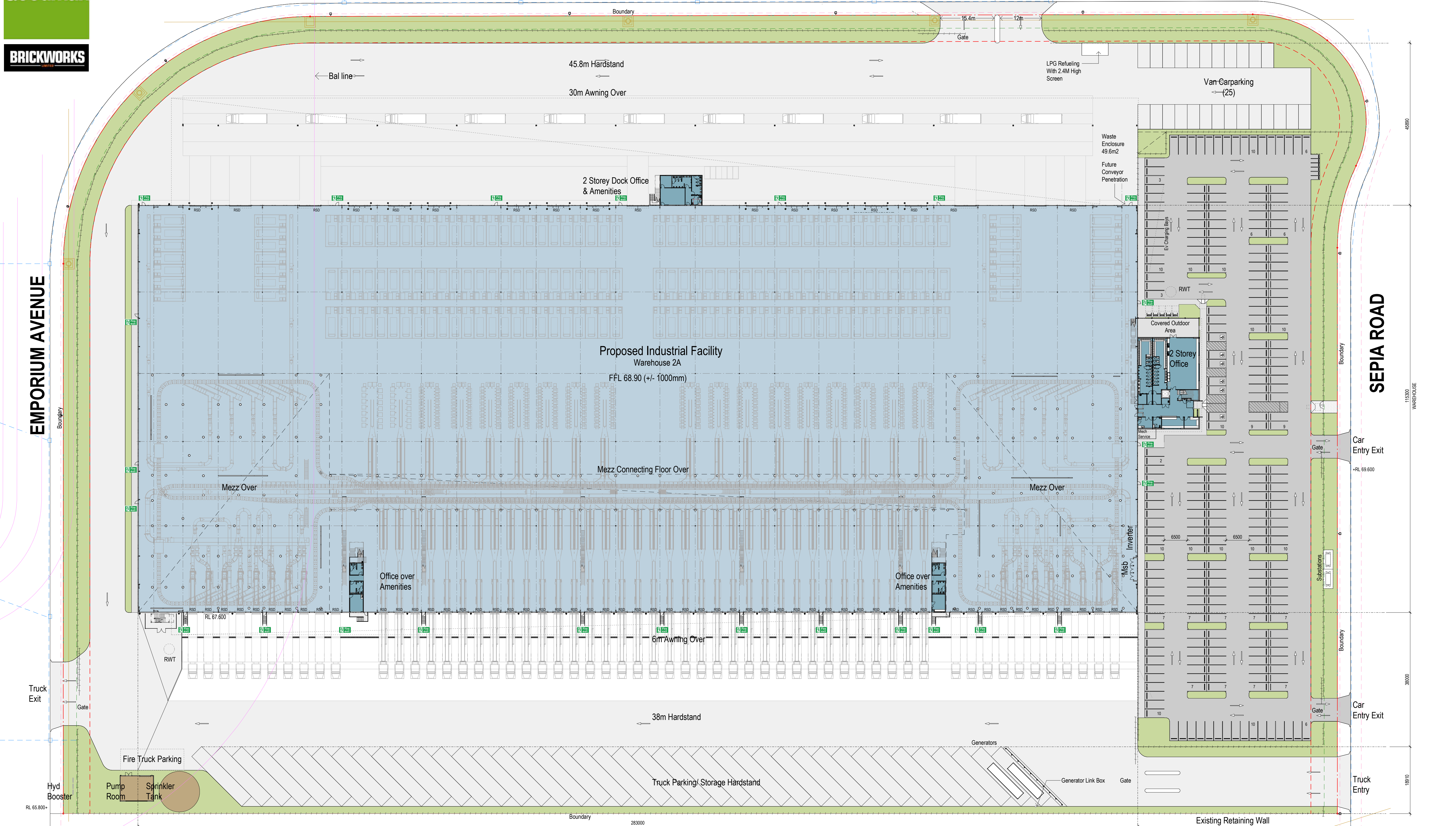


EMPORIUM AVENUE



LEGEND		SERVICES LEGEND	
	SITE BOUNDARY		SEWER
	LOT BOUNDARY		STORMWATER
	BUILDING 7.5M SETBACK		ELECTRICAL
	LANDSCAPE 3.75M SETBACK		
	2.1m PALISADE FENCING		
	RETAINING WALL		

DEVELOPMENT AREA SCHEDULE			
SITE AREA	80,582 sqm		
WAREHOUSE (excl. mezz)	34,262 sqm	MEZZANINES (Inside warehouse)	8,403 sqm
OFFICE (2 Levels)	1,050 sqm	TOTAL GFA	44,015 sqm
DOCK OFFICE (North - 2 Levels)	195 sqm	TOTAL GLA	35,612 sqm
AMENITIES SOUTH 1st floor only.	105 sqm	SITE COVER (exc. awning)	44 %
Ground Floor excluded as it is already part of the warehouse area)		FLOOR SPACE RATIO	0.54 : 1
		MOTORCYCLES	6

HARDSTAND AREA	32,115 sqm
LIGHT DUTY AREA	6,950 sqm
CARPARKING	253
(inclusive of 6 disabled spaces and 13 EV charging spaces)	