

## The Future of Australian Logistics

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# 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





# Strategic Location

The location is minutes to Sydney's arterial road network via M5 and M7. The site has further benefit from its proximity to both Interstate and IMEX Intermodal terminals



0 km to M5



5 km to M7



25 km to Sydney Airport



32 km to Port Botany



32 km to Western Sydney Airport

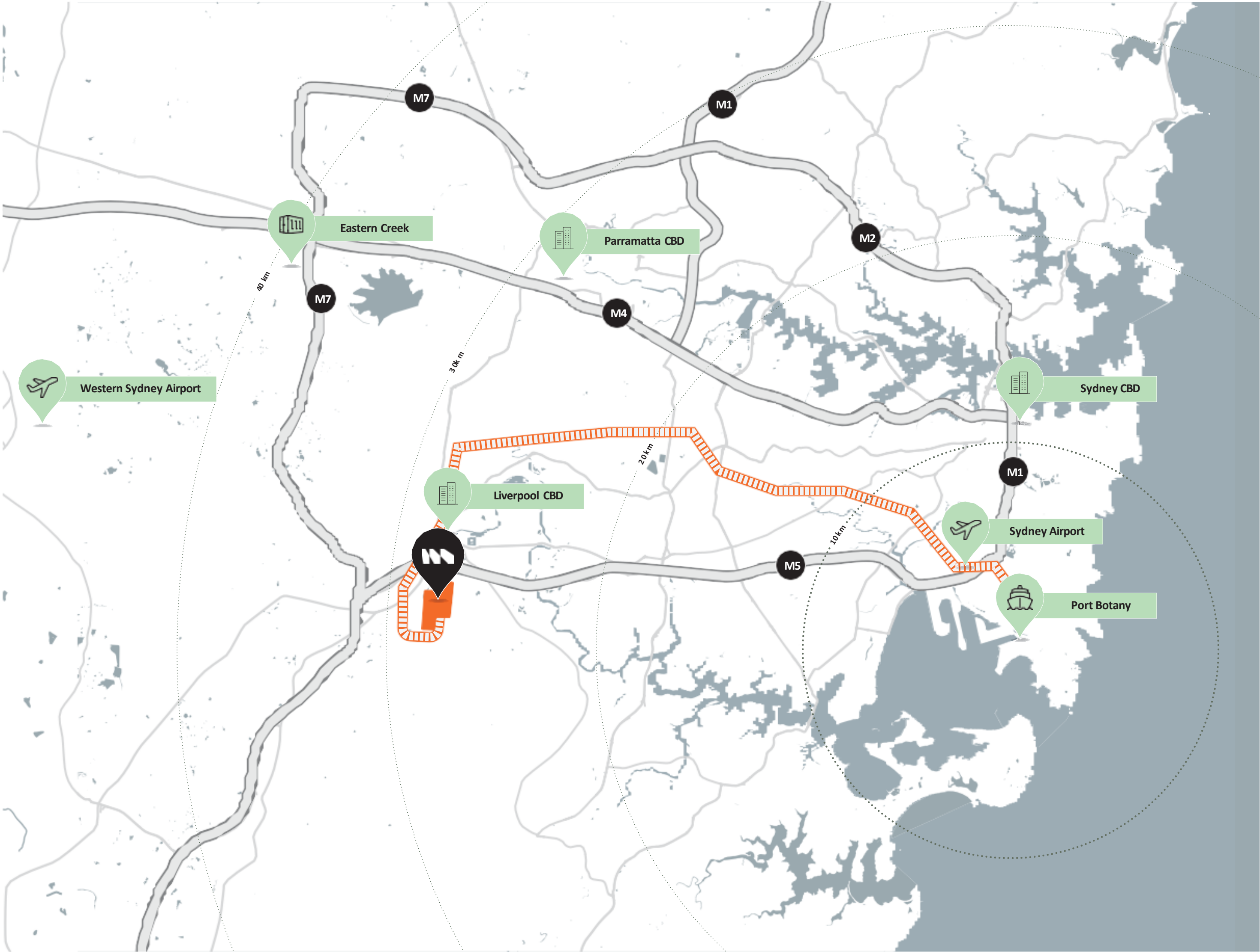
## Legend



Rail Link to IMEX



Motorways






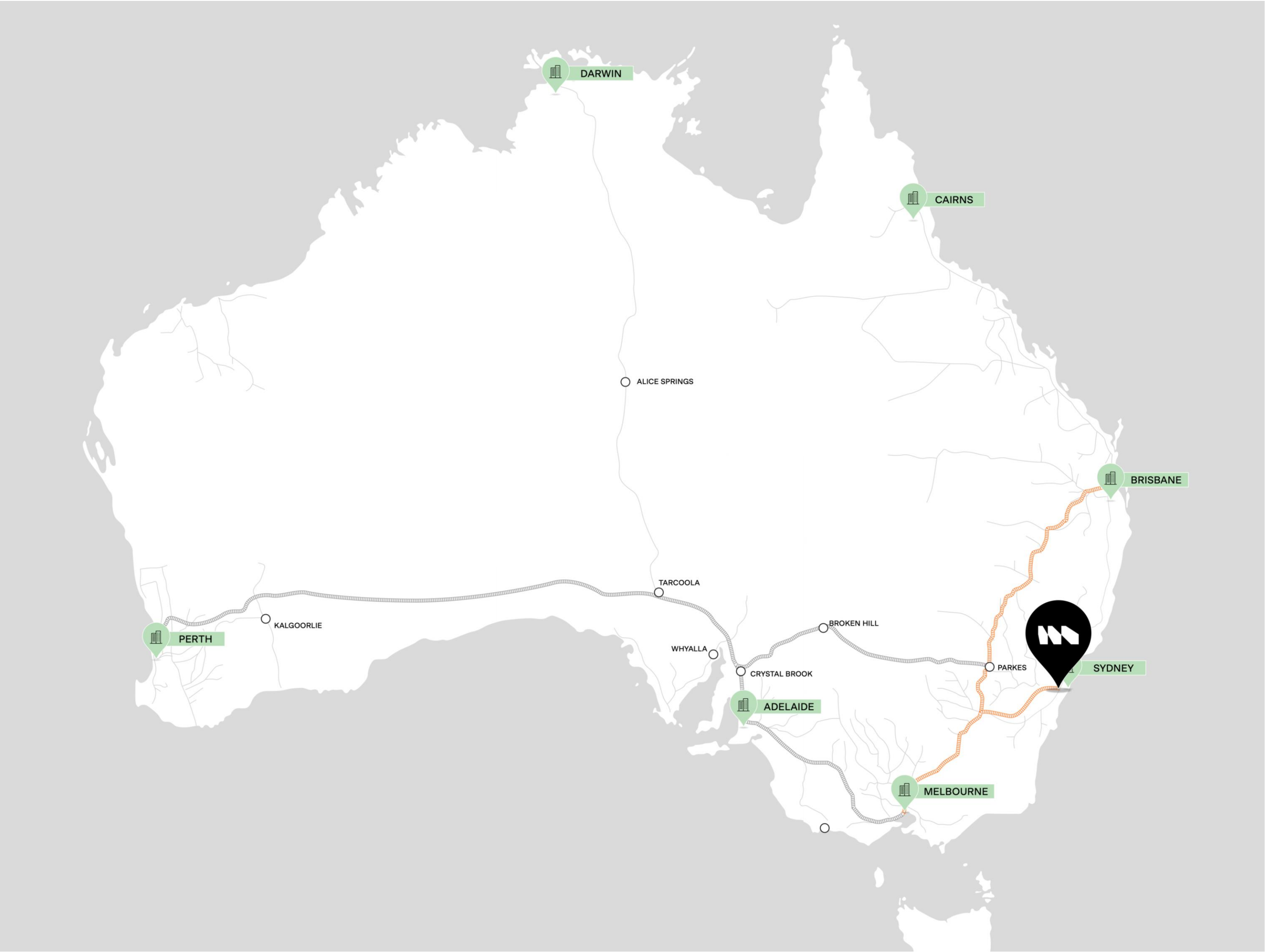
# Connecting to Australia’s inland rail network

Moorebank Intermodal Precinct will connect via the Interstate Terminal to Inland Rail network, allowing a direct link to Melbourne, Adelaide, Perth and Parkes. This network will enhance our nations freight and supply chain capabilities, connecting existing freight routes through rail, road and ports.

Inland Rail means freight can be delivered faster and more reliably across Australia and beyond to global markets.

## Legend

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



# Masterplan

## Current Tenants

- E1 Catch
- E3 Ceasarstone Australia, Federal Hospitality
- E4 PCA Supply Chain Solutions, ATS Building
- E5, E6 Qube Logistics
- E7 Mainfreight
- N1 Maersk
- N2 Sydney Tools
- RDC, NDC Woolworths
- S2B Signify



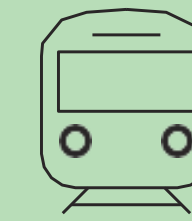




## Unbridled Supply Chain Benefits



**Reduced Delivery timing**



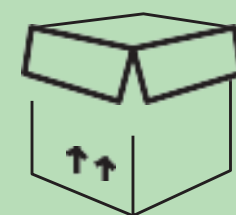
**Supply chain savings shifting from road to rail**



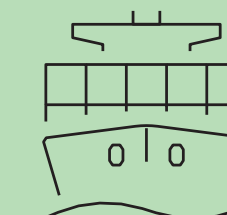
**Reduced carbon footprint accelerating Net Zero targets**



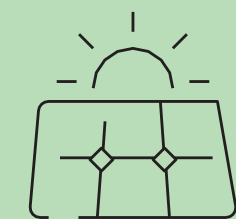
**Savings on outgoings**



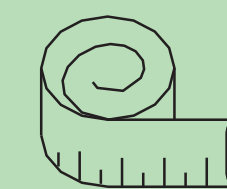
**Fast turn-around for inventory stock levels**



**Total savings on interstate transport**



**Electricity Savings**



**Reduced GLA Footprint**



# Rail transportation of Containers from Port Botany to Moorebank

1 – 2 Days

9:00am



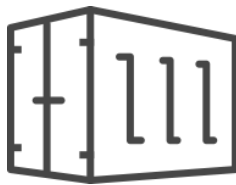
Ship arrives  
at Port Botany



Containers ready  
to load to train



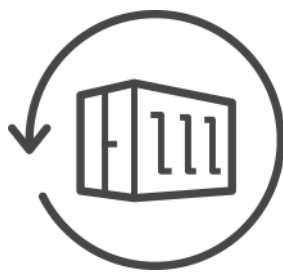
Up to 80 containers  
on train, departs for  
MIP



Containers arrive at  
IMEX



Containers  
processed through  
cross dock



Empty returned to  
Container Park



Available for  
delivery direct to  
store or  
warehouse

4:00pm

Port to Door - 24 HOURS

# Road V Rail Container Pricing

40 Foot Comparison: On Site De-hire Opportunity

## Road Rate

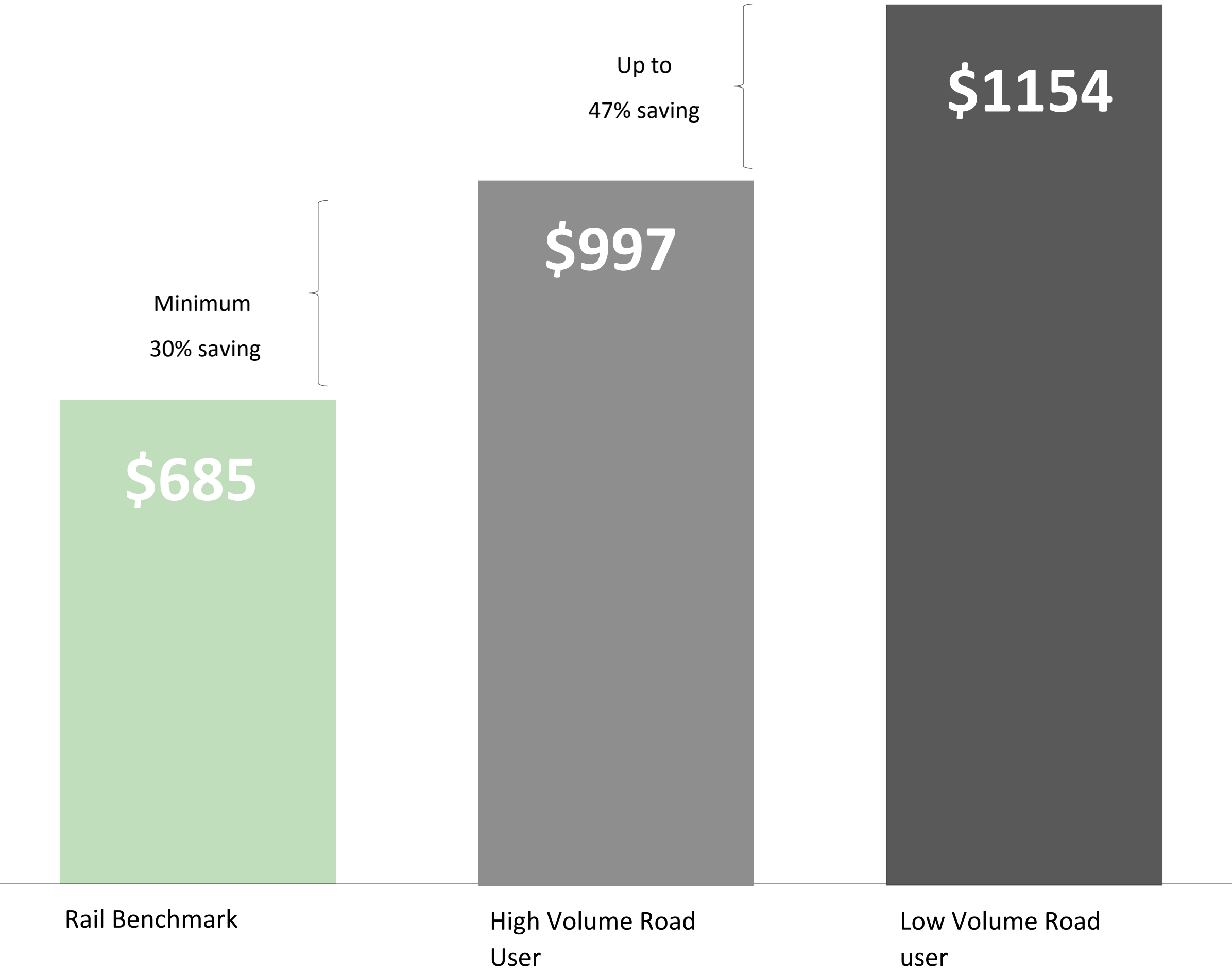
Per container price, Return Journey by Road	High Volume TEU	Lower Volume TEU
Base rate (volume dependant)	\$382	\$485
Fuel surcharge	\$88	\$142
Tolls	\$85	\$85
VBS Timeslot Fee	\$62	\$62
TAC – Terminals Access Charge	\$195	\$195
Empty Container Notification Fee	\$184	\$184
Total	\$997	\$1154

## Rail Rate

Full container – Ex Port Botany - IMEX	\$122
Empty Container - Ex Moorebank IMEX to Port Botany	\$122
IMEX Terminal Lift on/Lift off	\$134
IMEX Terminal to Warehouse / Return to IMEX Lift in / Lift out	\$50
TIF – Terminal Infrastructure fee	\$195
De-hire at MCS Cooks River	\$184
Dehire at Moorebank Empty Park (MEP)	(\$122)
Total	\$685

Rail Base Rate  
\$428

## Return Cost / 40ft Container







# Sustainability



## Solar on a Massive scale - Carbon Neutral Ops

60MW of rooftop solar panels and 200MWh of proposed battery storage capable of meeting the electricity needs of the warehouses and precinct infrastructure.



## Innovation

World’s first fully automated intermodal terminal for containerised freight



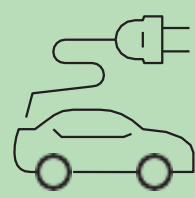
## Urban Heat Island Reduction

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



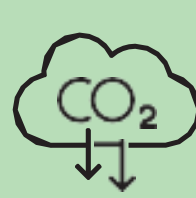
## Enhanced Biodiversity

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



# A thriving onsite community

Proposed future amenities may include:

Multiple retail areas across the precinct

Mini Supermarket

Day Care Centre

Fitness and Healthcare

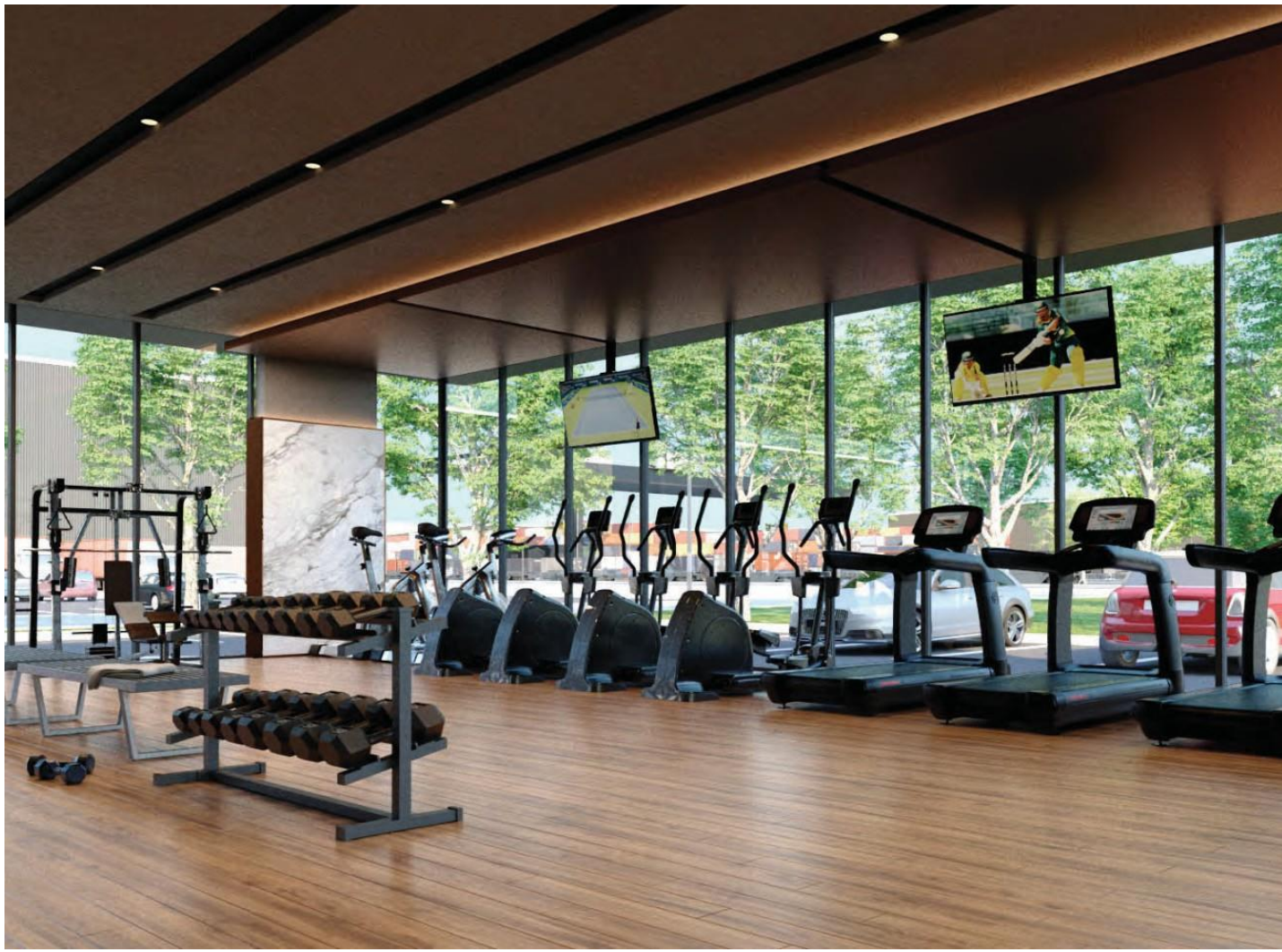
Conference Centre

Roof Top Café

Serve employees and public

160 Bed Hotel

Disclaimer: subject to change without notice





# Brought to you by Australia’s leading operators and investors

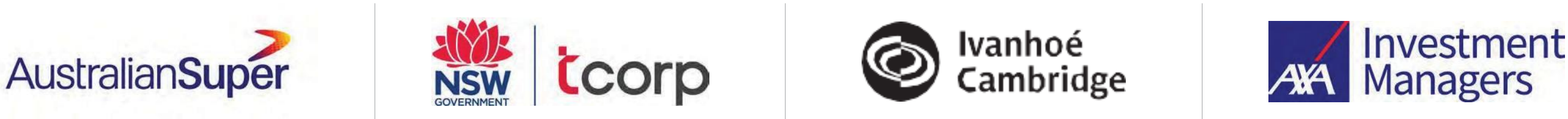
Moorebank Intermodal Precinct brought to you by ESR Group, National Intermodal and Qube Logistics. Together we are delivering cutting-edge industrial, logistics and intermodal property solutions to support our customers growth and success — The Future of Australian Logistics



## Partnering with



## Backed by



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