

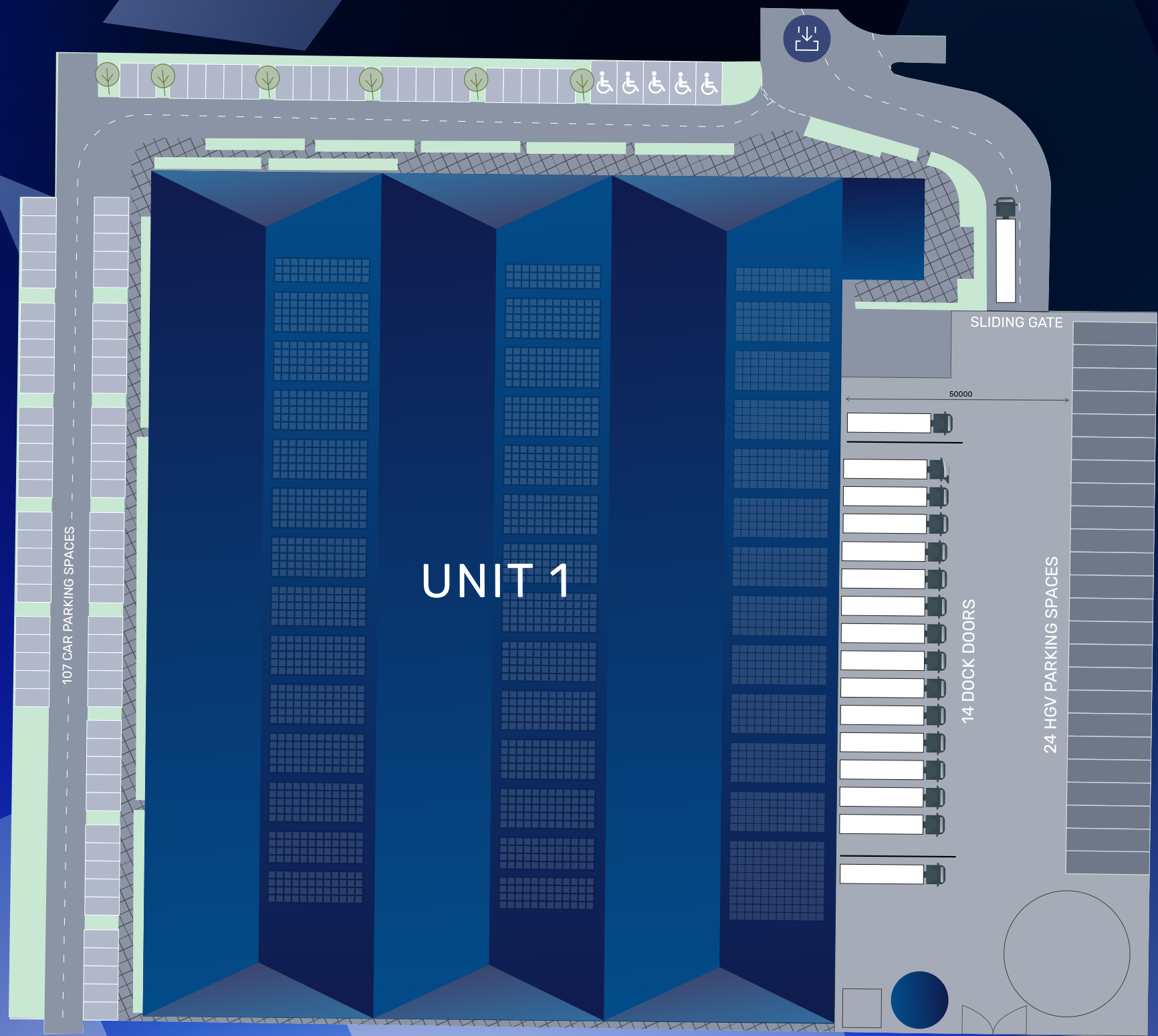
SITE MASTERPLAN

Unit 4	Sq Ft
Warehouse	59,052
Mezzanine Offices	5,390
Total (GEA)	64,442
Car Parking	47
Dock Doors	5
Level Access Doors	2

Unit 3	Sq Ft
Warehouse	93,493
Mezzanine Offices	5,897
Total (GEA)	99,390
Car Parking	68
Dock Doors	10
Level Access Doors	2

Unit 2	Sq Ft
Warehouse	231,610
Mezzanine Offices	6,917
Hub Offices	2,345
Total (GEA)	240,872
Car Parking	173
Dock Doors	24
Level Access Doors	2

Unit 1	Sq Ft
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107
Dock Doors	14
Level Access Doors	2



14 Dock
Doors



2 Level
Access Doors



12.5m Clear
Internal Height



Secure Contained
Service Yard



107 Car
Parking Spaces



Mezzanine
Offices



1.25 MVA
Power Supply



EV
Charging



(PV) Photovoltaic
Panels



LED
Lighting

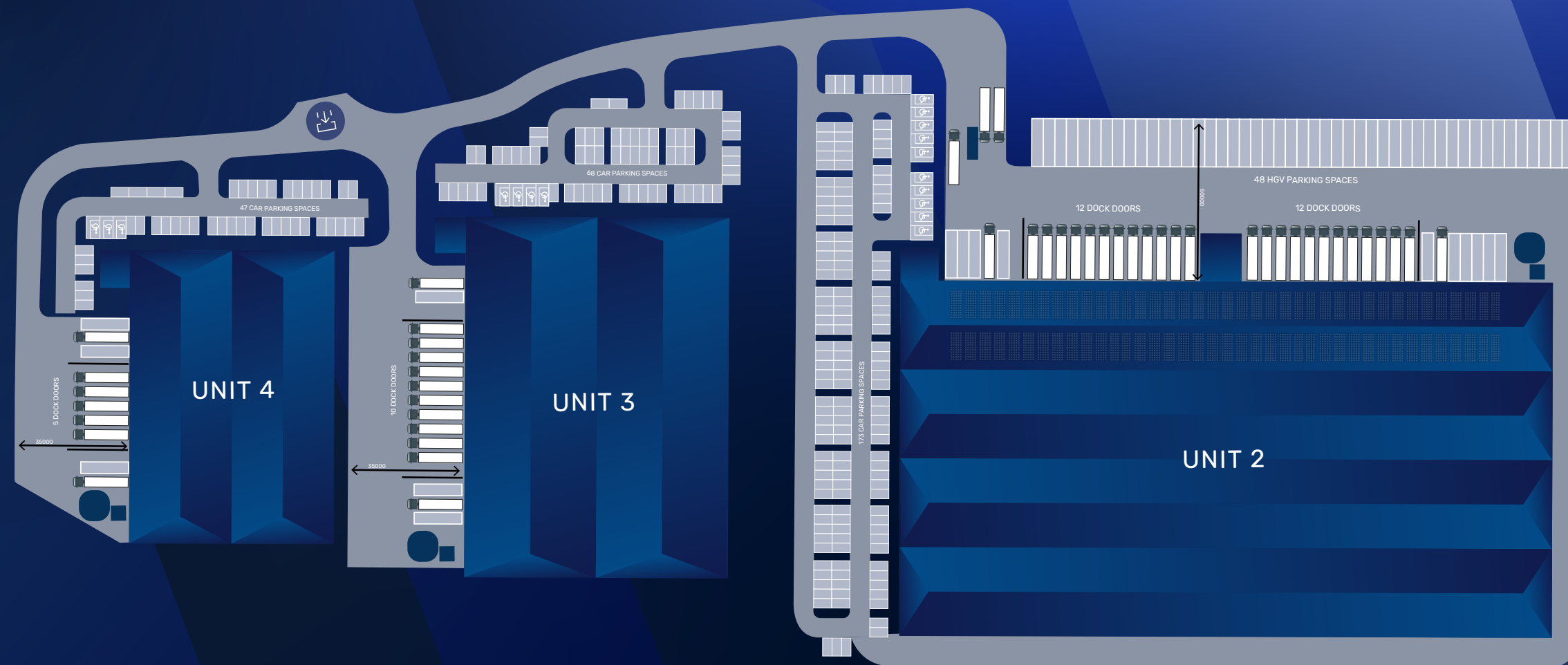
PHASE 1: 171,915 SQ FT SPECULATIVE UNIT

Phase 1 consists of a single speculative unit of 171,915 sq ft which is currently under construction. Completion is set for Q2 2026.

Unit 1	Sq Ft
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107



These units will be built speculatively, with completion set for Q4 2026.



Unit 2	Sq Ft
Warehouse	231,610
Mezzanine Offices	6,917
Hub Offices	2,345
Total (GEA)	240,872
Car Parking	173

LED Lighting