



## BlueScope Steel State HQ

<b>Location:</b>	169 James Melrose Rd, Novar Gardens, SA
<b>Sector</b>	Logistics
<b>Project Value</b>	\$30 million
<b>Building Size</b>	17,213 square metres
<b>Timeline</b>	36 months from inception to practical completion

Having been selected as the preferred developer following a competitive open book tender process with six other local and national developers, Leyton Property was appointed to deliver a state-of-the-art office, manufacturing, and logistics facility purpose-built for BlueScope Steel at Adelaide Airport.

The facility was designed for consolidation of BlueScope's South Australian operations from multiple facilities into a single property. The development is of a modern contemporary architectural design incorporating high quality finishes as a 'showpiece' of the BlueScope brand.

Leyton Property successfully delivered the purpose-built facility for BlueScope Steel in 2022. Our team navigated the entire process from site identification, detailed design, development approval and construction to deliver the 17,250sqm facility within a total timeframe of 36 months from inception to practical completion. Representing an outstanding result for such a complex asset.

Leyton Property established a strong working relationship and professional precedent with Adelaide Airport Limited (AAL) with a proven track record of the comprehensive approval process involved with developing new facilities at the Airport. Our team created added value through precedent ground lease documentation and regulatory approvals, a process that can normally take up to four months to achieve, allowing us to streamline the approval process and bring forward anticipated completion dates.

