

STREAM

NORTHMEAD

NEW IN THE 2152





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NORTHMEAD

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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.

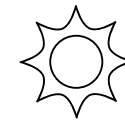


Development Features.

OVERVIEW



Robust design with premium finishes



Generous glazing providing natural light



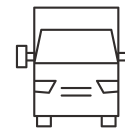
E4— General Industrial



Neighbouring Westmead innovation precinct



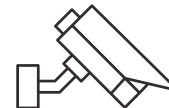
Functional warehousing and storage



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.



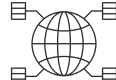
5.2m clearance*



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.



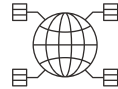
3.7m clearance*



32A power



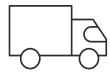
Shared bathroom amenities



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

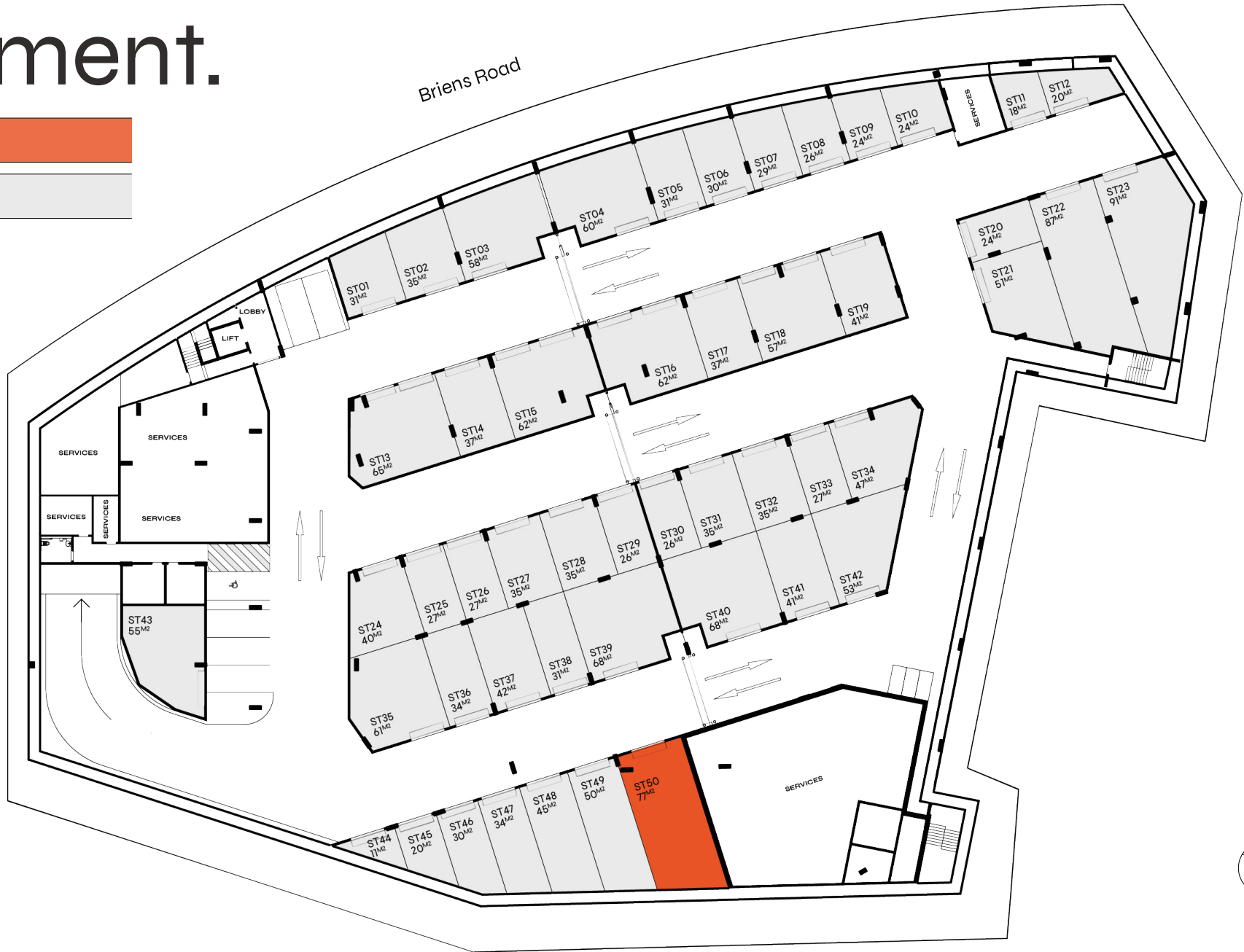
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Basement.

SOLD

AVAILABLE

Toongabbie Creek



FLOORPLANS

Ground.

SOLD

AVAILABLE

Toongabbie Creek



Level One.

SOLD

AVAILABLE

Toongabbie Creek

Briens Road





STREAM
NORTHMEAD

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150
152

BRIENS
ROAD

STREAM

Artist Impression
DA Submitted

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ABOUT

The developer.

With a legacy spanning more than 35 years, Hannas, a privately owned Sydney-based property development and civil infrastructure company, has delivered landmark projects across industrial, residential and commercial sectors, each with a core focus on design excellence, innovation and integrity.

Hannas' expertise is exemplified by a trail of successful endeavours catering to diverse sectors, including renewable energy infrastructure, oil and gas, water management, rail networks, roads, and heavy industry clients across New South Wales. Since 1988, Hannas has delivered over \$1 billion of civil infrastructure work, winning multiple awards before expanding into property development in the early 2000's. This includes one of Sydney's most iconic multi-residential developments, The Harrington Collection, which received a commendation in the 2023 UDIA NSW Awards For Excellence and was awarded Silver in the 2023 Better Future Sydney Designs Awards.

Firmly cementing itself as a pioneer within the industrial sector, Hannas' success is underpinned by its vision to modernise industrial development by taking the same aesthetic and premium style as residential projects. This approach saw Hannas achieve record off-the-plan rates for its Arc Lane project in Lane Cove West in 2022, as well as its Rockwater Brookvale project in Sydney's northern beaches in 2023. In 2024, Hannas launched Solus Industrial Byron Bay, a 17 lot subdivision offering purchasers a once-in-a-generation opportunity to shape the evolving narrative of Byron Bay's landscape.

Hannas takes pride in its development ventures that reinvent urban landscapes, delivering iconic projects while maintaining a strong pipeline of future developments and civil projects across Australia.

hannas.com.au



Our Projects.

Bluestone Industrial Estate

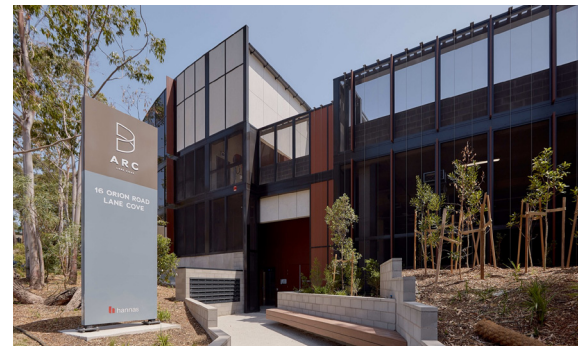
LOCATION Greystanes, NSW
NSA 6,870m²
ARCHITECTS Nettleton Tribe
BUILDER EQ Constructions
STATUS Project Complete



Solus Industrial

LOCATION Byron Bay, NSW
SITE AREA FOR SALE 45,285m²
CIVIL DESIGNER Planit Consulting
CIVIL CONTRACTOR TBC
STATUS DA Submitted

SOLUSINDUSTRIAL.COM



Arc Lane Cove

LOCATION Lane Cove West, NSW
NSA 11,000m²
ARCHITECTS SBA Architects
BUILDER Pattersons Building Group
STATUS Project Complete

ARCLANECOVE.COM



Rockwater Brookvale

LOCATION Brookvale, NSW
NSA 6,870m²
ARCHITECTS Rothelowman
BUILDER Buildland
STATUS DA Approved, Early Works Commenced

ROCKWATERBROOKVALE.COM

Find out more about our projects via hannas.com.au

STREAM NORTHMEAD

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