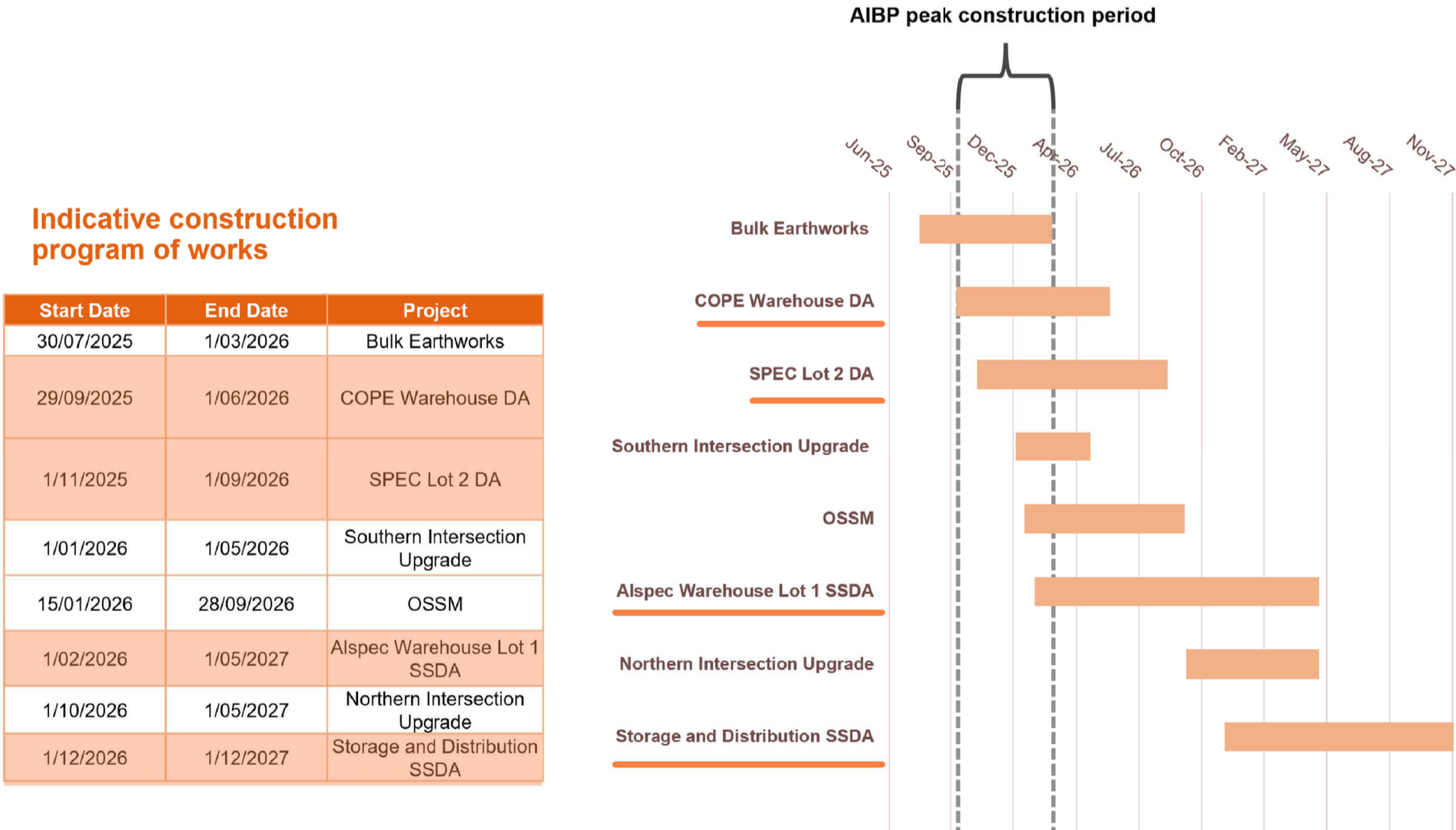


ALSPEC INDUSTRIAL BUSINESS PARK		
4-Jul-25		SK192
TOTAL LANDTAKE (m²)		1,253,789
Site 1 (Alspec Warehouse)		83,997.80
Warehouse Area		37,687.00
Office		2,534.00
Total Building Area		40,221.00
Site FSR		0.48
Site 2 (Spec Warehouse) Inclusive Of Sewer Management Facility		36,877.50
Warehouse Area		15,075.00
Office		3,723.43
Total Building Area		15,947.60
Site FSR		0.43
Site 3 (Cope)		80,169.60
Warehouse Area		37,000.00
Office		1,460.00
Total Building Area		38,460.00
Site FSR		0.48
Site 4		32,173.40
Warehouse Area		15,600.00
Office		2,000.00
Total Building Area		17,600.00
Site FSR		0.55
Site 5		31,475.40
Warehouse Area		17,263.58
Office Area		2,000.00
Total Building Area		19,263.58
Site FSR		0.61
Site 6		25,614.90
Warehouse Area		13,990.00
Office Area		2,000.00
Total Building Area		15,990.00
Site FSR		0.62
Site 7		25,864.30
Warehouse Area		12,401.00
Office Area		800.00
Total Building Area		13,201.00
Site FSR		0.51
Site 10		79,981.20
Warehouse Area		39,465.00
Office Area		1,570.00
Total Building Area		41,035.00
Site FSR		0.51
Site 11 (Storage and Distribution Warehouse)		104,959.20
Warehouse Area		46,314.00
Office		1,843.00
Total Building Area		48,157.00
Site FSR		0.44

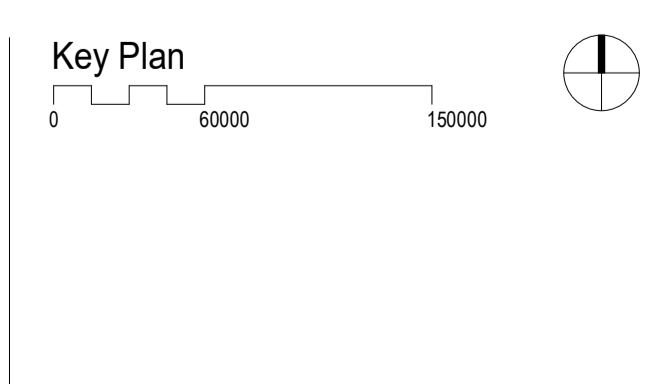


Issue	Description	Date
Q	FOR INFORMATION	20.11.25
P	FOR INFORMATION	25.08.25
N	FOR INFORMATION	03.07.25
M	FOR INFORMATION	26.05.25

FOR INFORMATION

Project Name
Alspec Industrial Business Park

Project Address
Luddenham Road, Orchards Hills NSW



Drawing Title:
Masterplan

Author: RA, Checker: NG, Sheet Size: A1

Drawing Number:
11178_SK192

Scale: 1:3000

Issue: Q

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