

PRE-LEASE OPPORTUNITIES
OCEAN STEAMERS ROAD, PORT ADELAIDE - SA

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PORTSIDE CONNECT

PORTSIDE CONNECTIONS.

Portside Connect is strategically positioned in the heart of Port Adelaide and offers unrivalled connectivity to multiple transport routes. This offering is a rare opportunity for import/export and bulk storage users to occupy a new prime grade asset with sustainable initiatives and modern amenities. Portside Connect boasts a cutting edge facility ideal for users looking to leverage proximity to Port Adelaide and surrounding infrastructure. Unlock the potential of your business and make the most of the Portside Connect advantage.

*concept image - indicative only

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DEVELOPMENT OFFERINGS.

PROPERTY OVERVIEW

Portside Connect offers a state of the art bulk storage facility in close proximity to rail, road and shipping infrastructure.

THE DEVELOPER

Terre Property Partners + Flinders Port Holdings

ADDRESS

Ocean Steamers Road, Port Adelaide

LAND AREA

43,000 sqm approx

FACILITY SIZES

5,000 - 25,000sqm

ZONING

Strategic Employment

PROPOSED TIMELINE

Q3 2025 subject to lease terms



**PORTSIDE
CONNECT**

*concept image - indicative only

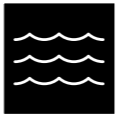
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PORTSIDE CONNECT



LARGS BAY BEACH



VITERRA INNER HARBOUR



BERTH 29 - COMMODITY LOADING WHARF



OUTER HARBOR



WENGFU

NATRIO LOGISTICS

OCEAN STEAMERS ROAD

INCITEC PIVOT

GRAND TRUNKWAY

*concept image - indicative only

WHY JOIN US.



LOCATION

Prime location for logistics and bulk commodity businesses



CONNECTED

Close proximity to major transportation routes such as Northern Expressway and the Port River Expressway



PERFECT FOR BULK COMMODITY

Complimented by Port infrastructure and purpose built facilities



CENTRAL

Suitably located to service Adelaide and surrounding regions



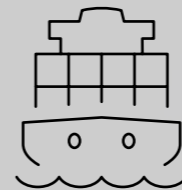
DIRECT LOADING AND UNLOADING

Potential for direct site access to rail line and wharf



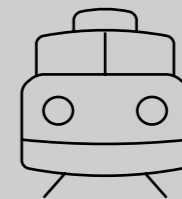
IDEAL FOR IMPORT/EXPORT

Leverage off existing port facilities and connections to grow business



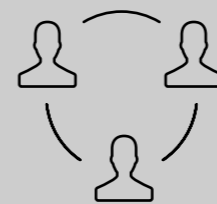
PORT ACCESS

Port Adelaide and associated infrastructure within 400m



RAIL ACCESS

Close proximity to Regency Park intermodal



SURROUNDED BY PREMIUM NEIGHBOURS

Including Natrio, Wengfu and Incitec Pivot



NATIONAL AND GLOBAL REACH

Port Adelaide is one of Australia's most active ports and handles national and international imports and exports

THE PORTSIDE ADVANTAGE.

THE LOCATION.

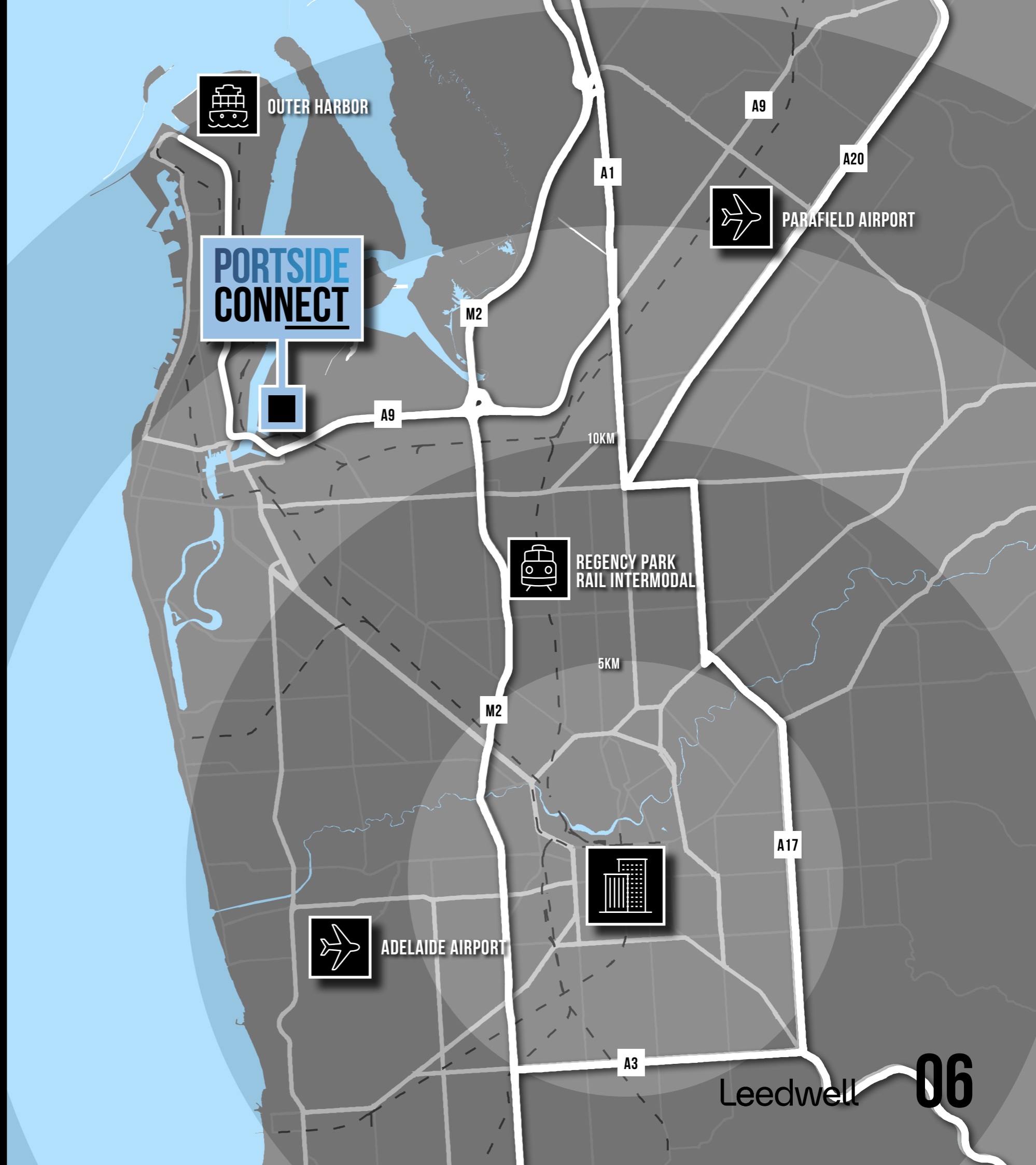
PORT ADELAIDE IS ONE OF ADELAIDE'S MOST SOUGHT AFTER LOGISTICS REGIONS WITH UNPARALLELED CONNECTIVITY AND ACCESS TO MAJOR TRANSPORT ROUTES LEADING TO ALL CORNERS OF SOUTH AUSTRALIA AND BEYOND.

Portside Connect offers unrivalled connectivity to Port Adelaide making it a highly desirable location for logistics operators. Port Adelaide is one of Australia's most active ports, handling a significant share of the state's international imports and exports.

With Port River Expressway and the Northern Connector on the site's doorstep, access to surrounding major transport routes including Victoria Road, Northern Expressway and Salisbury Highway is immediate. These roads are the gateways providing logistics operators and customers access to and from the site with ease.

With State and Federal Governments continuing to invest in transport infrastructure, the connectivity of the estate will continue to improve, making Portside Connect a very strategic place to call home.

1.7 KM	PORT RIVER EXPRESSWAY
7 KM	REGENCY PARK RAIL INTERMODAL
10 KM	PARAFIELD AIRPORT
12 KM	ADELAIDE CBD
6 KM	OUTER HARBOR
13 KM	ADELAIDE AIRPORT



GREAT CONNECTIONS.



FLINDERS ADELAIDE
CONTAINER TERMINAL



VICTORIA ROAD

5KM
BERTH 29
COMMODITY LOADING WHARF



GRAND TRUNKWAY



5KM

NORTHERN CONNECTOR

PORT WAKEFIELD ROAD

KINGS ROAD

PARAFIELD AIRPORT



10KM
MONTAGUE ROAD

PORT RIVER EXPRESSWAY

SALISBURY HIGHWAY

MAIN NORTH ROAD

- MAJOR ROADS
- ROADS
- RAIL

ADELAIDE CBD



GRAND JUNCTION ROAD

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CONCEPT.

*concept image - indicative only

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CONCEPT AREAS.



WAREHOUSE
6,000SQM

ANNEX
1,441SQM

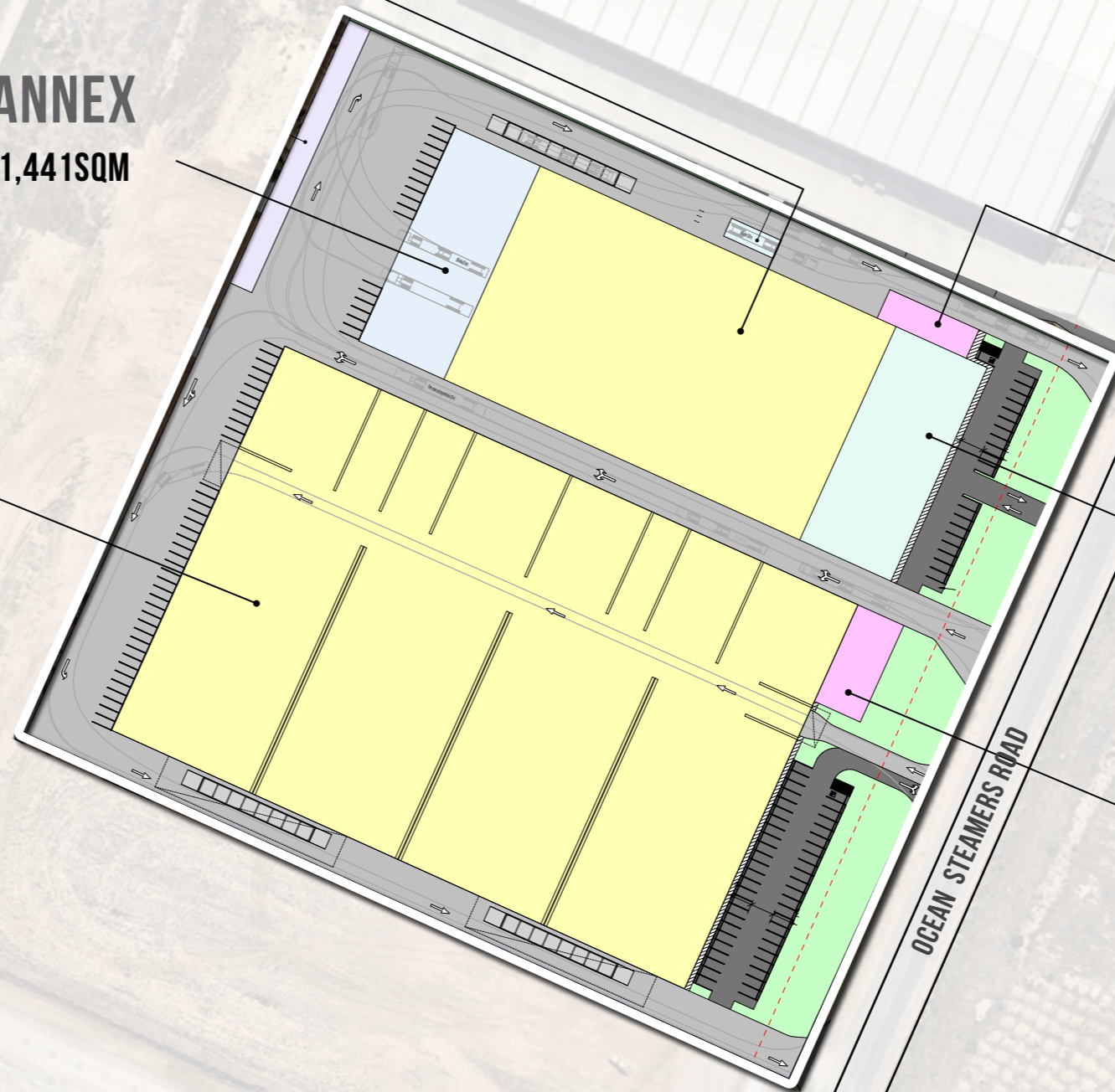
WAREHOUSE
17,400SQM

BULK STORE & ANNEXE

OFFICE
200SQM

FUTURE EXPANSION
1,540SQM

OFFICE
360SQM



*concept masterplan - indicative only

DESIGN



- Purpose built industrial/bulk storage facility with flexibility for specific commodity uses
- Roller door/vehicle entry widths suitable for machinery and truck access
- Awnings provided to external areas as per tenant requirements
- Clearance to underside of the bulk facility structure be minimum 10m
- Modern office space and amenities
- Flexible design options available dependant on lease terms
- Design flexibility to cater for all import/export commodities

CONSTRUCTION



- Integrated fit out options available
- ESFR sprinkler system throughout if necessary
- Natural and/or mechanical ventilation available if required
- Warehouse perimeter walling is 2.4m precast concrete dado walling with metal cladding above
- Area designated for forklift charging
- Integration of loading equipment (silos, conveyor belt etc) available if required

SUSTAINABILITY



- Sustainability measures consistent with best practice Green Star rating
- Solar system with potential for battery storage
- EV charging points
- End of Trip facilities available to be incorporated into fitout
- Recycled materials used
- Timber structural elements incorporated into design
- Rain water harvesting
- Water efficiency measures
- Usage metering and analytics

INFRASTRUCTURE & AMENITIES



- Secured hardstand area with access suitable for semi-trailers & B-Doubles
- Weighbridge access
- Separate access for truck and tenancy car parking
- Secured site with perimeter fencing and automatic sliding gates
- 3 phase power supply, size to be determined
- Gas connection available if required
- Potential direct access to rail and wharf loading/unloading within port premises (no public roads)

BUILDING DESIGN.

THE FUTURE IS GREEN.

OUR VIEW ON SUSTAINABILITY

Environmental, social and governance (ESG) performance is a core part of our business. Across our portfolio we are committed to sustainable practices that provide benefits to all of our stakeholders. Flinders Port Holdings core values are aligned with our ESG vision to create more sustainable assets.



DATA MEASUREMENT

Understanding the impact and consumption of our assets is an important part of improvement



ENVIRONMENTAL ANALYSIS

With data and information we are able to analyse where improvements can be made to benefit stakeholders



SUSTAINABLE IMPLEMENTATION

Actions lead to performance benefits and improved economic outcomes

SUSTAINABILITY PRACTICES

FLINDERS PORT HOLDINGS ESG PRINCIPLES ARE EMBEDDED DURING THE DESIGN PHASE AND REMAIN A KEY FOCUS THROUGHOUT ONGOING OPERATIONS OF EACH ASSET.

The following initiatives are incorporated across our portfolio:

- Energy efficient lighting and lighting control systems
- Translucent roof sheeting to enhance natural light
- Renewable energy generation (solar and or battery systems)
- Water efficient sanitary fittings and irrigation systems
- Rainwater harvesting
- Electric vehicle charging stations
- Maximising demolition and construction waste diversion from landfill
- Energy usage sub-metering, monitoring and analytics
- Targeting NABERS and Greenstar Ratings
- End of Trip facilities and bicycle storage
- Recycled materials used where possible
- Timber structural elements incorporated into design

Find out more here: www.flindersportholdings.com.au/sustainability/

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PORTSIDE CONNECT



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PROJECT DEVELOPERS.



FLINDERS PORT HOLDINGS VISION IS TO CONNECT SOUTH AUSTRALIA TO THE WORLD.

TO ACHIEVE THIS VISION, FLINDERS PORT HOLDINGS SEEKS TO PROVIDE INNOVATIVE, EFFICIENT AND COMPETITIVE SUPPLY CHAIN SOLUTIONS TO FACILITATE TRADE INTO SOUTH AUSTRALIA OR SUPPORT DOMESTIC BUSINESSES TAKING THEIR PRODUCTS INTO GLOBAL EXPORT MARKETS.

Flinders Port Holdings Pty Ltd, including its controlled subsidiaries (collectively 'the Group' or 'FPH'), is the leading privately-owned port operator in South Australia, handling the vast majority of the state's international imports and exports each year. Originally established in 2001 through the acquisition of 99-year land leases, associated assets and port operating agreements for the port of Port Adelaide and the six South Australian regional ports of Port Lincoln, Port Pirie, Thevenard, Port Giles, Wallaroo and Klein Point, the Group has since grown to offer a wide range of port-related services.

PROJECT DEVELOPERS.

terre

PROPERTY PARTNERS

TERRE PROPERTY PARTNERS (TPP) HAS A PROVEN TRACK RECORD OF SUCCESSFULLY DEVELOPING OFFICE AND INDUSTRIAL FACILITIES FOR A VARIETY OF USERS, WHILST PROVIDING HIGH QUALITY ASSET MANAGEMENT UPON COMPLETION.

Terre is a vertically integrated Investment Manager specialising in the Industrial & Logistics sector targeting opportunities in key markets within Australia's capital cities. Its core values rely on specialist knowledge in development, asset management and prudent financial management to enable long term value for its investors and tenants.

Terre has developed and manages multiple properties across Australia with a current portfolio value in excess of AUD500 million.

Terre is led by a team of experienced property professionals, being responsible for acquisitions, development management and asset management for the Fund's existing and pipeline assets.

MAJOR TENANT PARTNERSHIPS

SIEMENS





*concept image - indicative only

LEASING AGENTS.

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PORTSIDE CONNECT

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