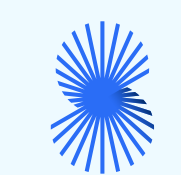
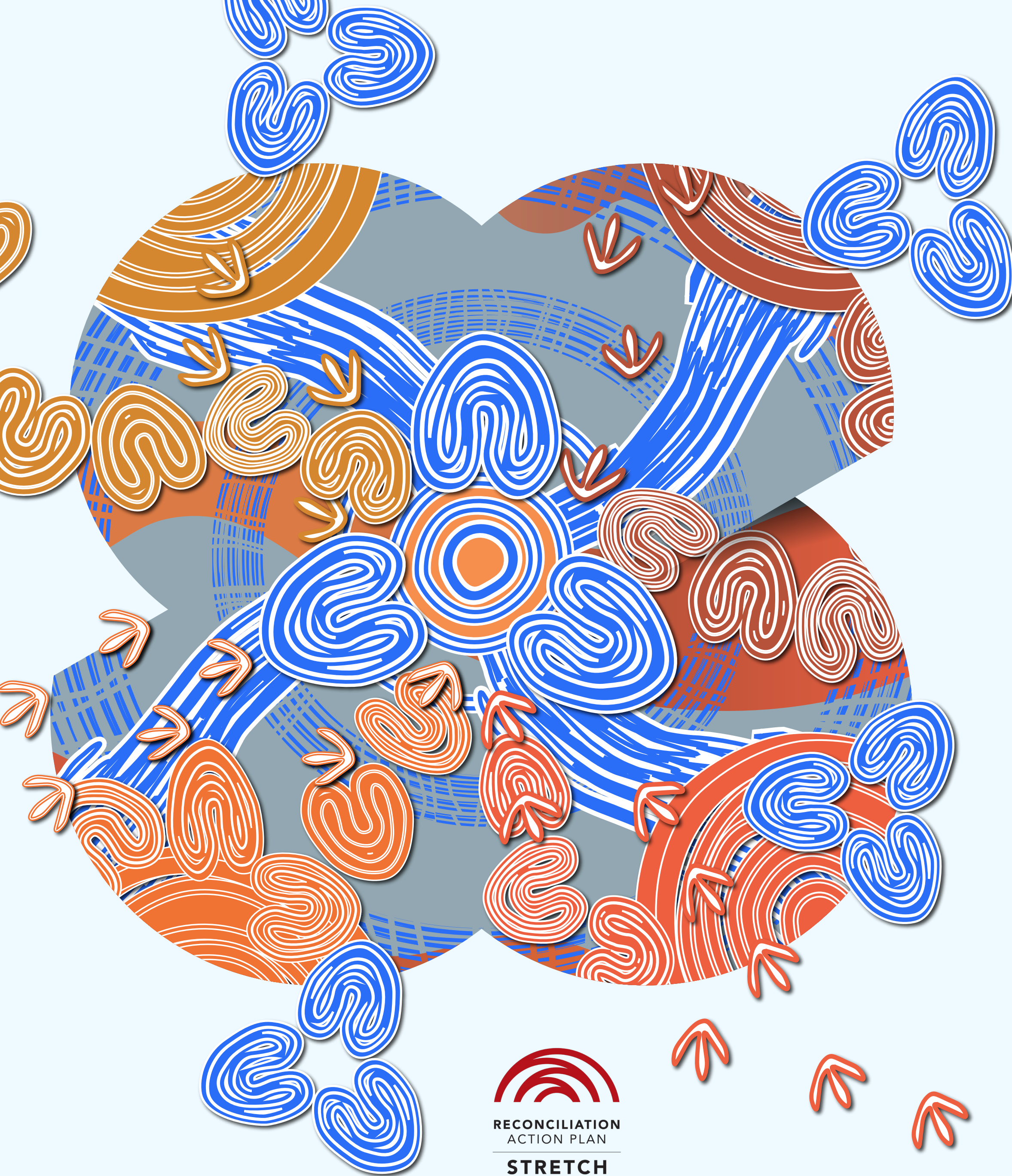


23 Wonderland Drive



Stockland

Eastern Creek NSW 2766



Acknowledgement of Country

Stockland acknowledges the Traditional Custodians and knowledge-holders of the lands on which we live, work and play.

We recognise the Darug People and their historical ownership of this land and value their continued and inherent connection to land, sea, culture and community. We also pay our respects to their Elders past and present and extend that respect to all Aboriginal & Torres Strait Islander peoples.



Introduction

Positioned in one of Western Sydney's most established industrial precincts, 23 Wonderland Drive, Eastern Creek offers a modern freestanding warehouse designed for flexibility and scale.

With a total floor area of 23,102sqm*, the property is zoned to accommodate a wide range of uses, making it well-suited to diverse operational requirements. Its strategic location provides seamless connectivity via the M4 and M7 interchange.

This prime Eastern Creek facility combines convenience, accessibility and high-quality design to deliver an outstanding industrial solution in a sought-after logistics hub.

*Approximate and subject to authority approvals.



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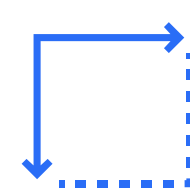
High clearance warehouse



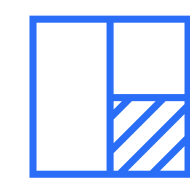
Combination of on-grade roller doors



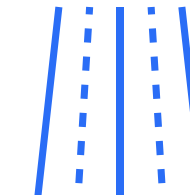
Recessed loading docks for flexible access



750sqm hardstand rated for containers



Zoned IN1 General Industrial



Close proximity to major arterial roads M4 and M7

Strategically located

2.9km

M4 Motorway

2.9km

M7 Motorway

25.7km

Moorebank Intermodal

29.2km

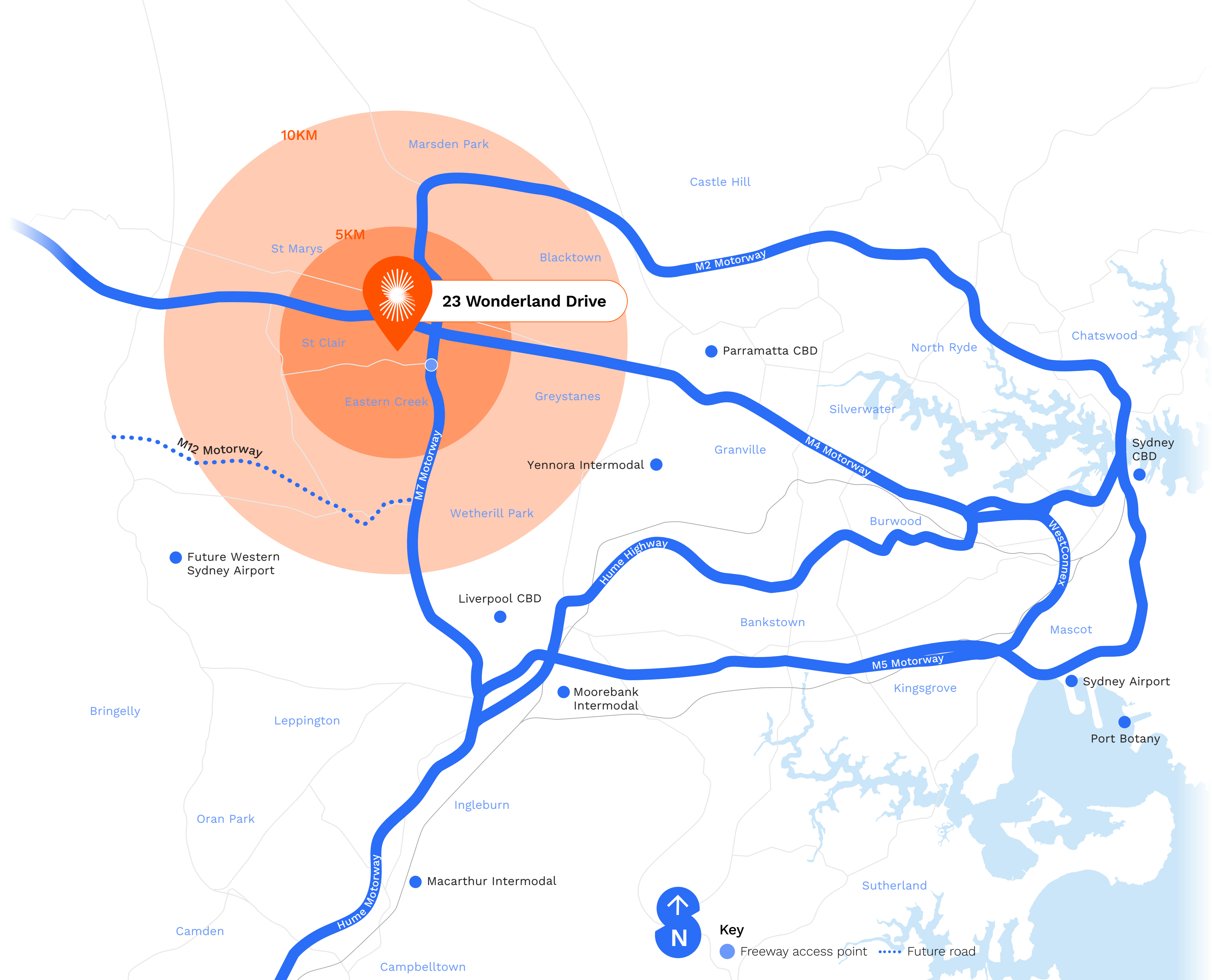
Future Western Sydney Airport

44.4km

Sydney Airport

48.8km

Port Botany



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Moorebank
Intermodal

Future Western
Sydney Airport

← M7, Sydney Airport, Botany



23 Wonderland Drive

M4 Western Motorway ↓

This map is indicative only and the landscape is subject to change.



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23 Wonderland Drive

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- 1 Warehouse 1
- 2 Warehouse 2

Boundaries are indicative only.

[Take a virtual tour](#) →



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23 Wonderland Drive

23 Wonderland Drive sits in a highly functional site with a freestanding quality office and warehouse within a secure facility with immediate access to the M4 and M7 Motorway.

Office area*	1,508sqm
Warehouse area	21,594sqm
Total area	23,102sqm
Zoning	IN1 General Industrial

Building features

6

on-grade roller doors

16

loading docks (8 recessed)

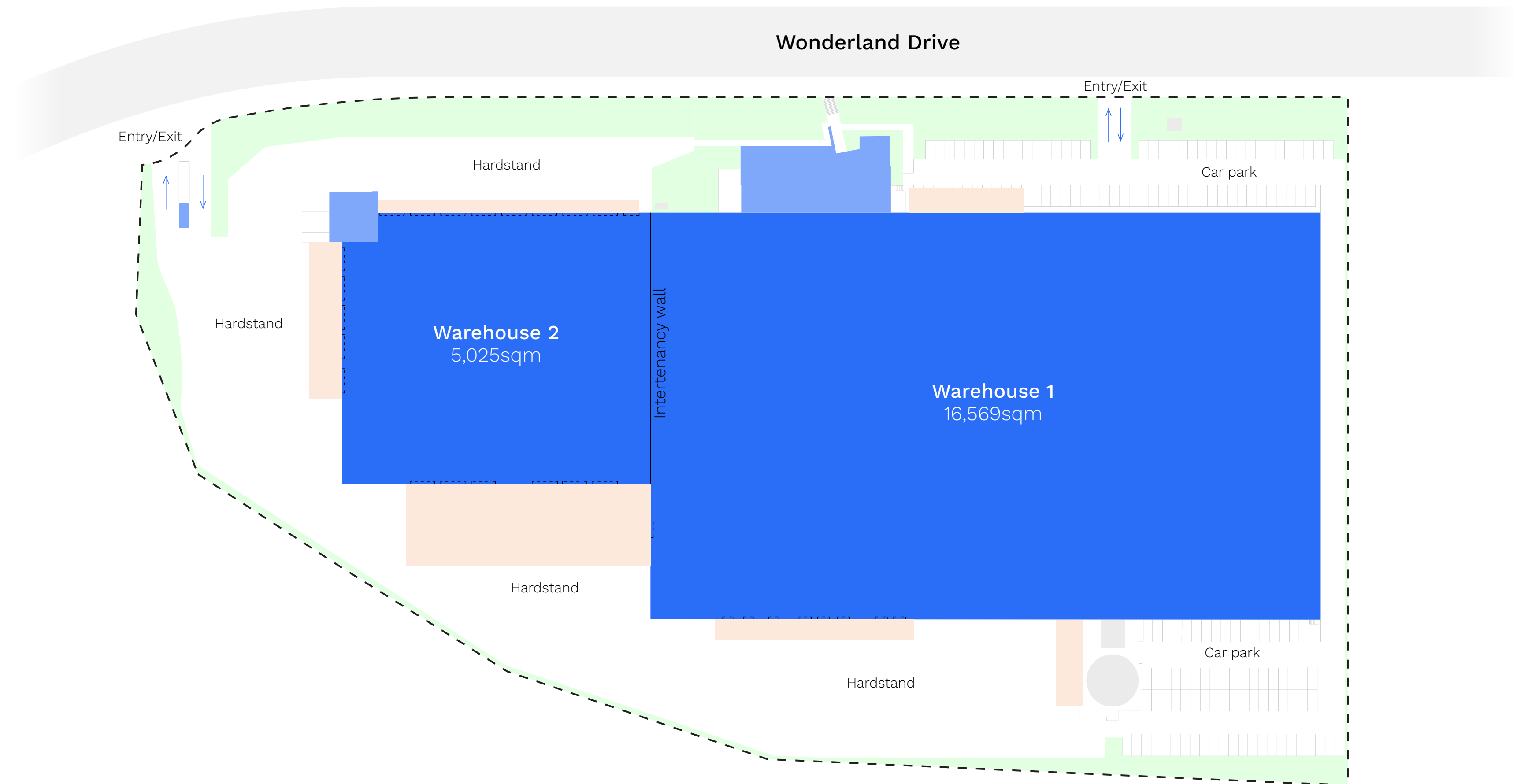
750sqm

container-rated hardstand area

157

onsite car spaces

*Office area includes dock office area.



Key

- Available warehouse
- Office space
- Canopy
- Landscaping

Plans are indicative only. Subject to change and all relevant approvals.



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Stockland – your partner



Over 70 years of experience
Australia's largest diversified property company with more than 70 years' experience.



28 properties†
Our assets are strategically positioned for logistics, infrastructure, and employment, ensuring connectivity and efficiency.



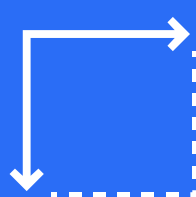
>80% customer satisfaction*
Our results reflect the exceptional service and support you can count on to help your business thrive.



97.8% occupancy^
Our high occupancy levels mean stable, well-managed spaces that offer opportunities to grow.



\$10.1bn+ development pipeline~
Our logistics development pipeline, fuelled by existing assets and strategic restocking, drives strong embedded value for growth.



Over 1.35m sqm GLA^^
Our logistics portfolio provides the scale and versatility you need to grow and thrive in high-demand, strategic locations.

*2025 CX Monitor, FY25 Annual Report.

~Forecast end value on completion. Stockland Property Portfolio 30 June 2025.

†FY25 Property Portfolio.

^By income, FY25 Property Portfolio.

^^Reflects 100% interest and excludes development and inventory land, FY25 Property Portfolio.



Employer of choice

We are recognised as a leading organisation.



WGEA Employer of Choice for Gender Equality for the 15th consecutive year.



2024 AWEI gold status employer at the LGBTQ+ Inclusion Awards.



Equileap Gender Equality Global Report 2024 – ranked within Top 100 globally.



GradConnection Top 100 Graduate Employer 2024.



4th Reconciliation Action Plan – advanced to 'Stretch'.

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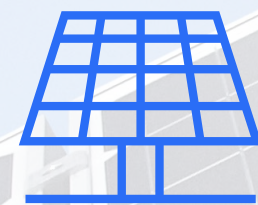


Sustainable design features

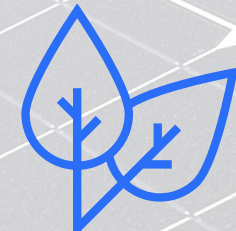
Aligned with Stockland's commitment to sustainability, 23 Wonderland Drive, Eastern Creek integrates smart and efficient building technologies that support environmental performance and operational savings. Key features include:

- LED lighting with motion sensors to reduce energy consumption
- Smart water-monitoring systems for leak detection and efficient water use
- Embedded electricity network providing access to discounted power rates compared to the Default Market Offer

These initiatives contribute to a more efficient, cost-effective and environmentally conscious workplace, supporting long-term resilience and reduced occupancy costs.



Rooftop solar photovoltaic systems (feeding into the estate-embedded network system)



Sustainably sourced timber products used in building process



Energy-efficient LED lighting with intelligent controls



Reduced carbon footprint through strategic material selection



Water and energy metering systems to monitor building performance



Rainwater collection for irrigation

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[Check out our website](#) →