

P/ADDC

Port Adelaide
Distribution Centre

25-91 Bedford Street
Gillman, South Australia.

Register your interest
by contacting one of
our leasing agents.

Introducing PADC

Your strategic connection to
Adelaide and beyond. Located 12 km
from Adelaide's CBD and 7km from
the Port of Adelaide. PADC provides
immediate access to the harbour,
interstate rail and road networks.

This is a prime opportunity to
secure your position in this central
industrial hub.

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Property Highlights

With highly functional buildings and flexible spaces, there's a lot to like about PADC.



Customisation

- To increase your operational efficiency, PADC gives you the opportunity to implement upgrades as per your individual needs or requirements.

Efficiency

- PADC's comprehensive traffic management plan ensures day-to-day operations run smoothly.
- The centre has designated external loading areas with multiple on-grade loading access points and awnings.
- Significant external truck parking is supported by internal road networks and multiple road crossovers.

Flexibility

- With flexible warehouse sizes, configurations and terms, PADC can move and expand with your business.
- Areas from 1,600m² to 21,000m² are available. Larger options subject to availability.

Security

- Secure and protected; PADC is fully fenced, with nightly security patrols and CCTV cameras to common areas.

Property Highlights

Address

25–91 Bedford St
Gillman, SA.

Access

12km to
Adelaide CBD

Centre Size

12 warehouses
+ 1 new office warehouse
(Warehouse O, Subject to
Development Approval)

7 flexible areas
available from

1,600m² to
21,000m²
Larger options subject
to availability



Location

Reduce your travel times and increase efficiency. PADC offers direct access to the Port River Expressway and connects you to South Australia's major arterial road network. PADC is located 7km from the Port of Adelaide: Adelaide's primary logistics and trade hub providing easy access to container facilities, general freight, bulk handling and rail intermodal infrastructure.



Distance from key locations

12km ADELAIDE CBD

7km PORT OF ADELAIDE

1km PORT ADELAIDE RAILWAY STATION

12km ADELAIDE AIRPORT

750m PORT RIVER EXPRESSWAY

Location



At PADC, access to Adelaide is just on your doorstep. Located alongside the Port River Expressway, PADC is superbly positioned for efficient distribution – all supported by functional building design and an interconnected road network.

Perkins Drive

Port River Expressway

Bedford Street

P/ADC

The Opportunities



With 12 separate buildings, PADC occupies a significant 319,500m² of land. Supported by an internal road network with crossovers, there are numerous on-grade loading access points for use. Bedford Street is designated for the movement of B-double and B-triple trucks, whilst external truck parking with specific external loading areas and canopies are available.

7 flexible areas available from 1,600m² to 21,000m². Larger options subject to availability.

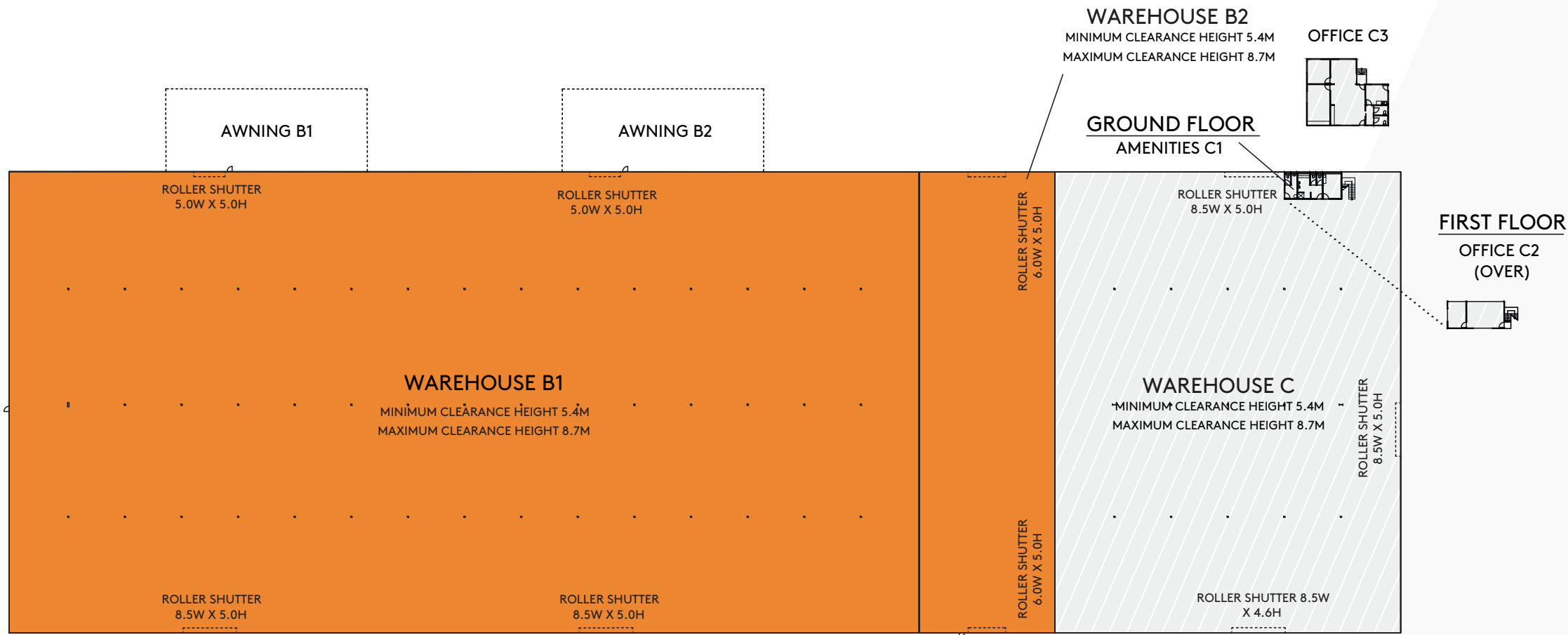
Key

Leased	
Available	
Upcoming Opportunity	



Warehouse B

B1 & B2



Building Area

Warehouse B1	10,610.5 m ²
Warehouse B2	1,601.0 m ²
TOTAL	12,211.5 m²
Awning B1	42.1 m ²
Awning B2	42.1 m ²

Features

- 5.4m – 8.7m internal clearance
- 6 on grade doors
- 2 awnings of 42.1m² each
- Suitable for B-Double drive through
- Flexible areas available from 1,601.0m² to 12,211.5m²

Key

Leased

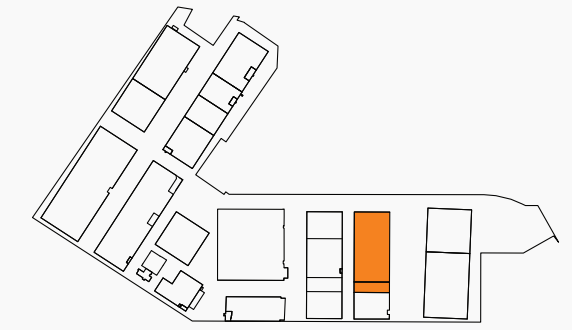
Available

NOTES

1. THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. TOTAL AREA TAKEN FROM REALSERVE SURVEY REF: 30489RS DATED 07/01/08.

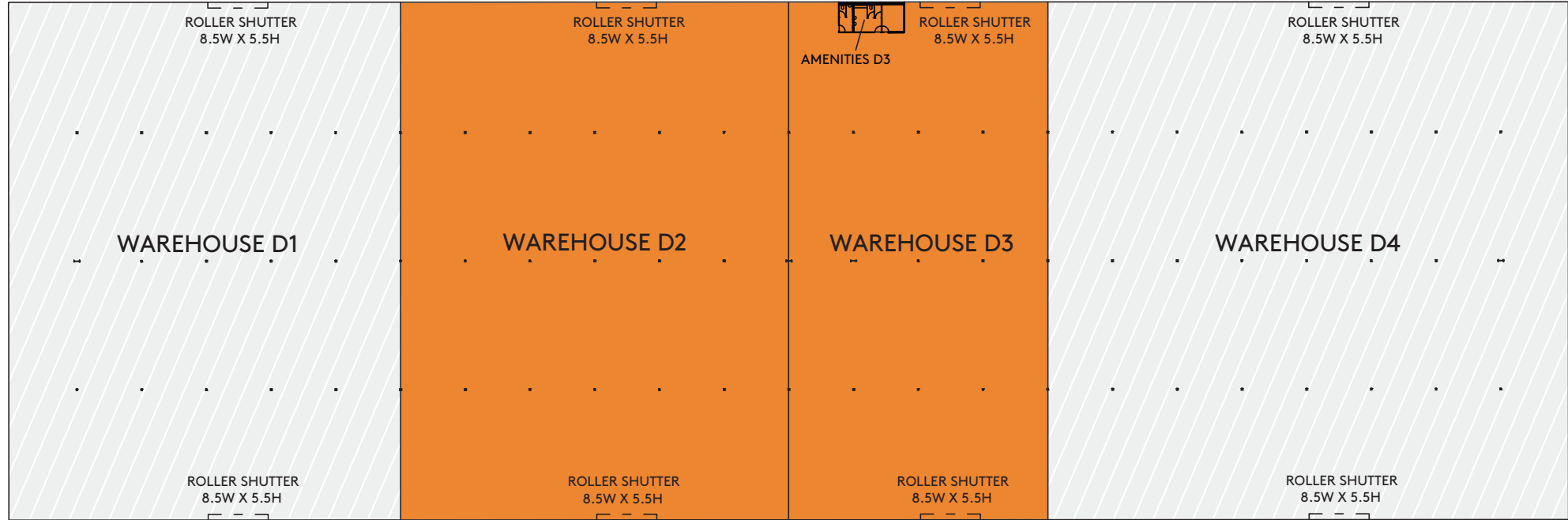
2. DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.

Locality Plan



Warehouse D

D2 & D3



Building Area

Warehouse D2	4,030.6 m ²
Warehouse D3	2,645.8 m ²
Amenities D3	40.2 m ²
TOTAL	6,716.6 m²

Features

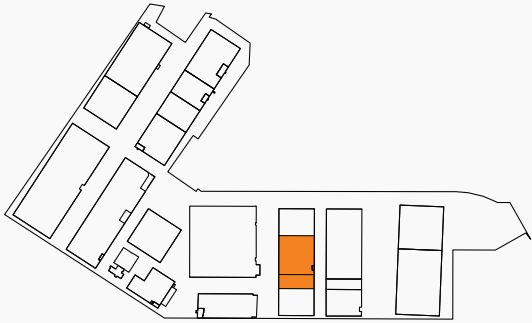
- 7.1m – 10.3m internal clearance
- 4 on grade doors
- Suitable for B-Double drive through
- Flexible areas available from 2,645.8m² to 6,716.6m²

Key

Leased	
Available	

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Locality Plan



Warehouse G

Unit 1



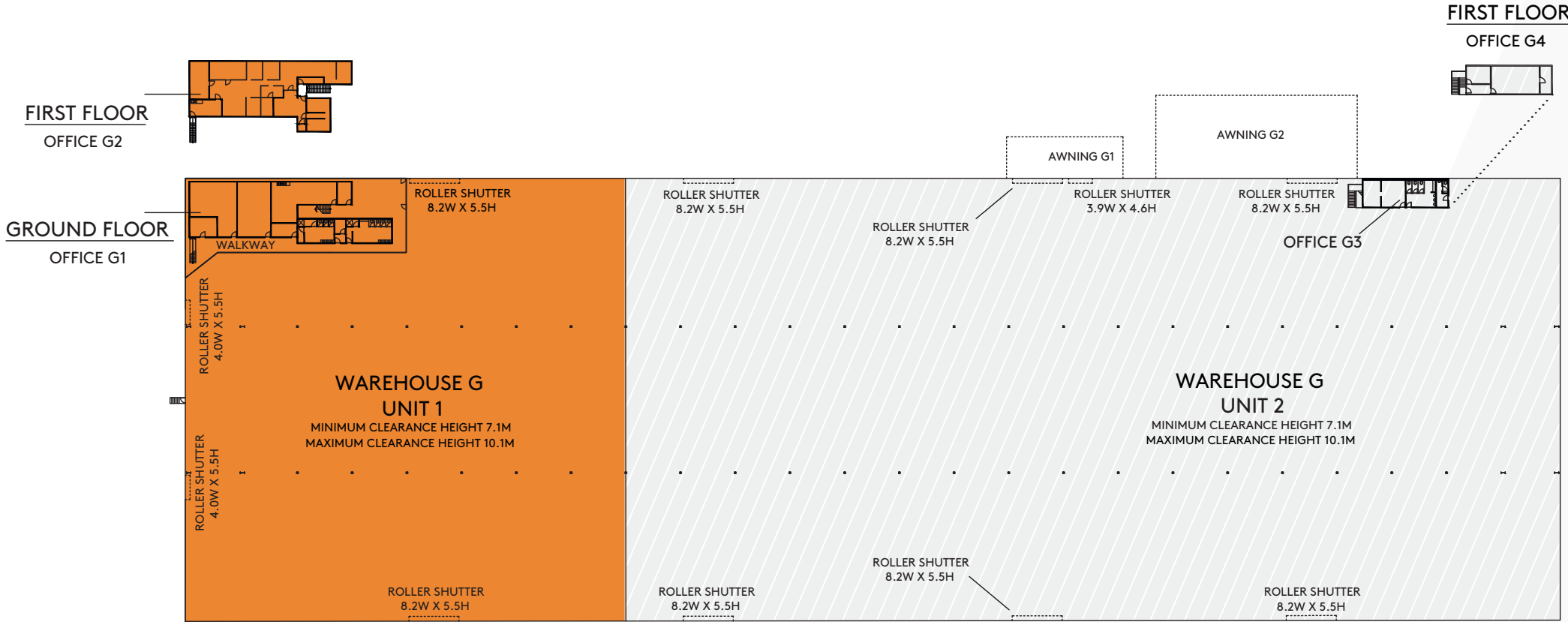
Building Area

Warehouse G1	4,187.6m ²
Walkway	171.5m ²
G Floor Office G1	271.1m ²
1st Floor Office G2	261m ²
TOTAL	4,891.2m²

Features

- 7.1m – 10.1m internal clearance
- 4 on grade doors
- Suitable for B-Double drive through
- Concrete warehouse flooring

Locality Plan



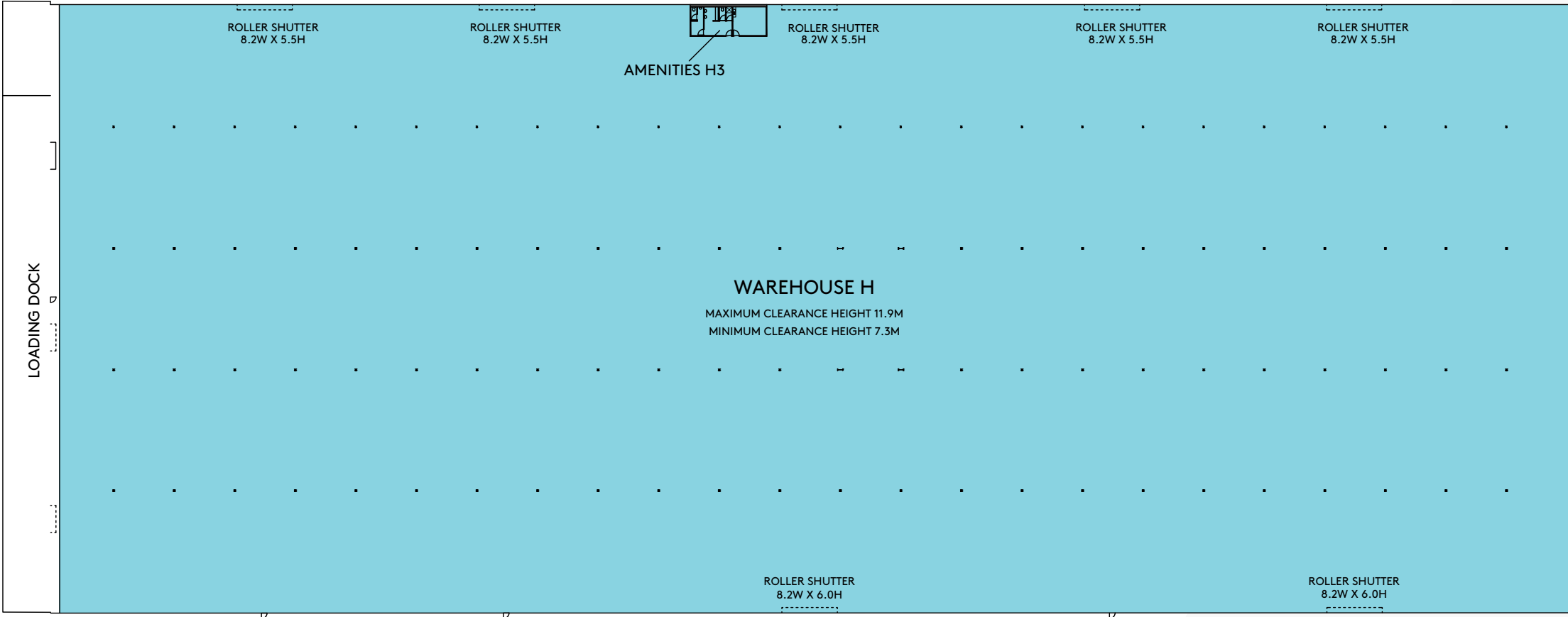
Key

- Leased
- Available

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Warehouse H

Full warehouse



Building Area

Warehouse H	20,380m ²
Amenities	53.8m ²
TOTAL	20,433.8m²

Features

- 7.3m to 11.9m internal clearance
- 10 on grade doors
- Suitable for B-Double drive through

Key

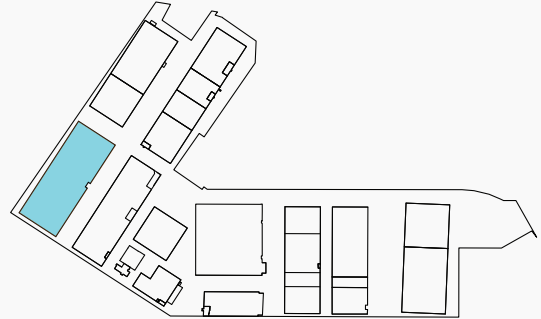
Upcoming Opportunity

NOTES

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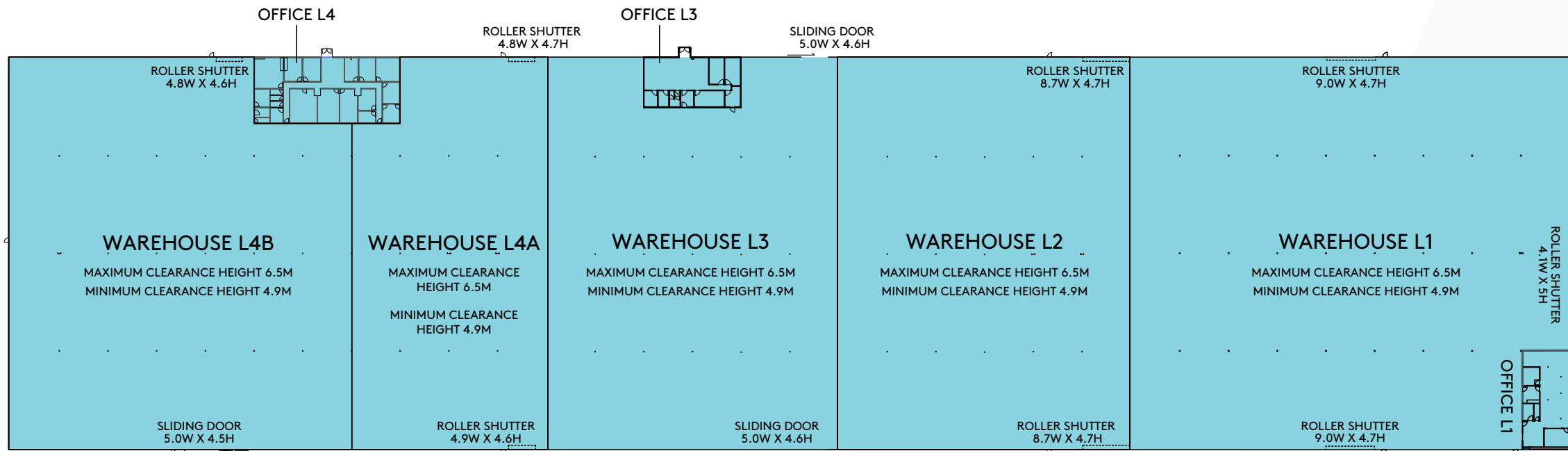
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Locality Plan



Warehouse L

L1, L2, L3, L4A & L4B



Building Area

Warehouse L1	5,740.4m ²
L1 Office	167.1m ²
Warehouse L2	3,914.8m ²
Warehouse L3	3,723.2m ²
L3 Office	171.4m ²
Warehouse L4a	2,516.0m ²
Warehouse L4b	4,369.7m ²
L4 Office	334.5m ²
TOTAL	L 20,937.1m²

Features

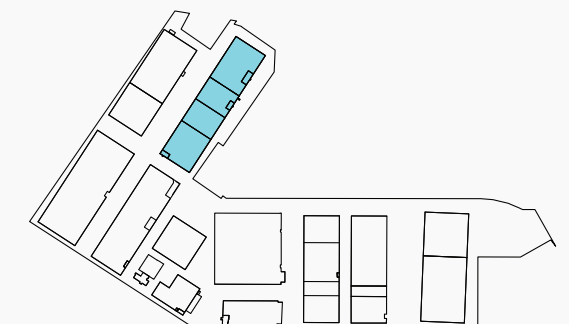
- 4.9m to 6.5m internal clearance
- 11 on grade doors
- Flexible areas available from 2,516m² to 20,937.1m²

Key

Upcoming Opportunity

- NOTES**
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Locality Plan

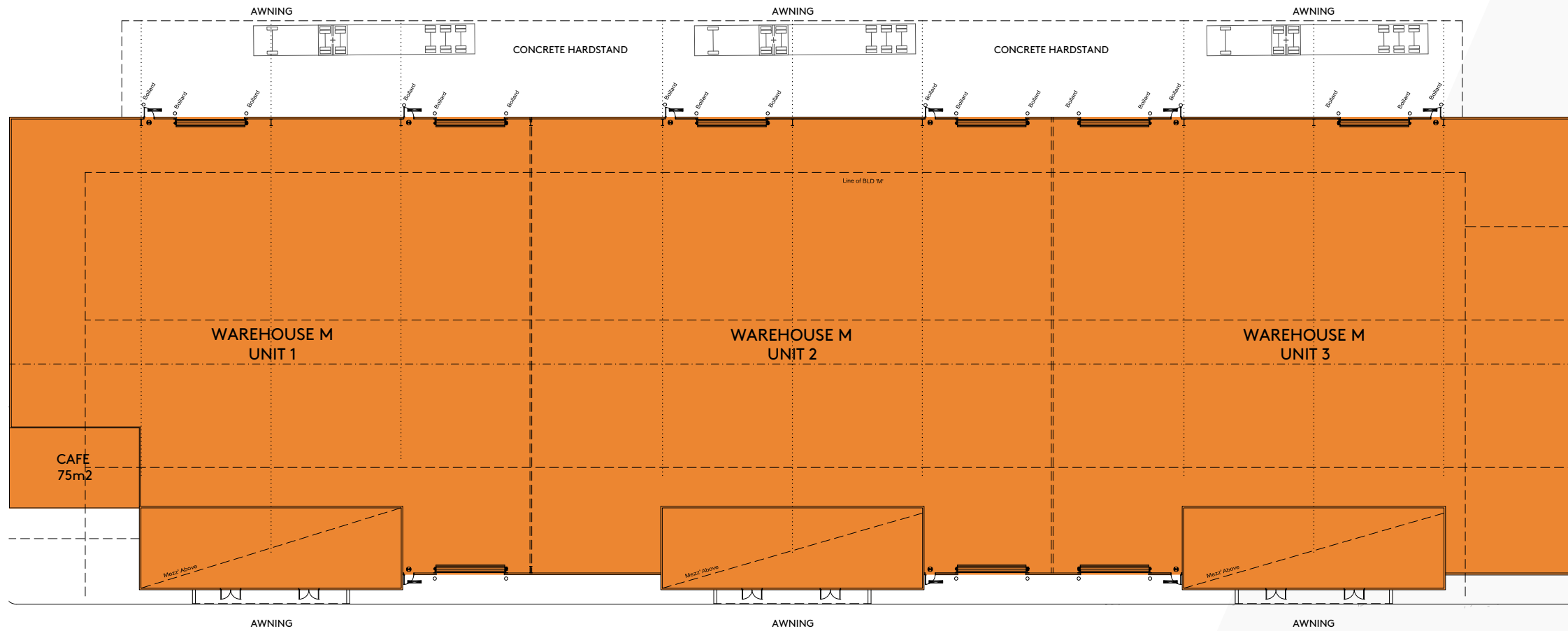


Warehouse M

Proposed warehouse



Subject to Development Approval,
seeking pre-commitments now



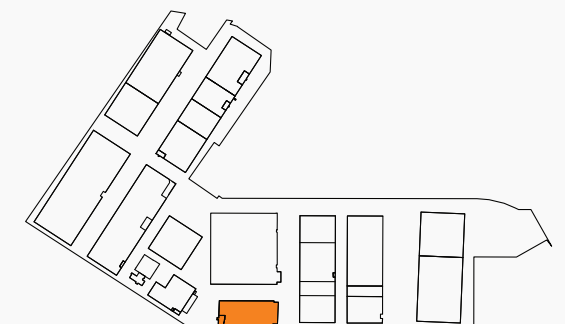
Building Area

Café	75m ²
Warehouse M1	1,400m ²
Office	140m ²
Warehouse M2	1,540m ²
Office	140m ²
Warehouse M3	1,540m ²
Office	140m ²
TOTAL	4,900m²

Features

- 8 metre clearance
- Flexible leasing options between 1,660m² to 4,900m²
- 9 auto roller shutters
- ESFR Sprinkler system
- 890m² of canopy area
- 2,090m² concrete hardstand
- Cross dock capabilities
- Dedicated carparking to Bedford Street

Locality Plan



Key

Available

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Warehouse O

Proposed warehouse



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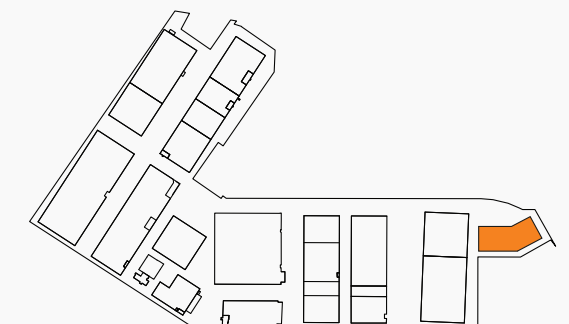
Building Area

Warehouse O1	1,600m ²
Office	160m ²
Warehouse O2	1,600m ²
Office	160m ²
Warehouse O3	3,600m ²
Office	280m ²
TOTAL	7,400m²

Features

- 10 metre clearance
- 11 auto roller shutters
- 1 recessed loading dock
- Cross-dock capabilities
- Drive around access for B-Doubles
- 4 Canopy's total 770m²
- ESFR Sprinkler system
- 2,840m² concrete hardstand
- Ample car parking

Locality Plan



Key

Available

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Quintessential Equity. Building on visionary thinking.

PADC is set to continue Quintessential Equity's market leading contribution to the Australian commercial and industrial landscape.

Quintessential Equity's expertise in property and commitment to quality ensures client expectations are continually exceeded, driven by their philosophy of 'love the tenant'. Through their hands-on approach, the Quintessential Equity team strive to build and maintain effective relationships with their tenants.

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