

GOOD IS SMARTER WAREHOUSING

GREAT IS WHAT YOU DO FROM HERE

MAKING
SPACE
FOR
GREATNESS

Goodman

Building 3A, Oakdale East Industrial Estate
Horsley Park, NSW

We don't believe in good. Or good enough.

We don't believe in the short-term or taking short-cuts.

We don't believe in putting business before people.

Or anything before quality. We believe in great.

Although we don't believe we're quite there yet.

We believe in the importance of location and sustained growth and doing it right the first time. We believe in having integrity, always. We believe that knowledge is everything and perfection is in the details. That it is the little things that add up to make the biggest difference. That's why there's a plus in our logo.

It's a reminder to keep going above and beyond for our customers, our partners and our staff. To be the best, we believe, relies on every single one of us working together.

To this end, we believe we can be better than good.

We believe we can be great.



Outstanding opportunity



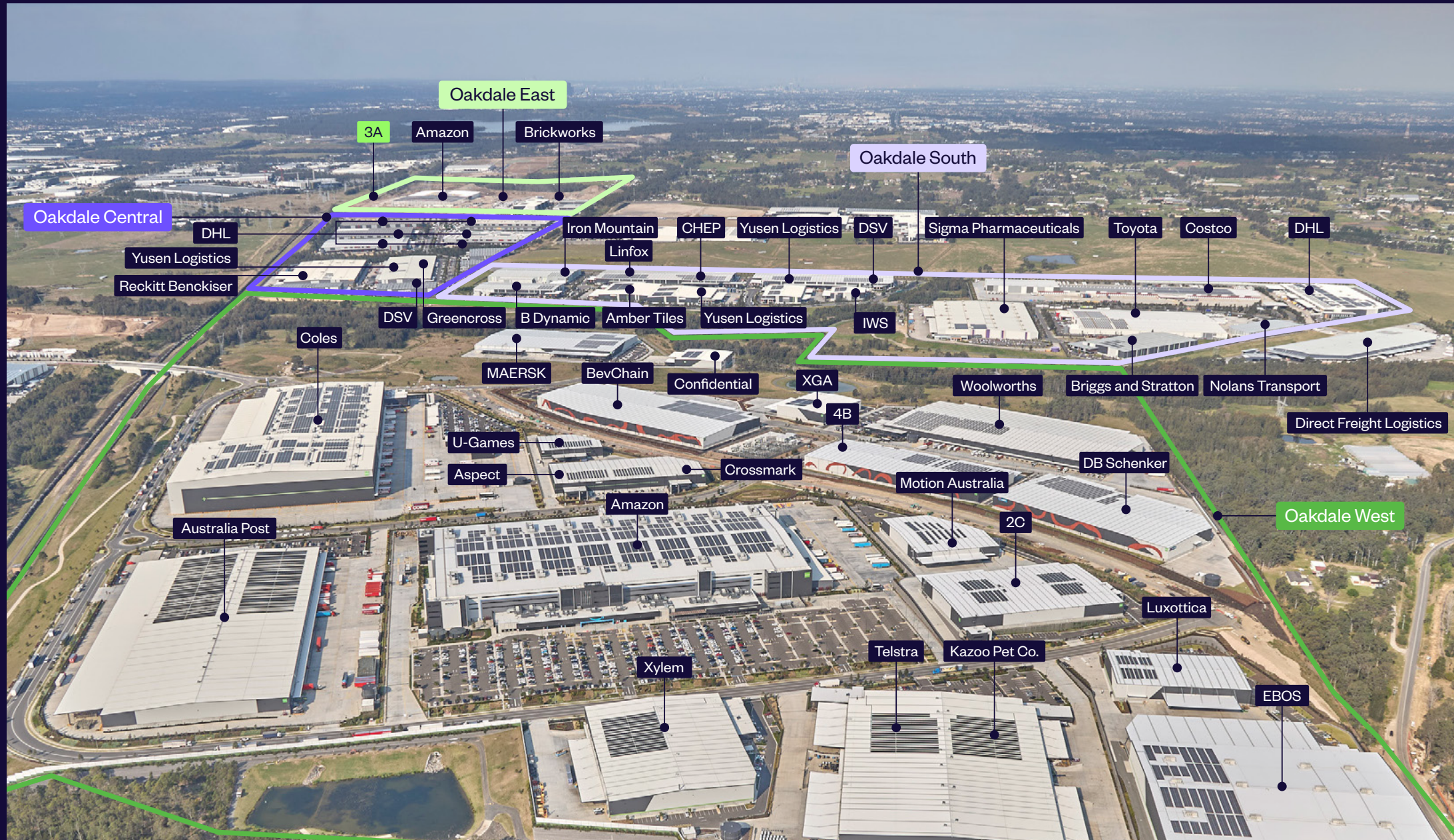
Location and consumer access unite at Oakdale East.

Situated in Sydney's logistics hub of Horsley Park, the estate benefits from seamless connectivity to key infrastructure and consumers, allowing customers to achieve faster speed to market and the opportunity to reduce transport costs and related carbon emissions.

This reimagined space features best-in-class sustainability practices with innovative design, offering superior logistics space that maximises efficiency while minimising your impact on the environment.

Oakdale East Industrial Estate spans 62 hectares and will provide over 300,000 sqm of building area.

OUR CUSTOMERS





Delivering with certainty

Zoned E4 General Industrial

Development approval received

Infrastructure works within the estate are underway

A builder has been appointed and is currently preparing for site commencement in Q1 2025.

In good company

Building 3B pre-committed to Amazon, currently under construction and due for completion in Q3 2025.

Strategically located

Seamless connectivity

3.3km to M7 Motorway

5km to M4 Motorway.

Industry leading

Proven track record of delivering complex facilities for customers

Inclusive of the latest sustainability initiatives

Landmark redevelopment project with state-of-the-art facilities.

OVERVIEW



3.3KM

to M7 Motorway

5KM

to M4 Motorway

8KM

to Rooty Hill Station

20KM

to Western Sydney Airport

43KM

to Sydney CBD

PROXIMITY



Car /truck

Users enjoy unrivalled motorway connectivity to the greater Sydney metropolitan areas and interstate routes with direct access to the M7 and M4 Motorways from Old Wallgrove Road.

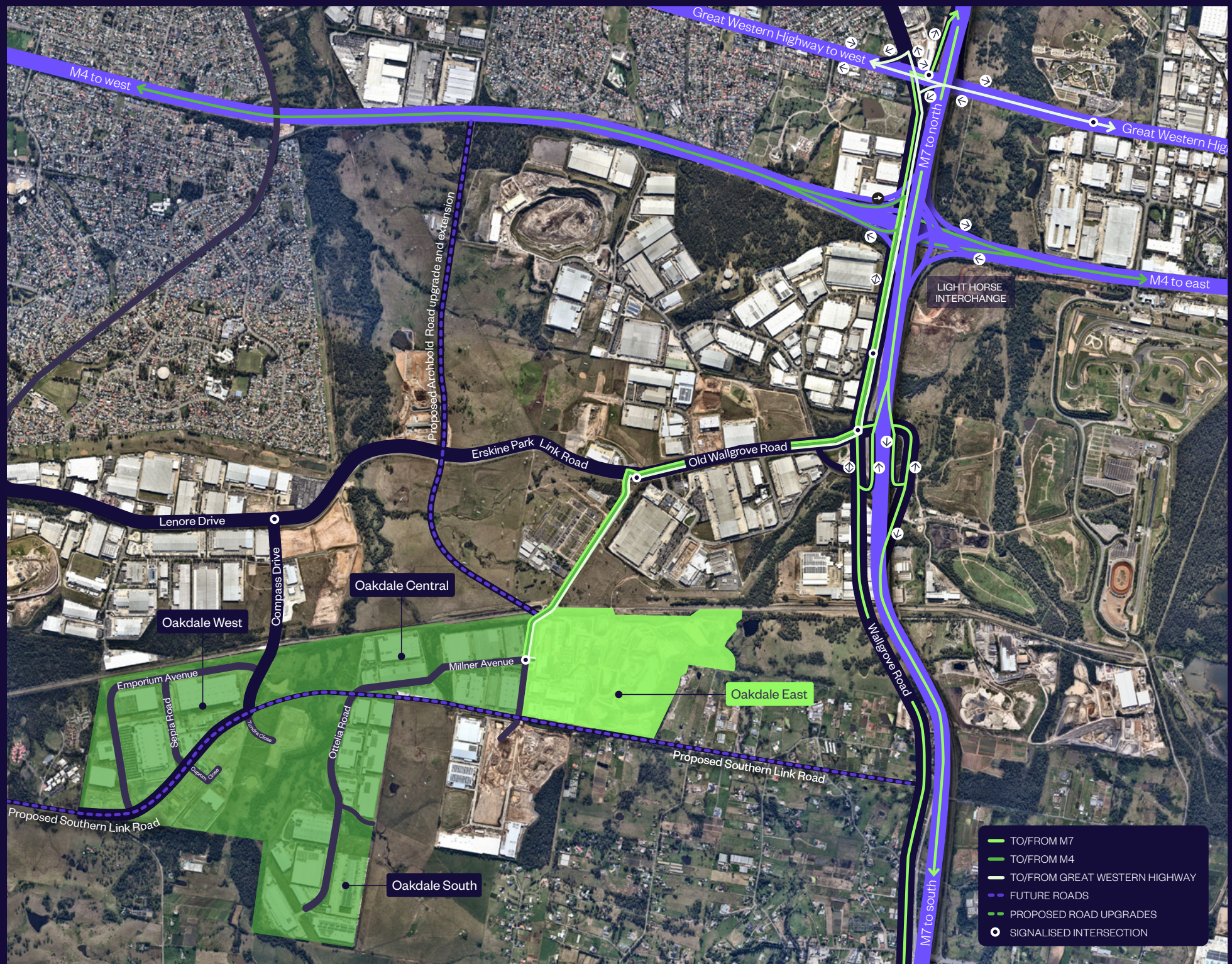
Bus

It is planned that bus route 738 from Roberts Road will extend to the entrance of the estate. The bus will travel to Rooty Hill Station.

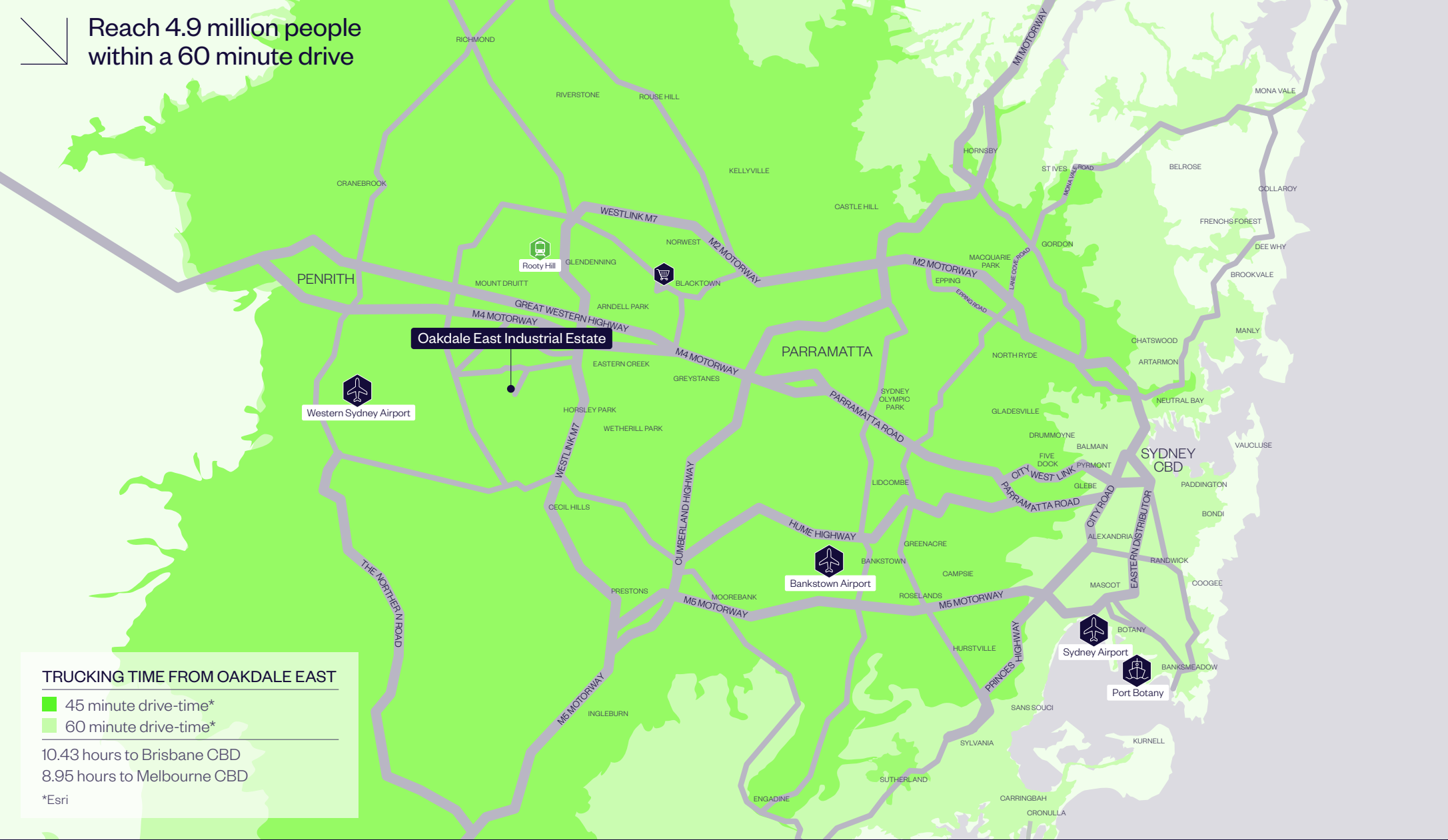
Train

The closest train stations include Rooty Hill and St Marys on the T1 Western Line, offering regular services between Emu Plains, Blacktown, Parramatta and Sydney's CBD.

LOCATION AND ACCESS



SPEED TO MARKET



AMENITY AND SERVICES

Click the icons for more information:



INDUSTRIAL HARVEST



THE LITTLE BAKER



HUNGRY BAKER



SUPERMARKETS



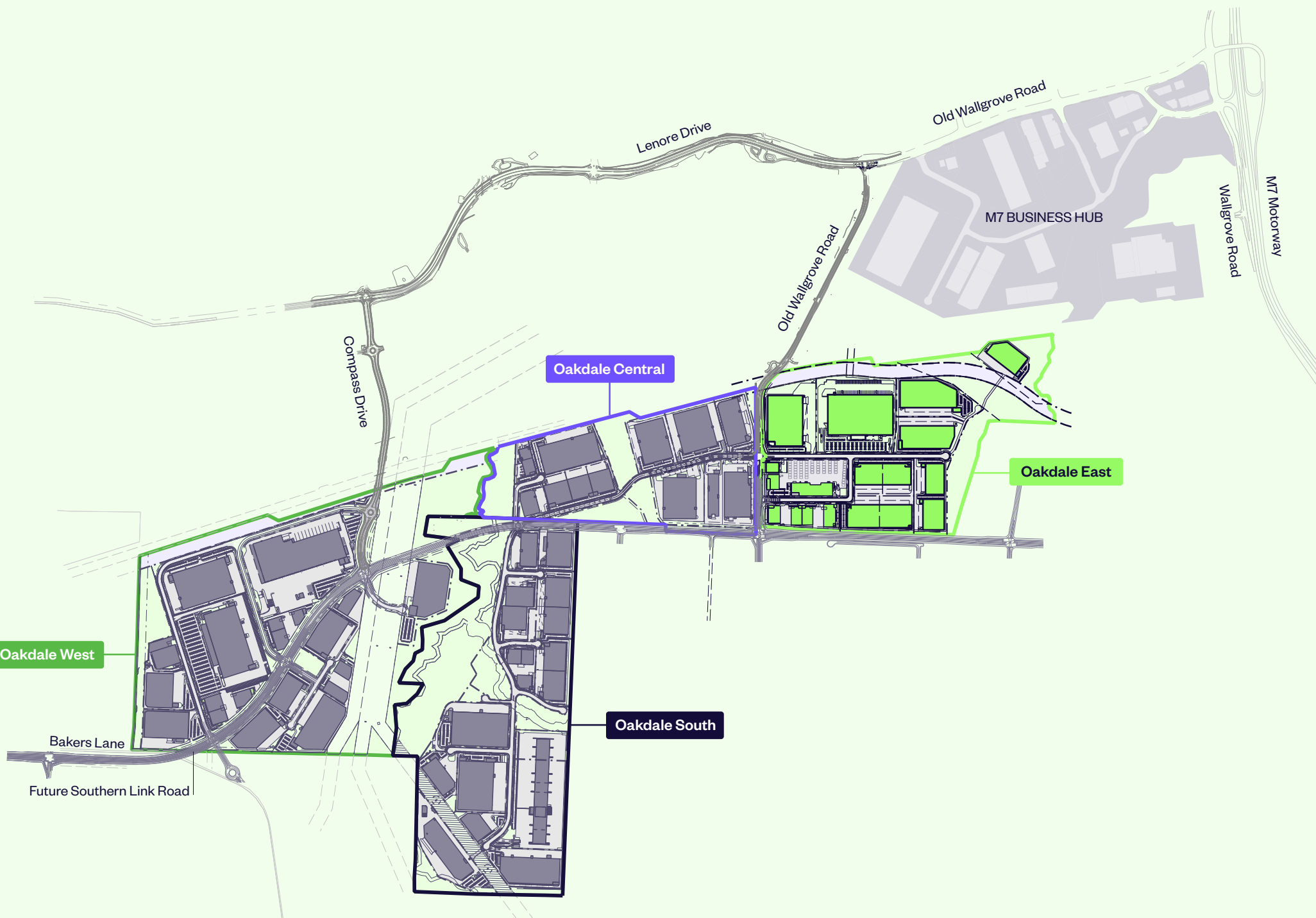
SOUTHRIDGE PLAZA



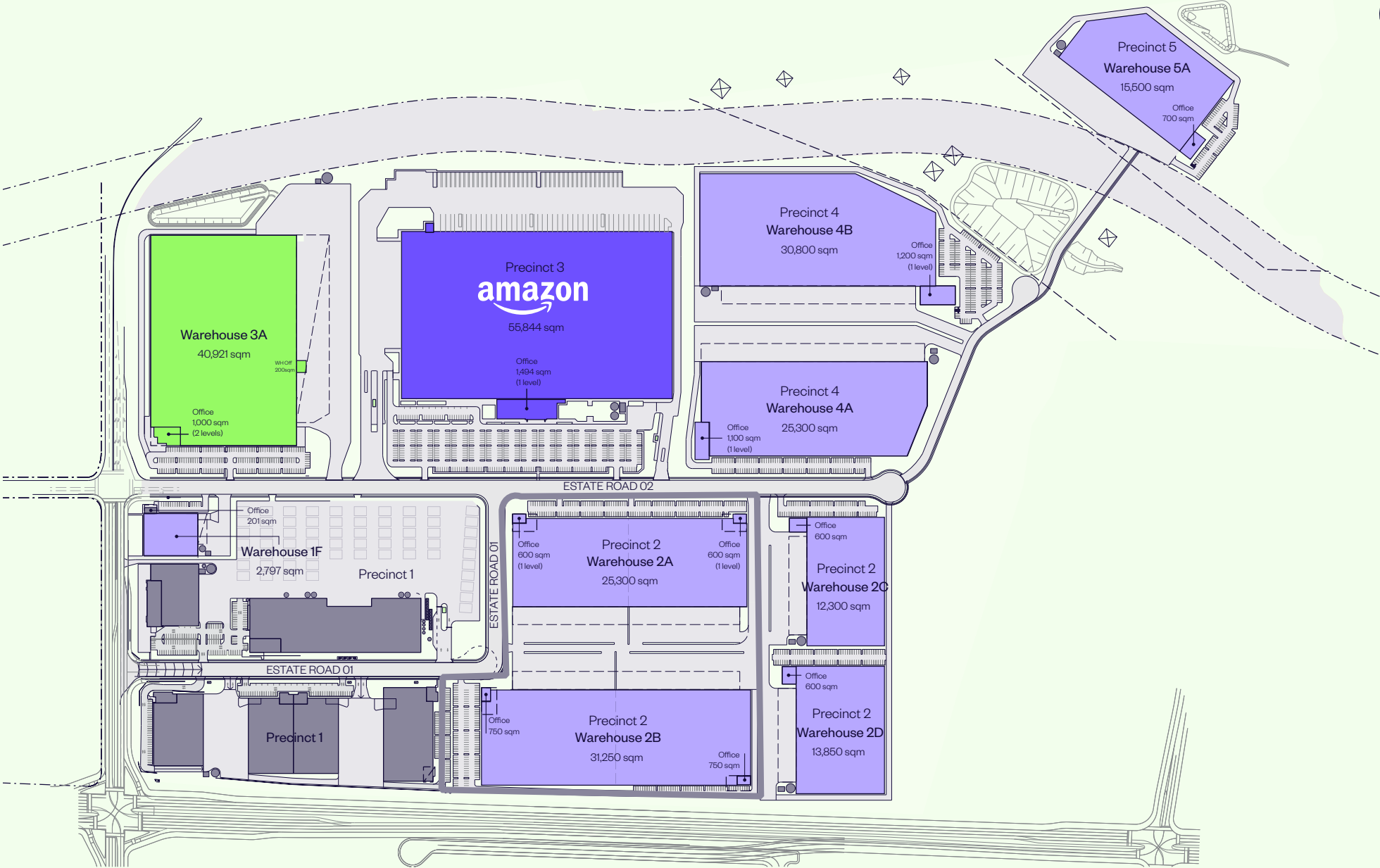
EASTERN CREEK
QUARTER (ECQ)



CONTEXT PLAN



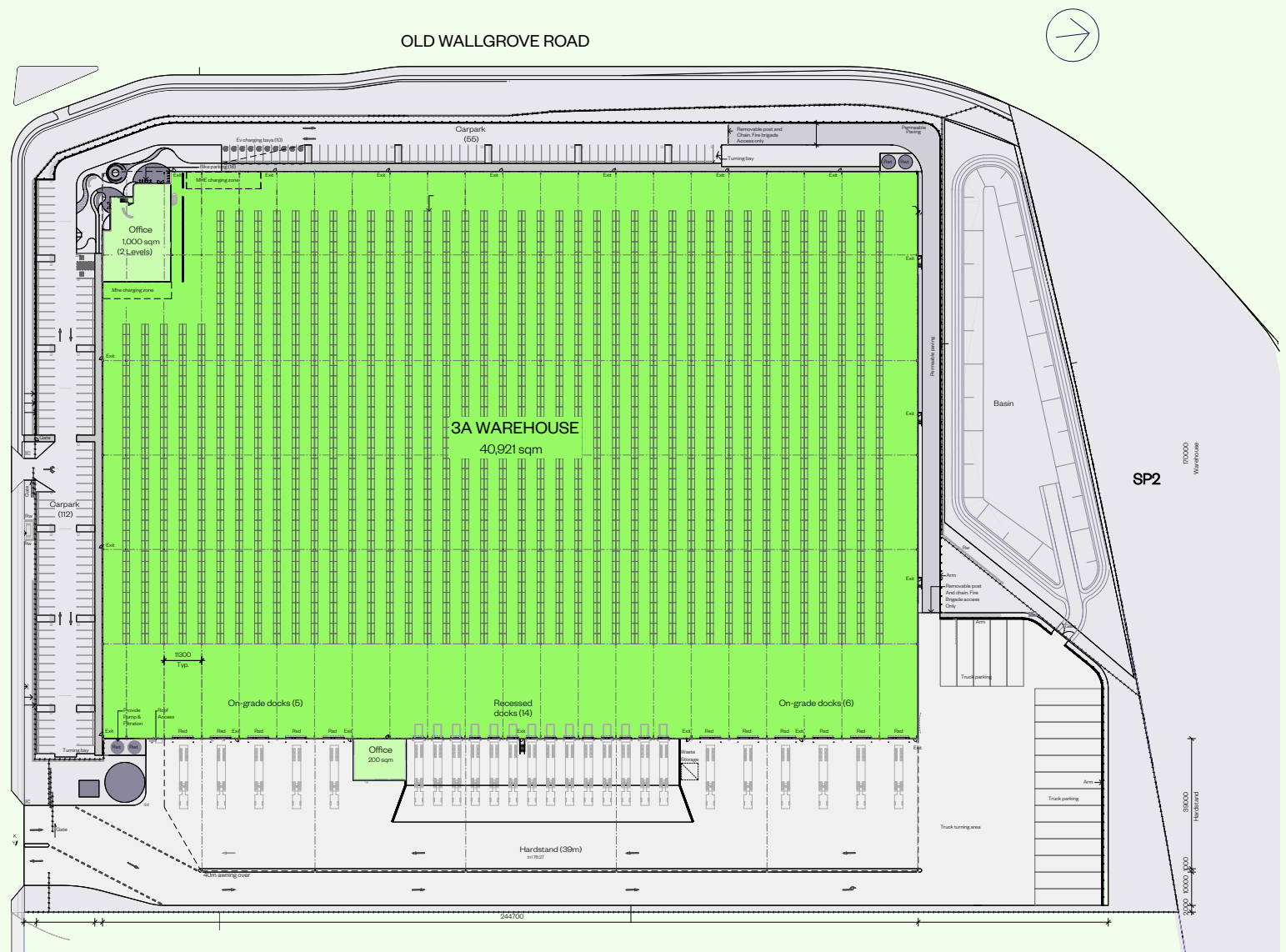
MASTERPLAN



- SUBJECT SITE
- AVAILABLE
- EXISTING
- COMMITTED DEVELOPMENT

SITE PLAN

AREA SCHEDULE	SQM
Warehouse	40,921
Office ground	543
Office level 1	457
Dock office	200
Total building area	42,121
Awning	8,859
Hardstand	16,936
Light duty area	6,637



 FOR LEASE

BUILDING HIGHLIGHTS



40M SUPER AWNING



14.6M RIDGE HEIGHT



8 TONNE POINT LOAD
WAREHOUSE SLAB



167 CAR SPACES



EXTENDED
HARDSTAND



18 TRUCK
PARKING SPOTS



11 ROLLER SHUTTER
DOORS



14 RECESSED DOCKS



VIEW FROM ABOVE

Oakdale East Industrial Estate



CONNECTION TO COUNTRY

Oakdale East encourages a cooperative and energetic work environment with access to unique amenity and a deep connection with the landscape.

Offering an attractive, efficient and inviting workplace that connects with country from the open planning through to the careful consideration of materials and finishes.

The design vision has developed an architecture that values the flexibility and connection of spaces, where the built environment integrates with the landscape and fosters places of gathering, meeting and collaboration.



Oakdale East exemplifies the principle of adaptive reuse by transforming old quarry land into a logistics hub. Through Goodman’s commitment to reimagining space, we aim to minimise our carbon footprint by creating a space that prioritises environmentally sustainable design.



Key sustainability features:



SOLAR PANELS



TARGETING 5 STAR
GREENSTAR UNDER THE
CURRENT BUILDINGS TOOL



EV CHARGING



BROWNFIELD SITE



EMBODIED CARBON
OFFSETTING



DAYLIGHT AND RAINWATER
HARVESTING



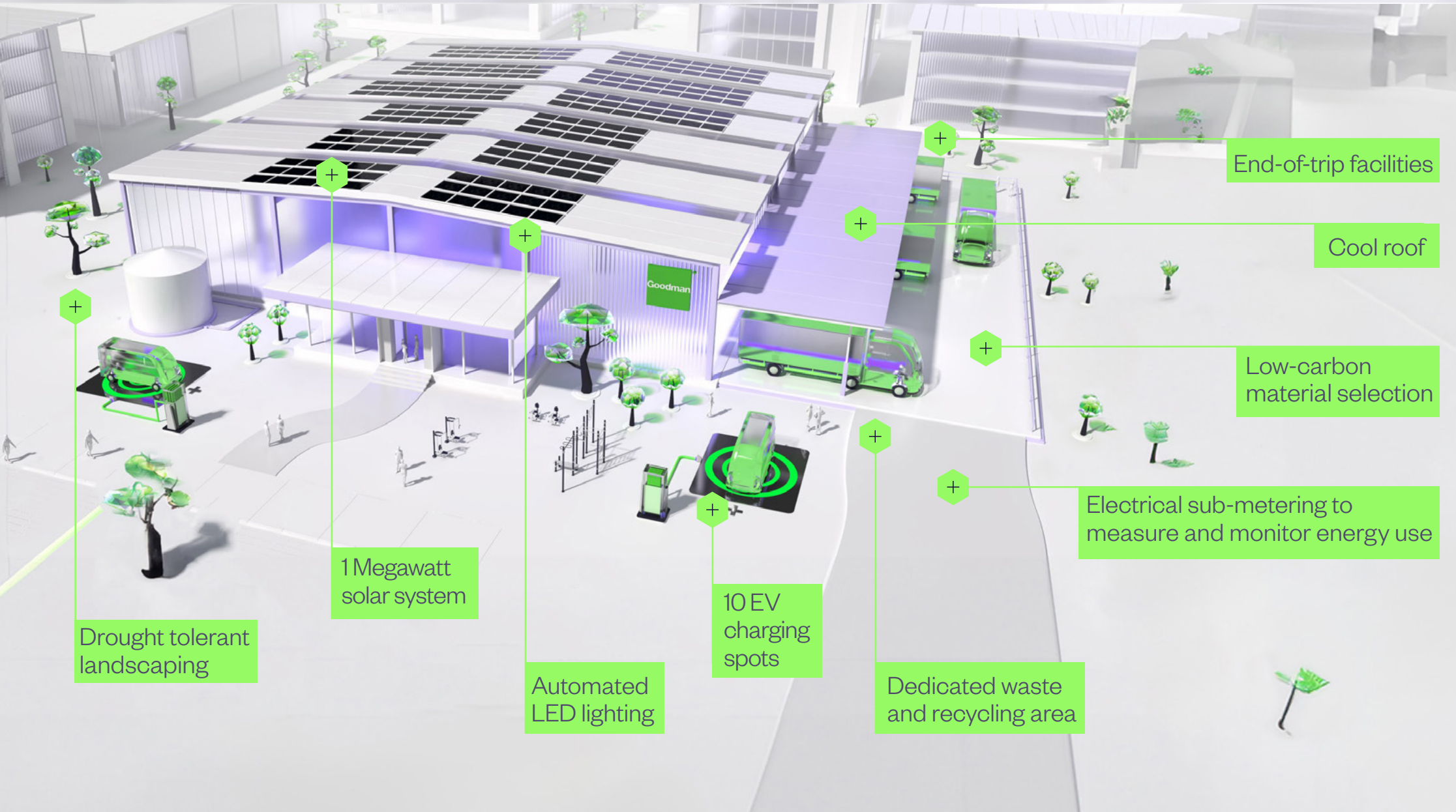
NATIVE LANDSCAPING

SUSTAINABILITY

SUSTAINABLE DESIGN STRATEGY



TARGETTING 5 STAR
GREEN STAR



Proven
track record





AMAZON

Oakdale West Industrial Estate
Kemps Creek, NSW

Purpose of the facility

- + New automated robotics facility for Amazon
- + First of it's kind in the southern hemisphere
- + Capable of housing up to 20 million items.
- + Project start: June 2020
- + Project completion: December 2021



200,000 SQM

WATCH THE VIDEO



AUSTRALIA POST

Oakdale West Industrial Estate
Kemps Creek, NSW

Purpose of the facility

- + Facility features an automation system capable of processing 450,000 parcels a day
- + 1.5MW rooftop solar power system
- + EV charging for 13 cars
- + Beumer automation system
- + Project start: January 2022
- + Project completion: January 2023.

33,680 SQM

COLES

Oakdale West Industrial Estate
Kemps Creek, NSW

Purpose of the facility

- + Witron automation system
- + Project start: January 2021
- + Project completion: December 2022.

71,070 SQM



GOODMAN GLOBAL OVERVIEW

We invest in business parks, office parks, industrial estates, warehouses and distribution centres.
We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

As at 30 June 2024. All figures are in AUD.

\$78.7BN
total portfolio

14
total number of countries operating in

1,700+
business space customer base (approx.)

\$13.0BN
development work in progress

25.7M
sqm of business space (approx.)

1,000
dedicated property professionals (approx.)

436
number of properties

26
offices worldwide

CONTACT



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