgoings



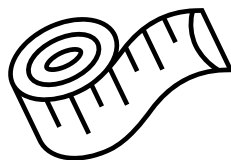
Fast turn around for inventory
stock levels



Total savings on interstate
transport

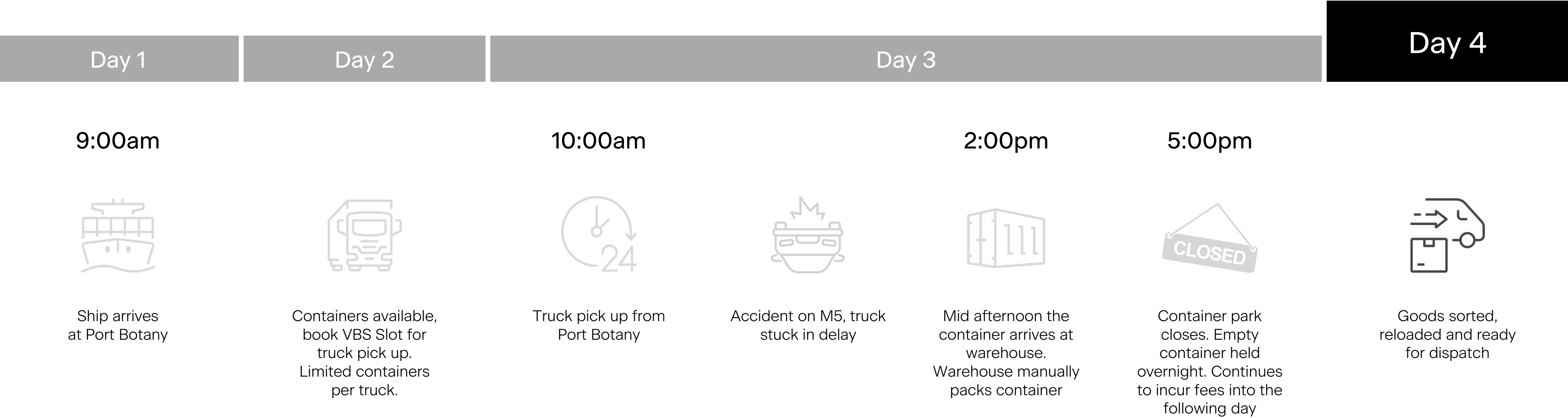


Electricity Savings



Reduced GLA Footprint

Unbridled Supply Chain Benefits



Unbridled Supply Chain Benefits

Day 1

9:00am



Ship arrives at Port Botany

10:00am



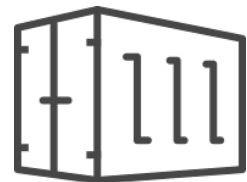
Containers ready to load to train

12:00pm



Up to 80 containers on train, departs for MIP

2:00pm



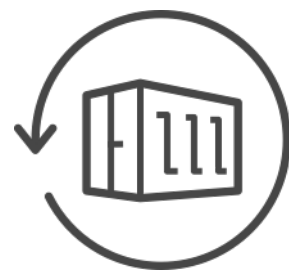
Containers arrive at IMEX

3:00pm



Containers processed through cross dock

4:00pm



Empty returned to Container Park

4:00pm



Available for delivery direct to store or warehouse

24 HOUR OPERATIONS

Road V Rail Container Pricing

40 Foot Comparison

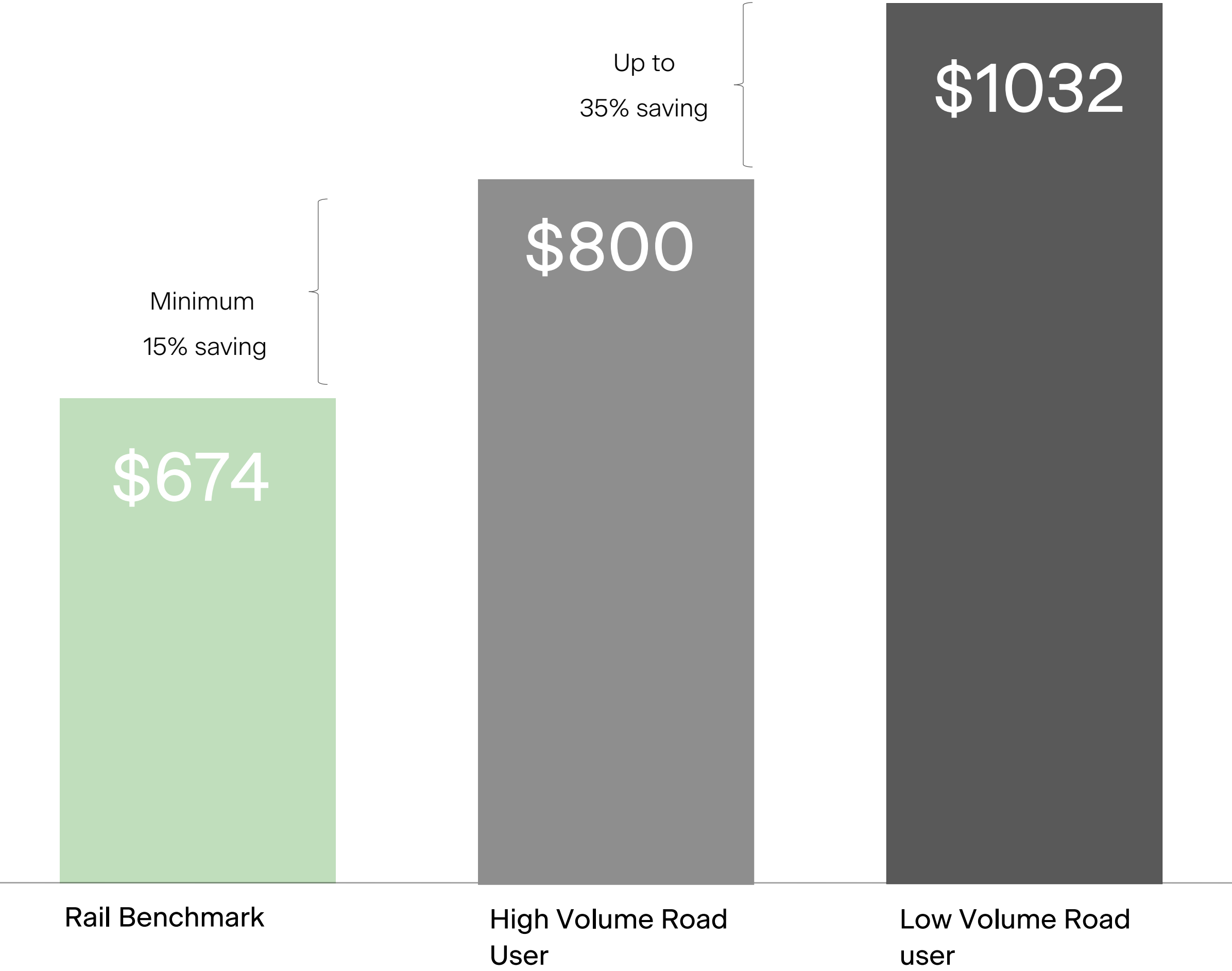
Road Rate

Per container price, Return Journey by Road	High Volume TEU	Lower Volume TEU
Base rate (volume dependant)	\$310	\$480
Fuel surcharge	\$65	\$127
Tolls	\$76	\$76
VBS Timeslot Fee	\$60	\$60
TAC – Terminals Access Charge	\$146	\$146
Empty Container Notification Fee	\$141	\$141
Total	\$800	\$1032

Rail Rate

Full container – Ex Port Botany - IMEX	\$118	} Rail Base Rate \$420
Empty Container - Ex Moorebank IMEX to Port Botany	\$118	
IMEX Terminal Lift on/Lift off	\$134	
IMEX Terminal to Warehouse / Return to IMEX Lift in / Lift out	\$50	
TIF – Terminal Infrastructure fee	\$146	
De-hire at MCS Cooks River	\$106	
Total	\$674	

Return Cost / 40ft Container



A man with a mustache, wearing a light blue button-down shirt, is seated at a wooden table outdoors. He is smiling and looking towards a woman whose face is partially visible on the right edge of the frame. His hands are clasped on the table. In front of him is a yellow ceramic cup on a saucer. To his left, a yellow disposable coffee cup with a black lid is visible. The background is a blurred outdoor setting with other people walking and a building with a 'LOGOS' sign. The text 'A thriving onsite community' is overlaid in white, sans-serif font across the center of the image.

A thriving onsite
community

A thriving onsite community

Multiple retail areas across the precinct

Mini Supermarket

Day Car Centre

Fitness and Healthcare

Conference Centre

Roof Top Café

Serve employees and public

160 Bed Hotel





A organisation built on partnerships

Backed by Australia's
leading operators and
investors

LOGOS

Partnering with



Backed by





LOGOS

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