

TripleTwoNine



**Connected to everything.
Surrounded by more.**

TripleTwoNine

Information Memorandum



For more information about
TripleTwoNine please scan the QR code
or visit triplewonine.com





Connected to everything. Surrounded by more.

Redefining industrial space in the Sutherland Shire now available for lease.

With its expansive footprint, TripleTwoNine offers the perfect setting for local businesses, regional operations, and global headquarters. It's more than just a place to work, it's premium business park designed to spark innovation, collaboration, and long-term success.





TripletwoNine

Pictured: Warehouse 1 refurbishment completed in 2023

TripleTwoNine at a glance.

TripleTwoNine's unparalleled size offers an exceptional environment for local enterprises, regional centers and international headquarters, making it truly an institutional grade industrial estate that fosters innovation and community.

Address	13 Endeavour Road, Caringbah NSW 2229
Zoning	SP4 Enterprise with 24/7 operational hours approved
Tenancy sizes	Accommodating all business sizes with flexible tenancy options from from 190sqm* - 7,100sqm*
Access	Multiple access points from Endeavour Rd and Captain Cook Drive
Location & Amenity	• 400m to Bay Central Woollooware • 2km to Woollooware Train Station • 2.5km to Caringbah Train Station • 3km to Cronulla Beach • 14km to Sydney Airport • 25km to Sydney CBD
Sustainability	Targeting a 4-Star Green Star Buildings Rating, providing an energy efficient, water-smart workplace.

*All figures are approximate





Where industry meets community.

A collaborative hub with a strong local heartbeat, where big brands sit alongside local makers and service providers.

Surround yourself with some of the largest local and national companies, including Australia Post, Woolworths, Bowerbird, Chopt Studio Productions, Carlile Swimming and Dutton One, now occupying Stage One.





Sydney CBD

Sydney Airport

Port Botany

TripleTwoNine

Parramatta Road

Captain Cook Drive

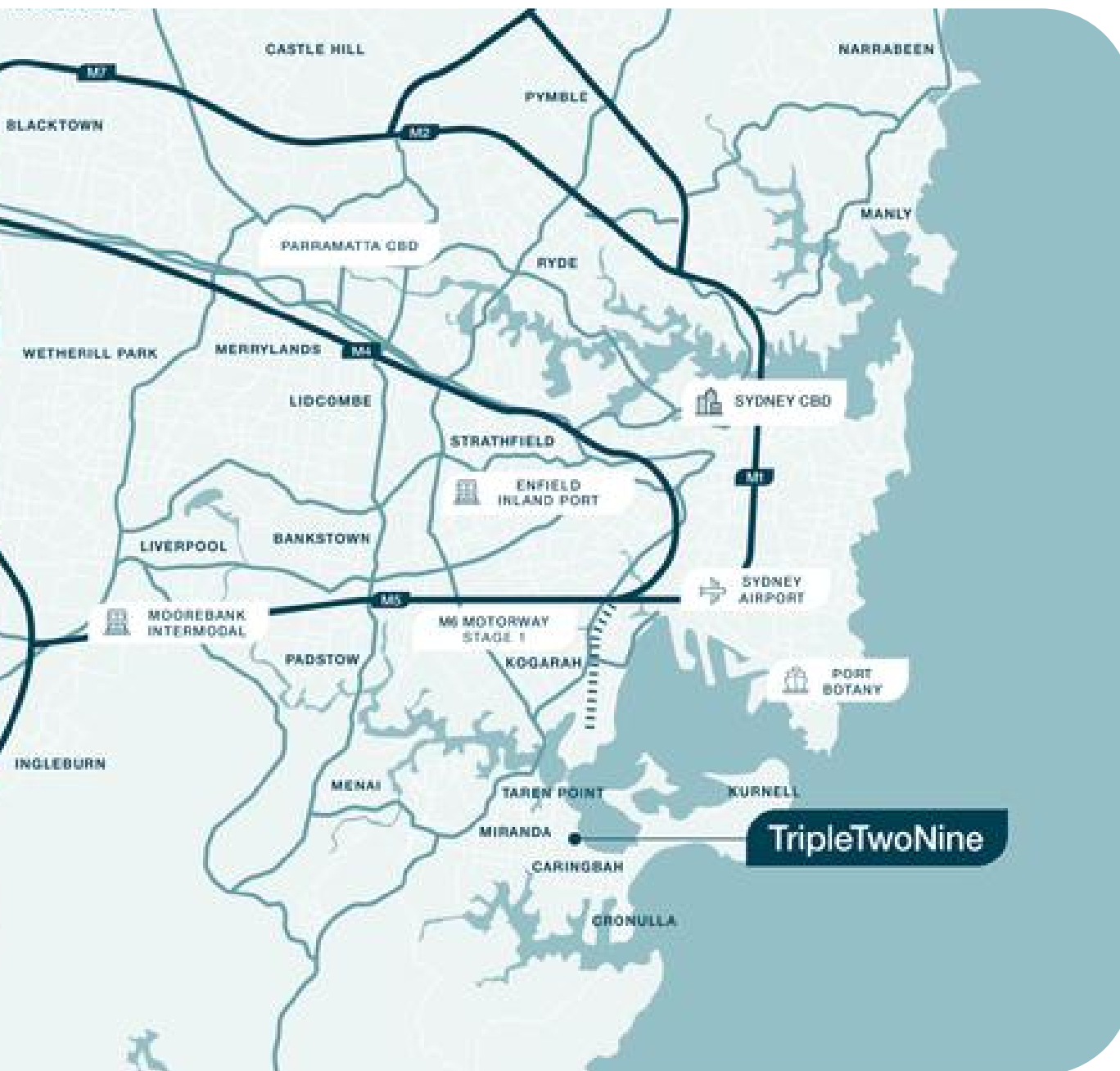
Botany Road

Solander Fields

Stage 2

Captain Cook Drive

Strategically Connected for Business.
Doorsteps to Sydney CBD, Port Botany & Sydney Airport.



Location with purpose.

Located in the heart of Caringbah, in Sydney's Sutherland Shire, TripleTwoNine is perfectly positioned for business.

This landmark location is being transformed into a bold new precinct that blends accessibility, amenity, and opportunity.

Just moments from Cronulla's coastline, major transport routes, and essential services, TripleTwoNine marks a new chapter for this well-known address – setting a fresh benchmark for business in the Shire.



400m

to Bay Central Woollooware



2km

to Woollooware Train Station



2.5km

to Caringbah Train Station



3km

to Cronulla Beach



14km

to Sydney Airport



25km

to Sydney CBD

**All figures are approximate*



On-site Café



Direct to boot



Child care Centre



Green spaces

Nearby Amenity.

Just minutes from the Shire's iconic beaches, TripleTwoNine brings a lifestyle edge to industrial space.

With an onsite café, approved child care centre, outdoor common areas and direct access to the boardwalk's running and cycling tracks, the estate is designed for businesses that value both functionality and wellbeing.



On-site

Café



On-site

Child care Centre



On-site

Carlile Swimming



On-site

Woolworths Direct to boot



On-site

Common outdoor areas



Adjoining

Access to boardwalk which features running and bicycle track



Adjoining

Solander Fields



1.1km

Woolooware Bay Golf Club



2.9km

Sutherland Hospital





Designed with purpose. Built for a lower impact.

Sustainability.

TripleTwoNine is purposefully designed to promote sustainability and deliver long-term value, operational efficiency and workplace wellbeing for forward-thinking tenants.

Sustainability is embedded into every layer of the estate's design and delivery. Backed by Aliro's commitment to delivering positive property outcomes, TripleTwoNine supports both environmental responsibility and operational performance, creating spaces where businesses and people thrive together.

We are proud to be targeting a 5-Star Green Star Communities rating by the Green Building Council of Australia, a nationally recognised certification that reflects excellence in sustainability, liveability and resilience at a precinct scale.

Each new building in the estate is also targeting a 4-Star Green Star Buildings rating, ensuring your workspace is energy-efficient, water-smart, and supports the health and wellbeing of occupants.



TripleTwoNine will feature:



Energy & water monitoring

Systems track and optimise energy use across tenancies to reduce environmental impact and operational costs.



Solar PV systems

Harness solar energy to power parts of the estate and support a lower carbon footprint.



Rainwater capture and re-use

Collected rainwater is reused for landscaping and amenities to conserve precious resources.



EV charging infrastructure

Onsite electric vehicle charging stations support greener transport choices.



Integrated walking and bike paths

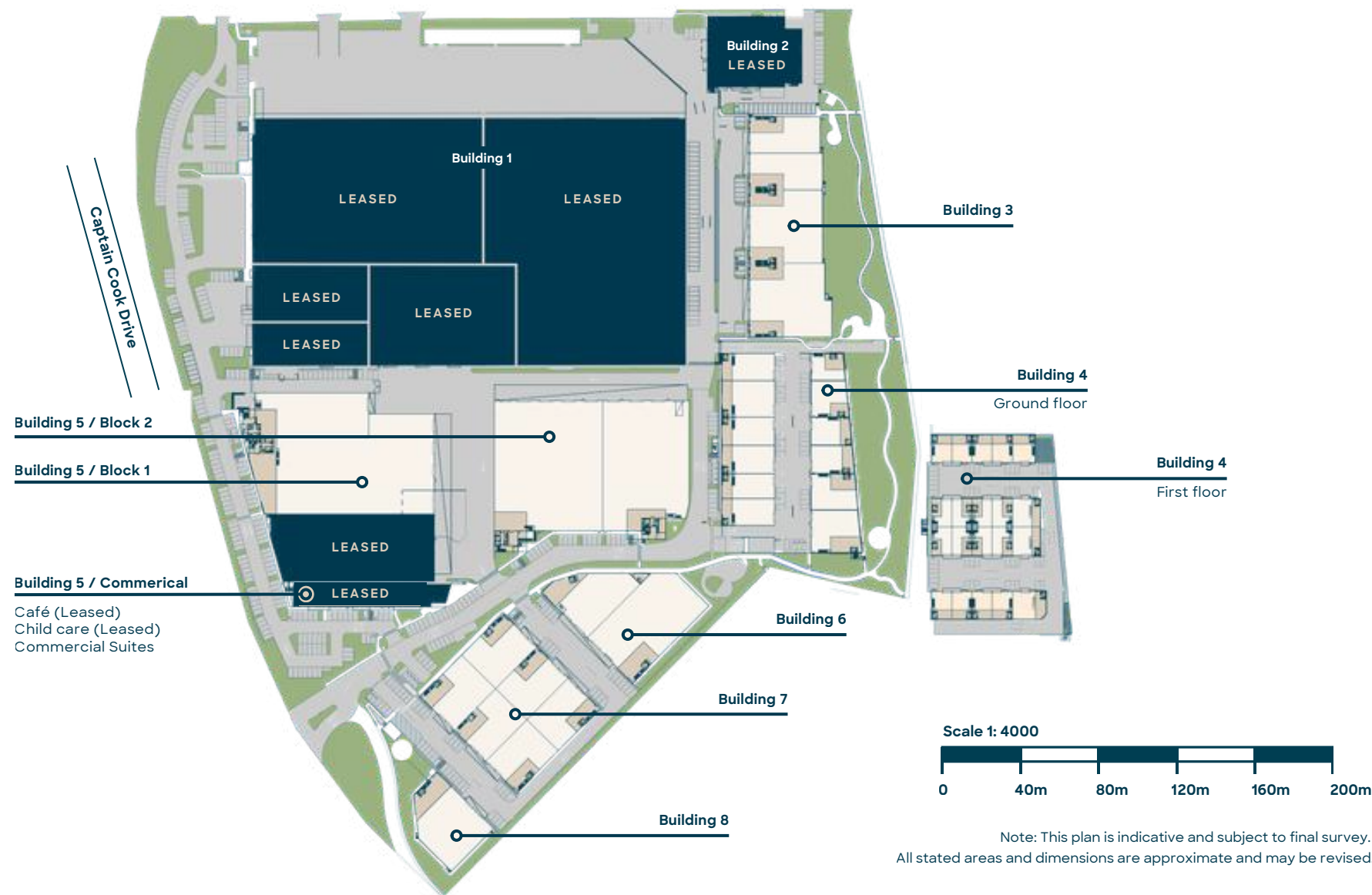
Native plantings and green zones enhance biodiversity and offer inviting outdoor areas for staff and visitors.



Open green space and native landscaping

Encouraging active commuting and wellness, with well-connected pedestrian and cycle links throughout the estate.

TripleTwoNine Master Estate Plan



Building 3 overview

Building 3 offers flexible tenancies from approximately 797sqm, designed to suit a variety of industrial and logistics requirements.

This premium facility includes options for multiple tenancies or a single large occupier, with expansive internal clearances.

Key

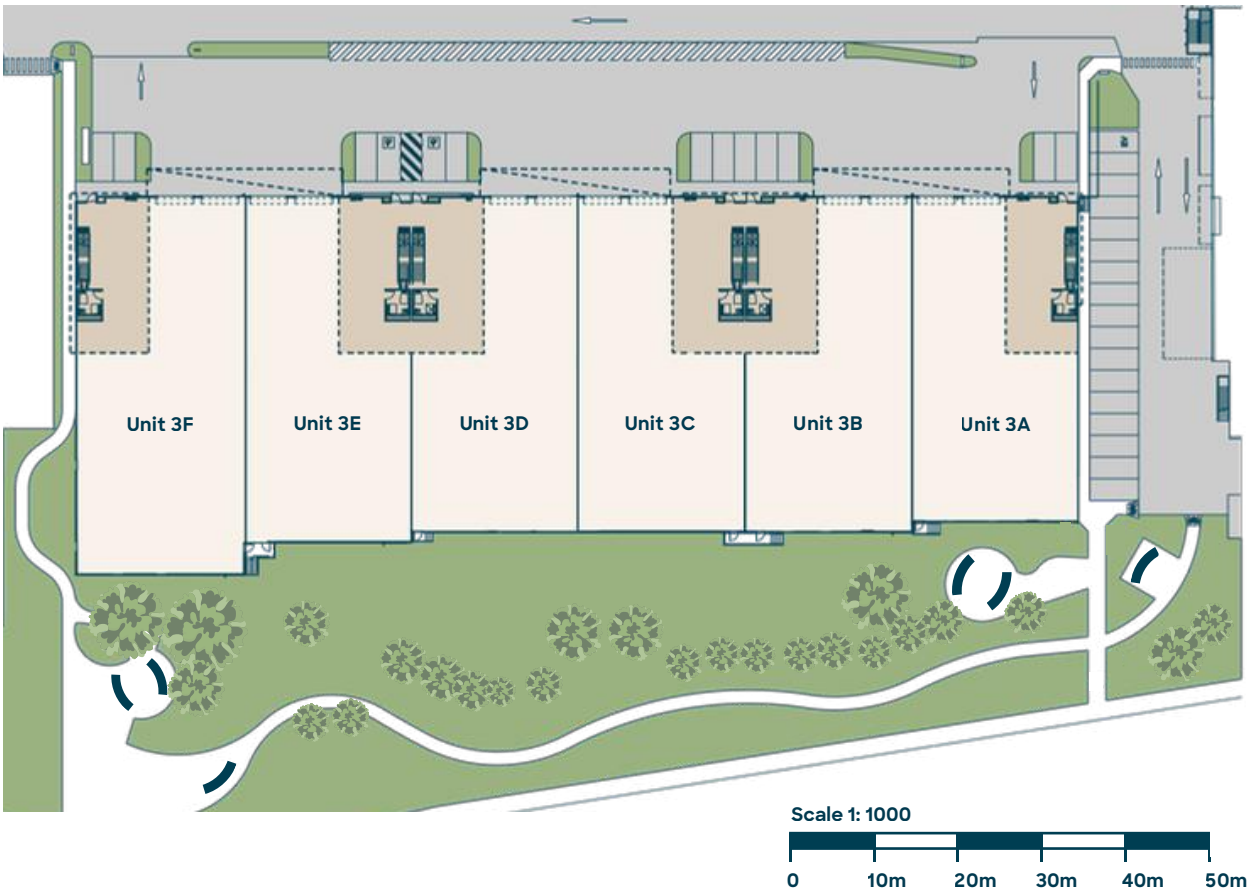
Warehouse area

Mezzanine office

Landscaping

Pathway

Outdoor seating areas



Area Schedule

Unit number	Warehouse area	Office area	Total area
3A	662sqm	135sqm	797sqm
3B	683sqm	133sqm	816sqm
3C	683sqm	133sqm	816sqm
3D	683sqm	133sqm	816sqm
3E	705sqm	133sqm	838sqm
3F	778sqm	135sqm	913sqm
Total	4,194sqm	802sqm	4,996sqm

Note: This plan is indicative and subject to final survey. All stated areas and dimensions are approximate and may be revised.

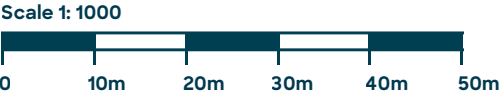
Building features

-  Corporate office and amenities
-  10m springing height and 11.7m ridge height
-  Ongrade roller shutters
-  Direct access to Foreshaw Walk
-  LED lighting throughout
-  Dedicated parking

Building 4 (Ground floor) overview

Building 4 (Ground floor) showcases smart industrial design, offering flexible tenancies from 363 – 637sqm. With secure access and flexible design, it's designed for SMEs and individuals seeking well-appointed space to operate, store or grow.

- Key
- Warehouse area
 - Mezzanine office
 - Landscaping
 - Pathway
 - Outdoor seating areas



Area Schedule

Unit number	Warehouse area	Office area	Total area
4.01	366sqm	71sqm	437sqm
4.02	485sqm	94sqm	579sqm
4.03	376sqm	73sqm	449sqm
4.04	376sqm	73sqm	449sqm
4.05	333sqm	64sqm	397sqm
4.06	362sqm	70sqm	432sqm
4.07	235sqm	79sqm	314sqm
4.08	340sqm	63sqm	403sqm
4.09	285sqm	74sqm	359sqm
4.10	305sqm	80sqm	385sqm
4.11	421sqm	101sqm	522sqm
4.12	538sqm	128sqm	666sqm
Total	4,422sqm	970sqm	5,392sqm

Note: This plan is indicative and subject to final survey.
All stated areas and dimensions are approximate and may be revised.

Building features

- Corporate office and amenities
- Medium rigid vehicle access
- 5.9m Clearance
- Direct access to Foreshaw Walk
- LED lighting throughout
- Dedicated Parking

Building 4 (First floor) overview

Building 4 (First floor) provides modern, adaptable spaces above the ground floor tenancies. Ranging from 189 – 343sqm tenancy this area is designed with flexibility in mind and are well-suited for office integration, creative studios or light industrial operations that benefit from elevation and natural light.

Key

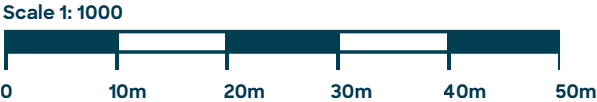
Warehouse area

Mezzanine office

Landscaping

Pathway

Outdoor seating areas



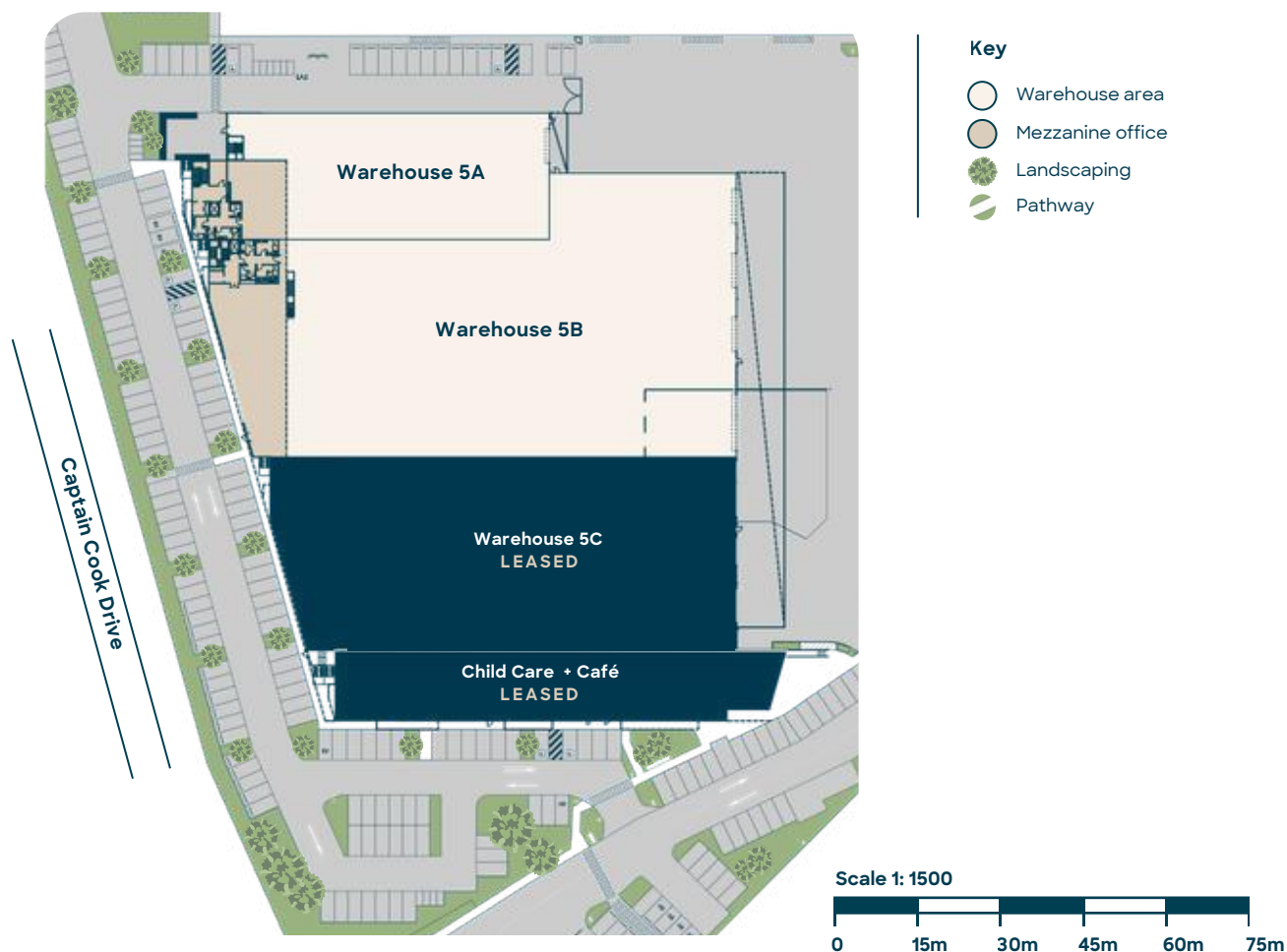
Area Schedule

Unit number	Warehouse area	Office area	Total area
4.13	160sqm	54sqm	214sqm
4.14	142sqm	47sqm	189sqm
4.15	142sqm	47sqm	189sqm
4.16	142sqm	48sqm	190sqm
4.17	143sqm	48sqm	191sqm
4.18	147sqm	60sqm	207sqm
4.19	145sqm	46sqm	191sqm
4.20	145sqm	46sqm	191sqm
4.21	145sqm	46sqm	191sqm
4.22	201sqm	60sqm	261sqm
4.23	201sqm	60sqm	261sqm
4.24	145sqm	46sqm	191sqm
4.25	145sqm	46sqm	191sqm
4.26	145sqm	46sqm	191sqm
4.27	147sqm	60sqm	207sqm
4.28	143sqm	47sqm	190sqm
4.29	142sqm	47sqm	189sqm
4.30	142sqm	47sqm	189sqm
4.31	142sqm	47sqm	189sqm
4.32	233sqm	72sqm	305sqm
Total	3,097sqm	1,020sqm	4,117sqm

Note: This plan is indicative and subject to final survey.
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Building 5 (Block 1) overview

Building 5 (Block 1) is positioned at the gateway to the Estate and commands prime exposure along Captain Cook Drive. The building offers premium-grade warehouses – ranging from 1,600 – 4,270sqm, combining standout industrial design with everyday convenience, just steps from the onsite café and child care centre.



Area Schedule

Unit number	Warehouse area	Office area	Total area
5A	1,239sqm	346sqm	1,585sqm
5B	3,824sqm	446sqm	4,270sqm
5C	2,684sqm	414sqm	3,098sqm
Total	7,747sqm	1,206sqm	8,953sqm

Note: This plan is indicative and subject to final survey.
All stated areas and dimensions are approximate and may be revised.

Building features

-  Corporate office and amenities
-  13.7m ridge height and 10.7m springing height
-  8m canopy
-  100sqm industrial outlet usage per tenancy
-  Semi trailer access
-  On grade roller shutters and recessed docks
-  Dedicated parking
-  Child care centre
-  Café

Building 5 (Block 2) overview

Building 5 (Block 2) is centrally located within the Estate and features two premium warehouses ranging from 3,000 - 4,000sqm. Designed for efficiency and ease, each space includes drive-around access and covered loading zones—ideal for streamlined business operations.



Area Schedule

Unit number	Warehouse area	Office area	Total area
5D	3,561sqm	442sqm	4,003sqm
5E	2,685sqm	408sqm	3,093sqm
Total	6,246sqm	850sqm	7,096sqm

Note: This plan is indicative and subject to final survey.
All stated areas and dimensions are approximate and may be revised.

Building features

-  Corporate office and amenities
-  13.7m ridge height and 11.2m springing height
-  Separation of light and heavy vehicles
-  100sqm industrial outlet usage per tenancy
-  8m canopy
-  Semi trailer access
-  Dedicated parking

Building 6, 7, 8 overview

Buildings 6, 7, and 8 form a cohesive industrial precinct offering a combined area of 9,032sqm across flexible configurations. Together, these buildings support a range of industrial and commercial uses with modern amenities and a strong environmental focus.

- Key**
- Warehouse area
 - Mezzanine office
 - Landscaping
 - Pathway
 - Outdoor seating areas



Area Schedule

Unit number	Warehouse area	Office area	Total area
6A	906sqm	164sqm	1,070sqm
6B	1,711sqm	190sqm	1,901sqm
7A	707sqm	124sqm	831sqm
7B	652sqm	124sqm	776sqm
7C	654sqm	124sqm	778sqm
7D	705sqm	117sqm	822sqm
7E	652sqm	124sqm	776sqm
7F	654sqm	124sqm	778sqm
8A	1,100sqm	200sqm	1,300qm
Total	7,741sqm	1,291sqm	9,032sqm

Note: This plan is indicative and subject to final survey. All stated areas and dimensions are approximate and may be revised.

Building features

- Corporate office and amenities
- 8m springing height and 10m ridge height
- Ongrade roller shutters
- Direct access to Foreshaw Walk
- LED lighting throughout
- Dedicated parking



About Aliro.

Aliro is a property development, investment and funds management group that works with wholesale capital partners to establish, grow and actively manage sector-specific property funds, delivering enduring value for customers and partners.

The Group’s unique combination of expertise, networks and capital resources has ensured its success. Through partnering with aligned investors, tenants and asset owners, Aliro delivers excellent outcomes by creating better places for people to connect and thrive.

Our Performance

As at 30 June 2025

	\$5.2bn	FUM (Current GAV)
	\$6.0bn	FUM on completion (Current GAVoC)
	\$7.4bn	Pipeline created by Aliro (on completion)
	550k	sqm of GLA across 125ha of land owned or managed by Aliro vehicles
	50+	Buildings and 150+ tenancies across industrial assets owned or managed by Aliro vehicles
	67	Experienced professionals across Sydney, Melbourne & Brisbane

Leading ESG Credentials

Achieving ESG excellence is an integral part of our value offering for Aliro’s customers and partners.

Aliro’s approach to ESG is purposeful, practical and outcomes orientated. We empower our teams to understand our goals and work collaboratively to convert them into meaningful action.



2025 Net Zero

We’re targeting net zero operational emissions by 2025.



4.5 Star Green Star

Our portfolio averages a 4.5 Star Green Star rating.



6MW Solar PV

Over 6MW of solar PV is installed or in development.



GRESB Sector Leader

Aliro ranked 1st in GRESB 2024 as a sector leader.



\$700m Linked Loan

We secured a \$700m loan tied to sustainability goals.



Tenant Satisfaction

We maintain strong tenant engagement and satisfaction.

Full details on Aliro’s ESG methodology and certifications available upon request

Aliro Experience.

Access on Alfred, Chipping Norton

Owner: AGIV **GLA:** 21,431sqm **Value:** \$141.4m

Tenants: Wiseways Logistics, Living Edge and Independence Australia Group

Practical Completion: April 2025



Elevation at Greystanes

Owner: ISPT **GLA:** 91,955sqm **Value:** \$400m

Tenants: Harris Farm, PACT Group, Bunzl, Couriers Please and Karras Logistics

Practical Completion: April 2025



Quality Drive, Dandenong South

Owner: AGIV **GLA:** 45,522sqm **Value:** \$149 million

Tenants: Chobani / Bread Solutions

Practical completion: 2021



Paramount Boulevard, Derrimut

Owner: AGIV **GLA:** 17,266sqm **Value:** \$38.5 million

Tenants: Linfox / Fuchs

Practical completion: March 2023





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