

STREAM

NORTHMEAD

NEW IN THE 2152





STREAM
NORTHMEAD

hannas

STREAM
NORTHMEAD

STREAM

STREAM

STREAM

STREAM

Artist Impression
DA Submitted

hannas

Combining industrial practicality with commercial sensibility.



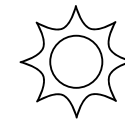
Combining industrial practicality with modern workspace functionality, Stream Northmead is a solution for workplaces searching for a premium industrial home. Spanning three levels of flexible strata storage units and premium warehouses with mezzanine offices, Stream Northmead is architecturally designed to harness natural light, prioritise an intelligent use of space and integrate with an abundant landscape and environmental surrounds. Located adjacent to Westmead Innovation District, this is an exceptional opportunity to invest in a precinct defined by world-class industrial, health, research, education and innovation facilities.

Development Features.

OVERVIEW



Robust design with premium finishes



Generous glazing providing natural light



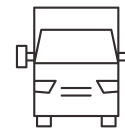
E4— General Industrial



Neighbouring Westmead innovation precinct



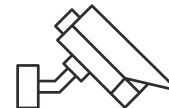
Functional warehousing and storage



Medium rigid accessible under 4m to warehouse levels



Close proximity to M2, M4, M7



CCTV



Ample onsite parking



24/7 access

Modern Flexible Warehouses.

105 SQM – 438 SQM

The perfect space for trades, e-commerce, design, investors and more.



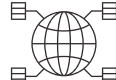
5.2m clearance*



63A power



Integrated mezzanine offices



Data enabled



Bathroom amenities



All weather unloading



Medium rigid under 4m accessible



Dedicated parking

*Height is defined as the vertical distance from floor finish to uppermost concrete slab soffit or roof purlin and excludes structural beams, building services and fire services which require 500mm clearance from the sprinkler head.



Artist Impression
DA Submitted

Strata Storage Units.

11 SQM – 91 SQM

The ideal space for boats, cars, sports equipment, hobbies, furniture and more.



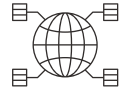
3.7m clearance*



32A power



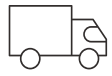
Shared bathroom amenities



Data enabled



Secure 24/7 basement access



Passenger vehicles under 2.7m



3m x 3m roller shutters



Communal parking

*Height is defined as the vertical distance from floor finish to uppermost concrete slab soffit or roof purlin and excludes structural beams, building services and fire services which require 500mm clearance from the sprinkler head.



Artist Impression
DA Submitted

LOCATION

150 Briens Rd Northmead, NSW.

Stream Northmead is situated approximately 26km west of the Sydney CBD and 3.5km northwest of the Parramatta CBD. It offers excellent connectivity to Greater Sydney, with quick access to the Cumberland Highway, Old Windsor Road, James Ruse Drive, as well as the M2, M4 and M7 Motorways. The location neighbours the Westmead Medical Precinct, the largest health and research hub in Australia, and is close to major amenities such as Bunnings, Coles, Western Sydney University, and the upcoming Westmead Light Rail.



2152 Local

- 1 BUNNINGS NORTHMEAD
03 mins
- 2 WESTMEAD HEALTH PRECINCT
02 mins
- 3 PARRAMATTA CBD
10 mins
- 4 CUMBERLAND HIGHWAY
10 mins
- 5 WESTERN SYDNEY UNIVERSITY
08 mins
- 6 JAMES RUSE DRIVE
10 mins
- 7 SILVERWATER INDUSTRIAL
15 mins
- 8 NORTHCONNEX
15 mins
- 9 SYDNEY MARKETS
17 mins
- 10 ENFIELD INTERMODAL
25 mins
- 11 WESTCONNEX
25 mins
- 12 SYDNEY CBD
40 mins
- 13 SYDNEY AIRPORT
40 mins



Artist Impression
DA Submitted

STORAGE UNITS

Basement.

SOLD

AVAILABLE

STORAGE	TOTAL AREA SQM
ST 01	31
ST 02	35
ST 03	58
ST 04	60
ST 05	31
ST 06	30
ST 07	29
ST 08	26
ST 09	24
ST 10	24
ST 11	18
ST 12	20
ST 13	65
ST 14	37

STORAGE	TOTAL AREA SQM
ST 15	62
ST 16	62
ST 17	37
ST 18	57
ST 19	41
ST 20	24
ST 21	51
ST 22	87
ST 23	91
ST 24	40
ST 25	27
ST 26	27
ST 27	35
ST 28	35

STORAGE	TOTAL AREA SQM
ST 29	26
ST 30	26
ST 31	35
ST 32	35
ST 33	27
ST 34	47
ST 35	61
ST 36	34
ST 37	42
ST 38	31
ST 39	68
ST 40	68
ST 41	41
ST 42	53

STORAGE	TOTAL AREA SQM
ST 43	55
ST 44	11
ST 45	20
ST 46	30
ST 47	34
ST 48	45
ST 49	50
ST 50	77

WAREHOUSES

Ground.

STORAGE	WAREHOUSE SQM	MEZZANINE SQM	TOTAL AREA SQM	CAR SPACES
WH 01	68	50	118	1
WH 02	60	45	105	1
WH 03	61	45	106	1
WH 04	122	65	187	2
WH 05	213	54	267	3
WH 06	198	65	263	2
WH 07	91	43	134	1
WH 08	91	43	134	1
WH 09	128	77	206	1
WH 10	176	63	239	2
WH 11	192	82	274	3
WH 12	141	78	219	2
WH 13	127	60	187	1
WH 14	133	66	199	1
WH 15	135	68	203	1
WH 16	133	66	199	1
WH 17	127	60	187	1

Note: Units are measured in Gross Lettable Area (GLA)

WAREHOUSES

Level One.

SOLD

AVAILABLE

STORAGE	WAREHOUSE SQM	MEZZANINE SQM	TOTAL AREA SQM	CAR SPACES
WH 18	129	58	187	1
WH 19	129	55	184	1
WH 20	129	55	184	1
WH 21	198	65	263	2
WH 22	149	54	203	2
WH 23	148	65	213	2
WH 24	91	43	134	1
WH 25	91	43	134	1
WH 26	128	76	204	1
WH 27	177	67	244	2
WH 28	195	82	277	2
WH 29	337	101	438	3
WH 30	136	60	196	2
WH 31	142	66	208	2
WH 32	144	68	212	2
WH 33	141	66	207	2
WH 34	136	60	196	2

Note: Units are measured in Gross Lettable Area (GLA)



SABLE +
MEDICAL
SUPPLIES

Artist Impression
DA Submitted

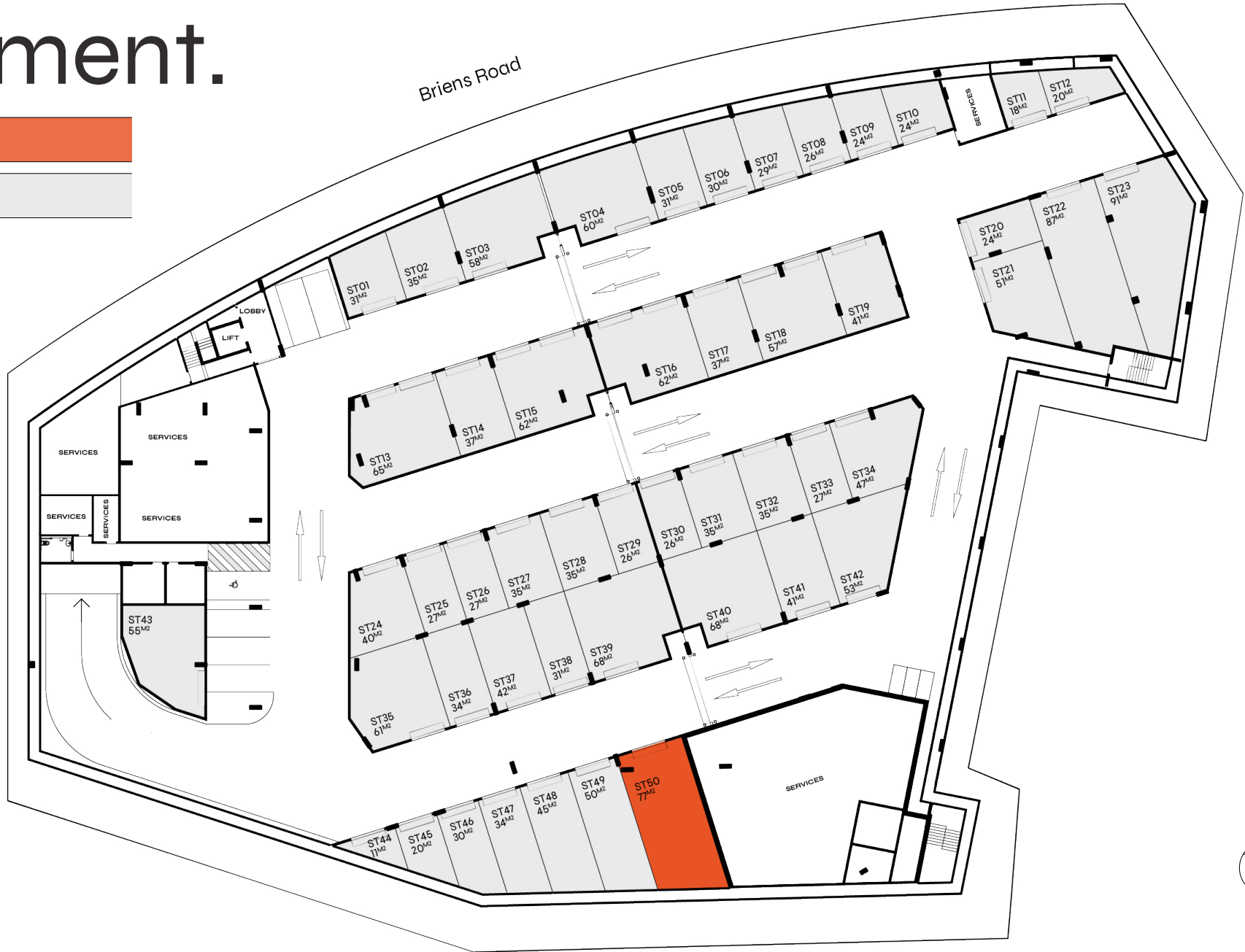
 hannas

Basement.

SOLD

AVAILABLE

Toongabbie Creek



FLOORPLANS

Ground.

SOLD

AVAILABLE

Toongabbie Creek



FLOORPLANS

Level One.

SOLD

AVAILABLE

Toongabbie Creek

Briens Road





STREAM
NORTHMEAD

hannas

150
152

BRIENS
ROAD

STREAM

Artist Impression
DA Submitted

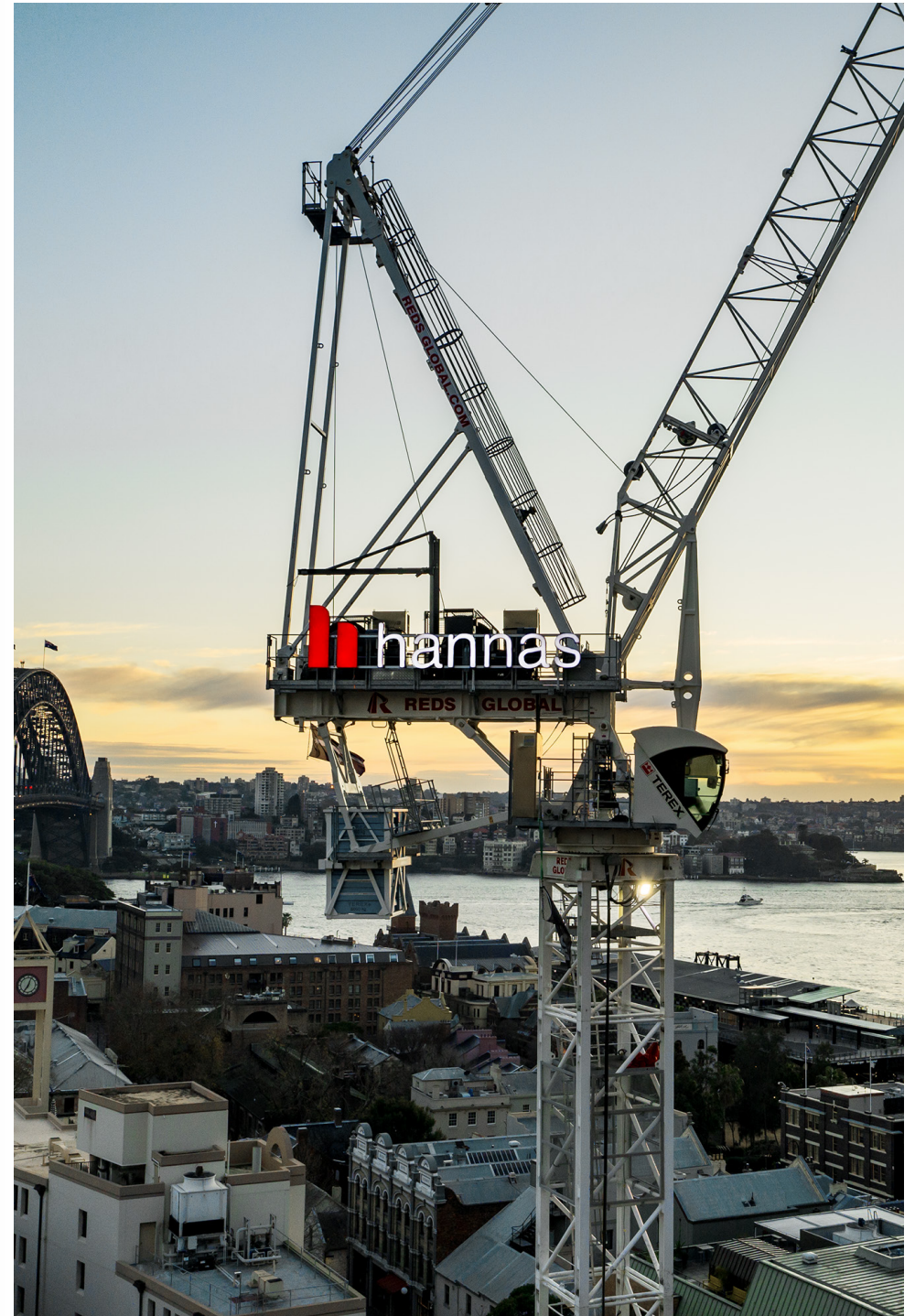
hannas

ABOUT

The developer.

Hannas is a Sydney based, privately owned property development and civil infrastructure company. With over 35 years of operations, Hannas has delivered landmark projects across industrial, residential and commercial sectors, each with a core focus on design excellence, innovation and integrity. Most recently Hannas has been proud to deliver iconic projects such as Bluestone Industrial Estate and The Harrington Collection, whilst maintaining a strong pipeline of future developments across Australia.

hannas.com.au



DEVELOPED BY HANNAS

ARC

LANE COVE

Set within Sydney's flourishing Lane Cove industrial community, only 15 minutes from the CBD, Arc Lane Cove offers an unrivalled solution for strata storage and warehousing, across the industrial estate market. Consisting of 51 generous strata storage units ranging from 20 - 75sqm and 48 modern, flexible warehouses with mezzanine office space between 95 - 301sqm, all with 24/7 secure access.

SOLD OUT - Warehouse & storage leasing opportunities available

arclanecove.com

LOCATION	Lane Cove West, NSW
GFA	11,000m ²
ARCHITECTS	SBA Architects
BUILDER	Pattersons Building Group
STATUS	Project Complete



DEVELOPED BY HANNAS

ROCKWATER

BROOKVALE

Modernising industrial development in one of Sydney's most sought after locations. Only a stone's throw from Westfield Warringah Mall and surrounding residential suburbs, 4km to the iconic Curl Curl and Manly beaches and 30 minutes to the Sydney CBD, Rockwater Brookvale delivers a dynamic home for your business with no compromise to your lifestyle.

DA approved - selling now - enquire today.

rockwaterbrookvale.com

LOCATION	Brookvale, NSW
GFA	6870M ²
ARCHITECTS	Rothelowman
BUILDER	TBC
STATUS	Early Works Commenced



STREAM NORTHMEAD

Contact:

For sales enquiries, please contact:



BRENTON THOMPSON

+61 435 159 229

brentont@hannas.com.au

Stream Northmead appointed sales agents:



PEDRO TABRIZI

+61 488 444 567

pedro@myspaceia.com.au

ARTHUR MIHAIL

+61 499 767 745

arthur@myspaceia.com.au



AYMEN SOBBI

+61 439 048 035

aymen@parksidecommercial.com.au

RINO GAZZERA

+61 430 341 220

rino@parksidecommercial.com.au

Disclaimer: The information provided in this Brochure as at April 2024 is given in good faith and is derived from sources believed to be accurate. All information, plans, specifications, images and other materials are subject to final plans being prepared and subject to changes required by development approvals, statutory authorities and building considerations. Hannas gives no warranty or guarantee and does not make any representation or warranty as to the accuracy, timeliness, completeness or suitability of any material or information. Hannas and its directors, employees and associates do not accept any responsibility or liability arising in any way from errors in or omissions from the information in this website and do not accept any liability for any loss or damage as a result of any person relying on any information in this document, including without limitation, any information provided by any third parties or for forecasts or forward-looking statements.

