



WAREHOUSES

4 DECORA DR, JILLIBY NSW

PROJECT COMPLETION DATE: MAR 2025

KEY FACTS

Building Type:	Warehouse and 2 Level Office
Building Area:	3,359m ²
Site Area:	5,660m ²
Structural Design:	Structural steel portal frame, with Precast Panels
Height to eaves:	10.5m external and 9m internal to truss

KEY FEATURES

- Structure designed to accommodate internal crane
- Easy heavy vehicle access
- Category 5 fire suppression system with 430KL on-site tank and dual diesel fire pumps, enabling safe storage of hazardous materials
- 4-hour fire separation between warehouse and office, reducing fire category requirements to class 2 in the office
- Warehouse designed for 1 pallet/m² racking with full forklift circulation and internal unloading bays to maximise space and workflow efficiency
- Large external covered area over roller doors for external loading and unloading capabilities
- Future expansion and capabilities for EV charging stations for staff
- Expandable/ upgradable Power usage needs.



PROGRAM

2 MONTHS 1 MONTH 7 MONTHS

- Preconstruction
- Manufacturing
- Construction