

GOOD IS ALWAYS MOVING

GREAT IS WHAT YOU DO FROM HERE

Gateway@Granville
15 Berry Street
Clyde, NSW

MAKING
SPACE
FOR
GREATNESS



Strategic location



Strategically located with exposure to Parramatta Road, Gateway@Granville presents an ideal opportunity for logistics and distribution users looking for well-connected and functional last mile warehouse and office space.

150M

to Clyde Station

600M

to M4 Motorway

1.1KM

to Granville Station

21KM

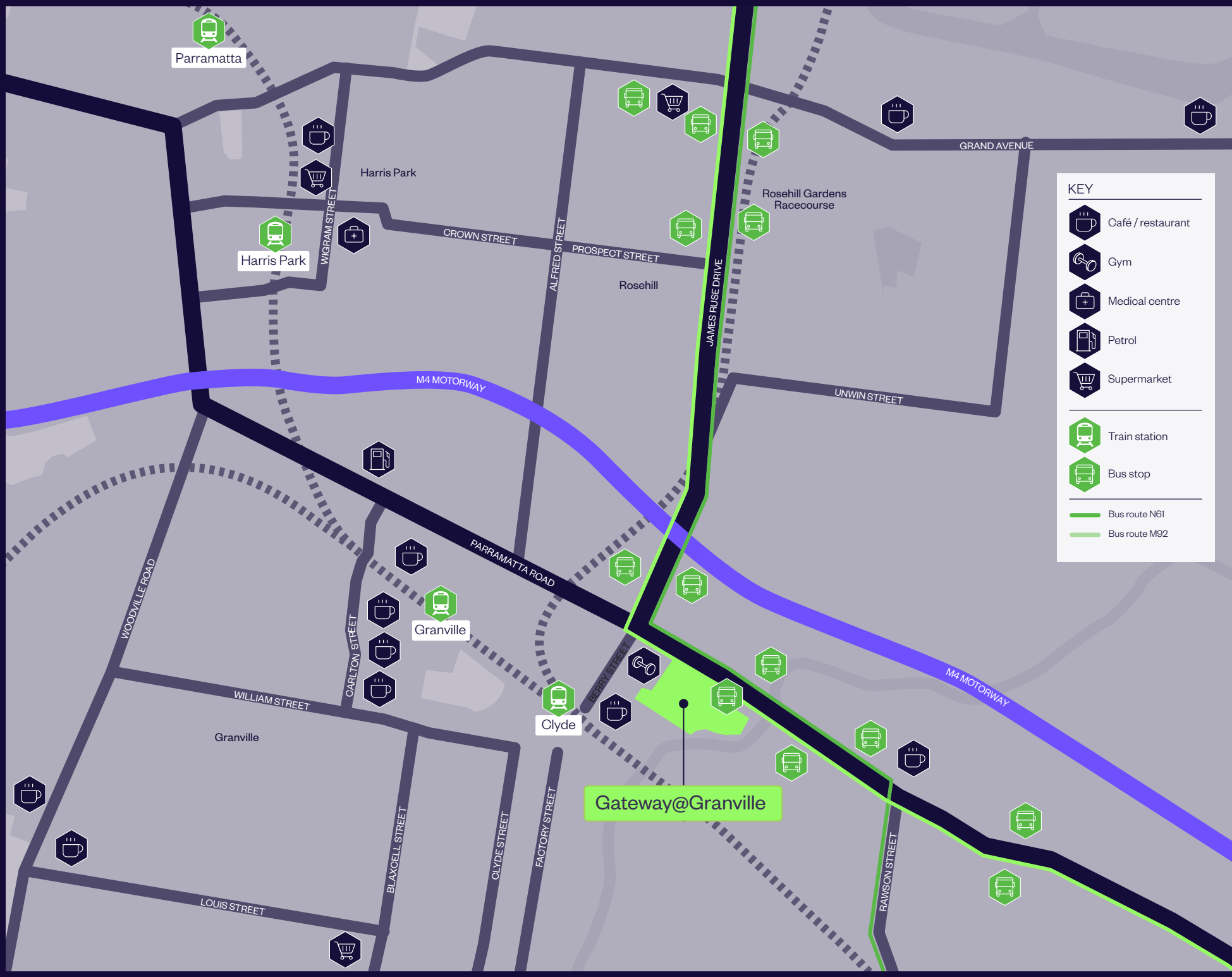
to Sydney CBD

30KM

to Port Botany

**Easy
access**

ACCESS



Parramatta

Harris Park

Harris Park

Rosehill Gardens Racecourse

Rosehill

M4 MOTORWAY

PARRAMATTA ROAD

Granville

Clyde

Gateway@Granville

Granville

M4 MOTORWAY

LOUIS STREET

BLAYDELL STREET

CLYDE STREET

FACTORY STREET

BERRY STREET

RAWSON STREET

WOODVILLE ROAD

WILLIAM STREET

CARLTON STREET

WICRAM STREET

CROWN STREET

ALFRED STREET

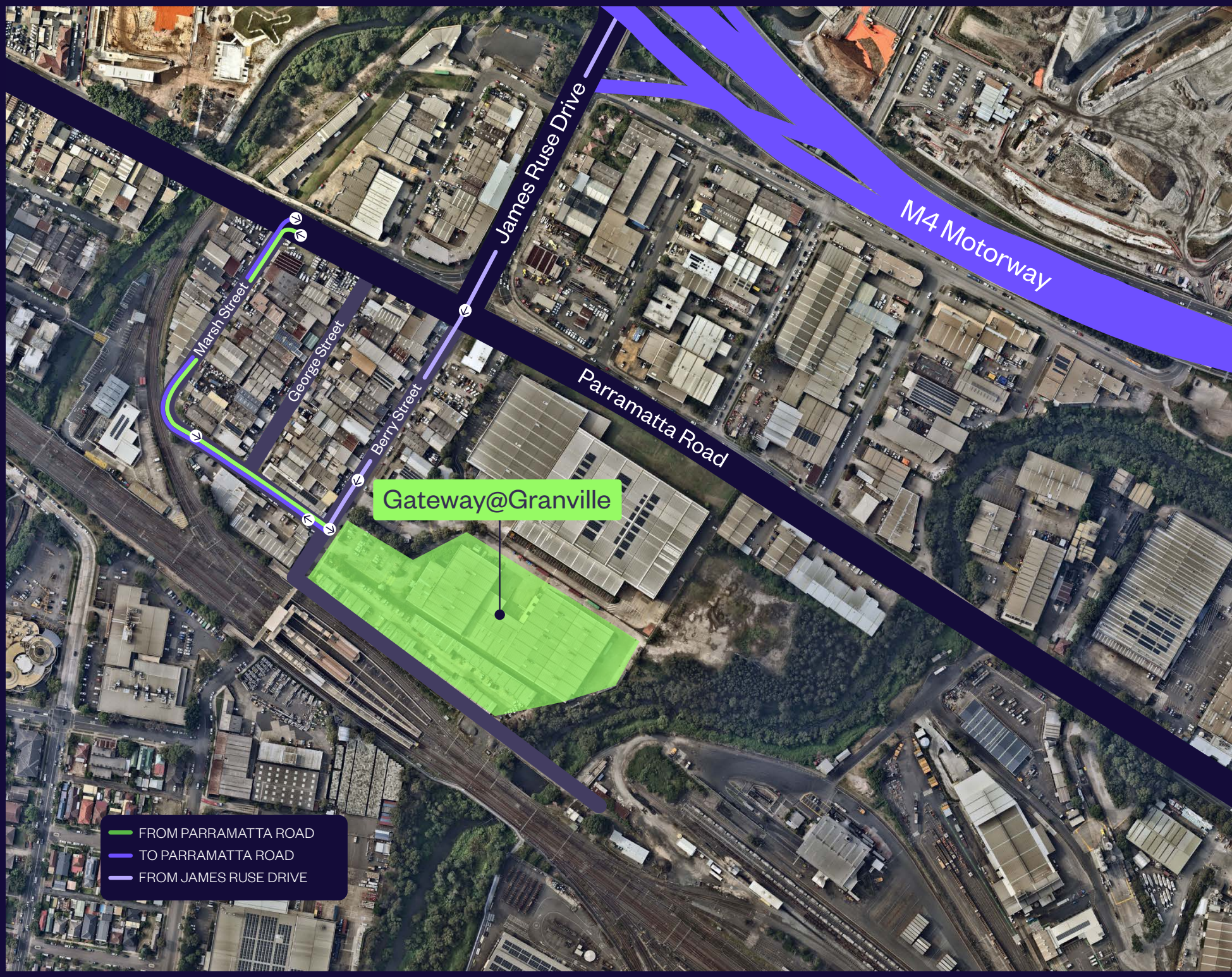
PROSPECT STREET

JAMES RUSE DRIVE

UNWIN STREET

GRAND AVENUE

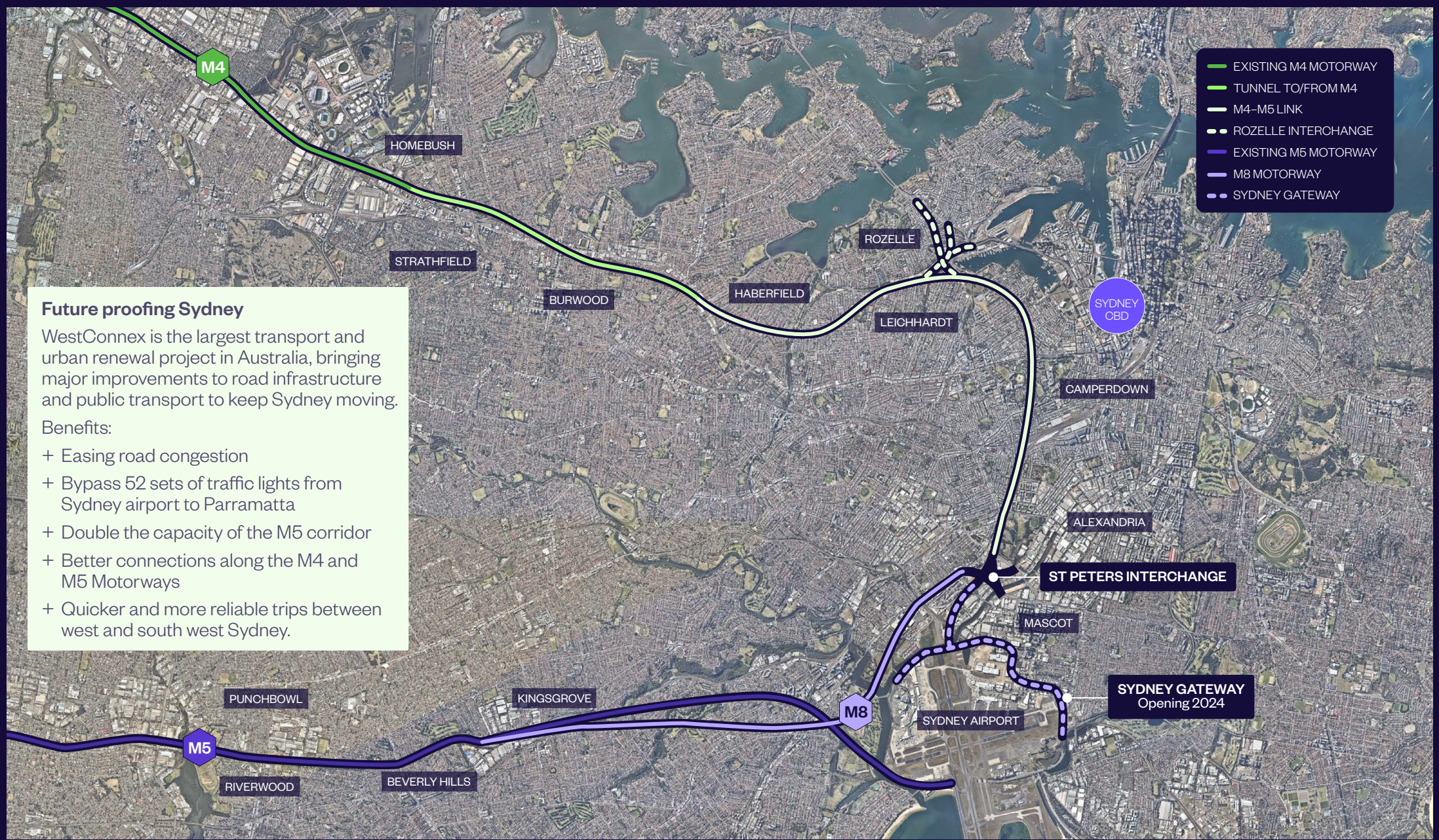
B-DOUBLE TRUCK ACCESS



Gateway@Granville

- FROM PARRAMATTA ROAD
- TO PARRAMATTA ROAD
- FROM JAMES RUSE DRIVE

WESTCONNEX – IMPROVING ACCESS



NEARBY AMENITY AND SERVICES



Shopping

- + Westfield Parramatta
- + Primewest Auburn Megamall.

Food and beverage

- + Granville Diggers RSL Club
- + Tapari Momo
- + Noah's Halal Thai
- + El Jannah
- + Garma Garam
- + Kustom Kaffeine Café.

Fitness

- + Planet Fitness Granville
- + Plus Fitness 24/7 Granville

Childcare

- + Just for Kids Preschool Centre
- + Alfred Street Early Education Centre.

Key area statistics

 **4.1m**
TOTAL POPULATION

 **1.4m**
TOTAL HOUSEHOLDS

 **\$239.6bn**
TOTAL PURCHASING POWER

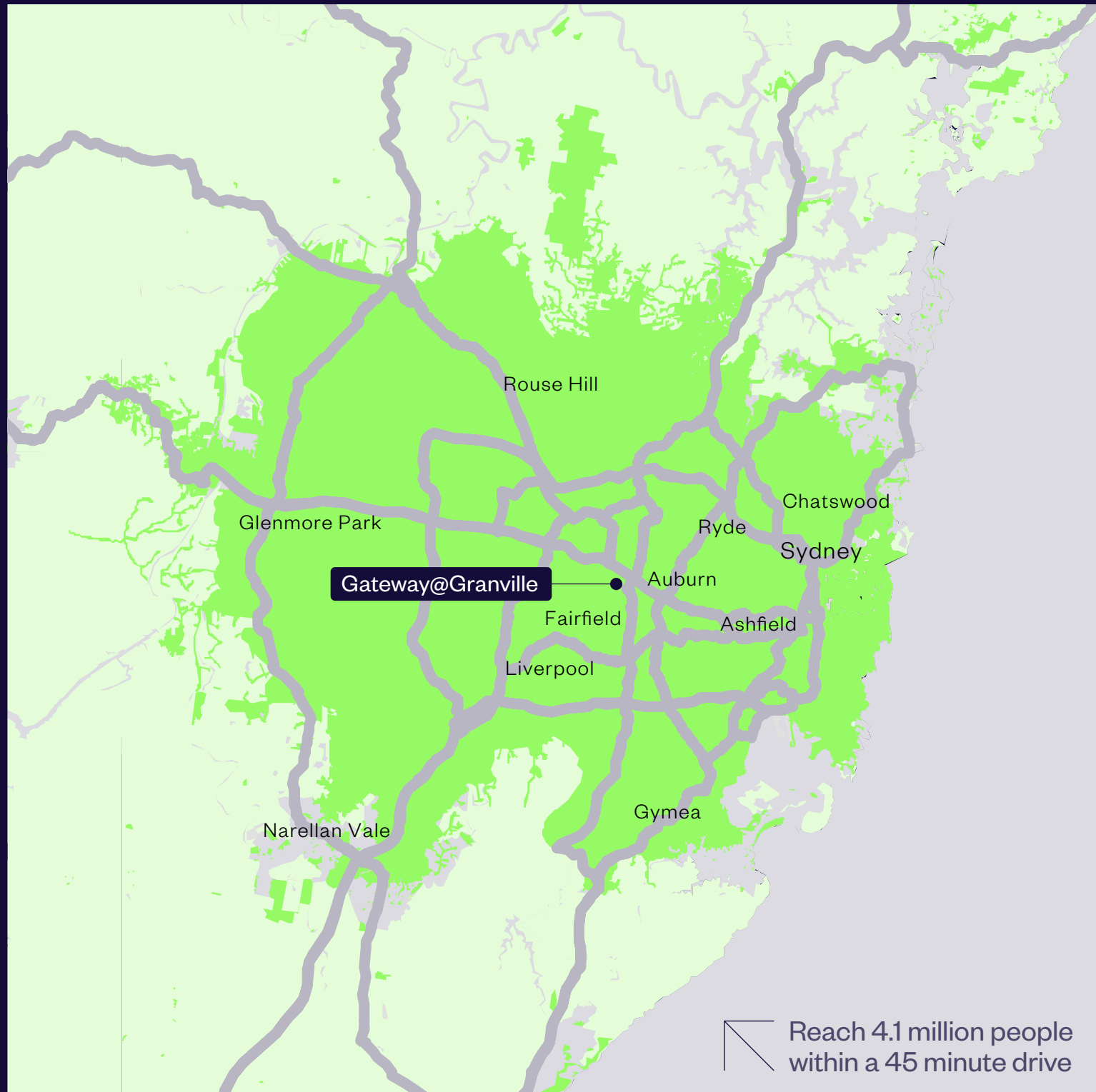
Total spend on

 **\$6.3bn**
CLOTHING

 **\$20.6bn**
FOOD + BEVERAGE

 **\$5.0bn**
PERSONAL CARE

 **\$1.4bn**
ONLINE SHOPPING



Source: Esri and Michael Bauer Research

**WITHIN
45 MINUTE
DRIVE TIME**

 Reach 4.1 million people
within a 45 minute drive

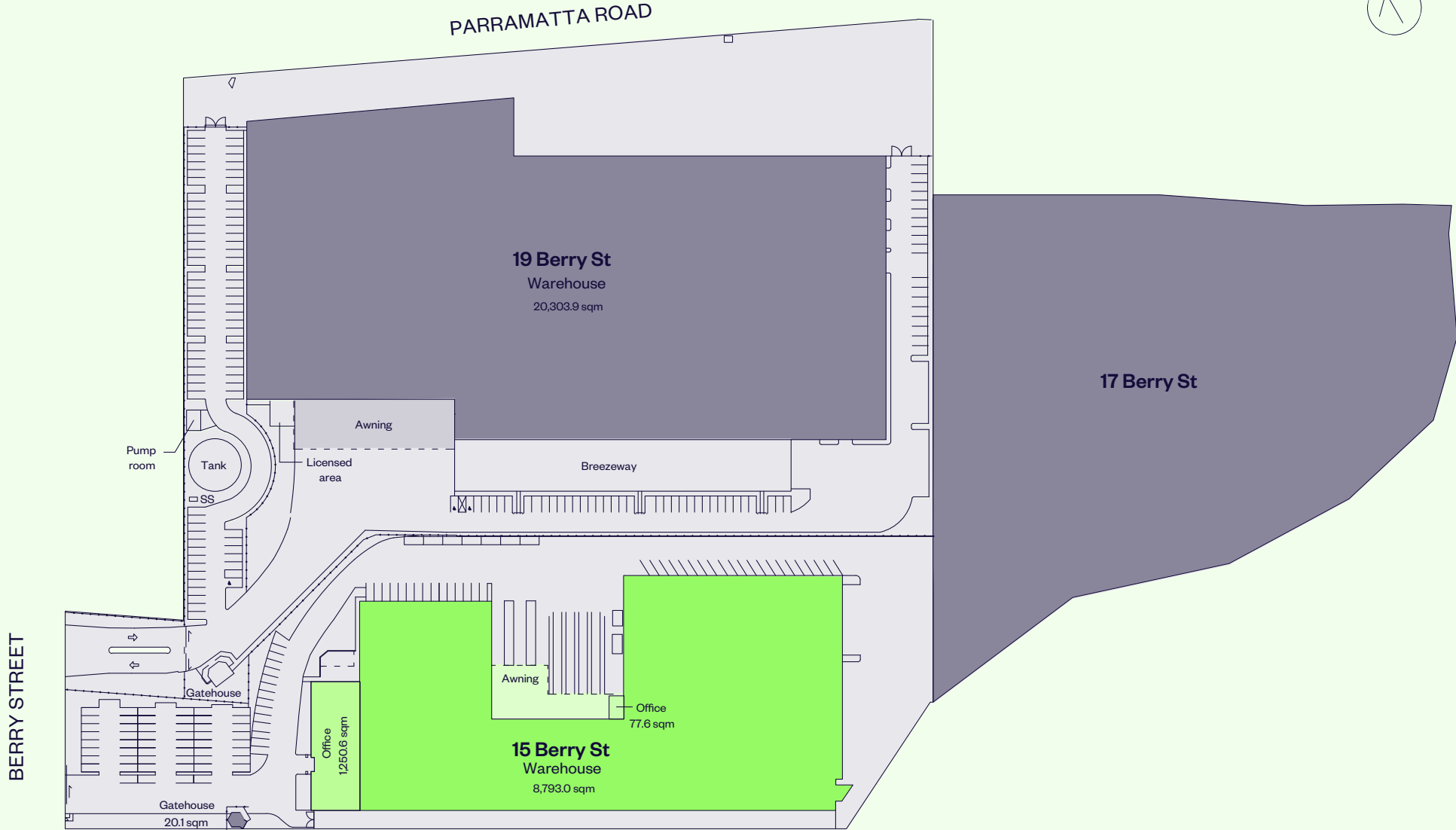
FEATURES



- + 8,793 sqm warehouse space
- + Quality 1,348 sqm office space
- + B-double approved access
- + Freestanding with yard
- + Awnings for all-weather loading
- + 100 parking spaces
- + Close proximity to Parramatta Road and M4 Motorway.



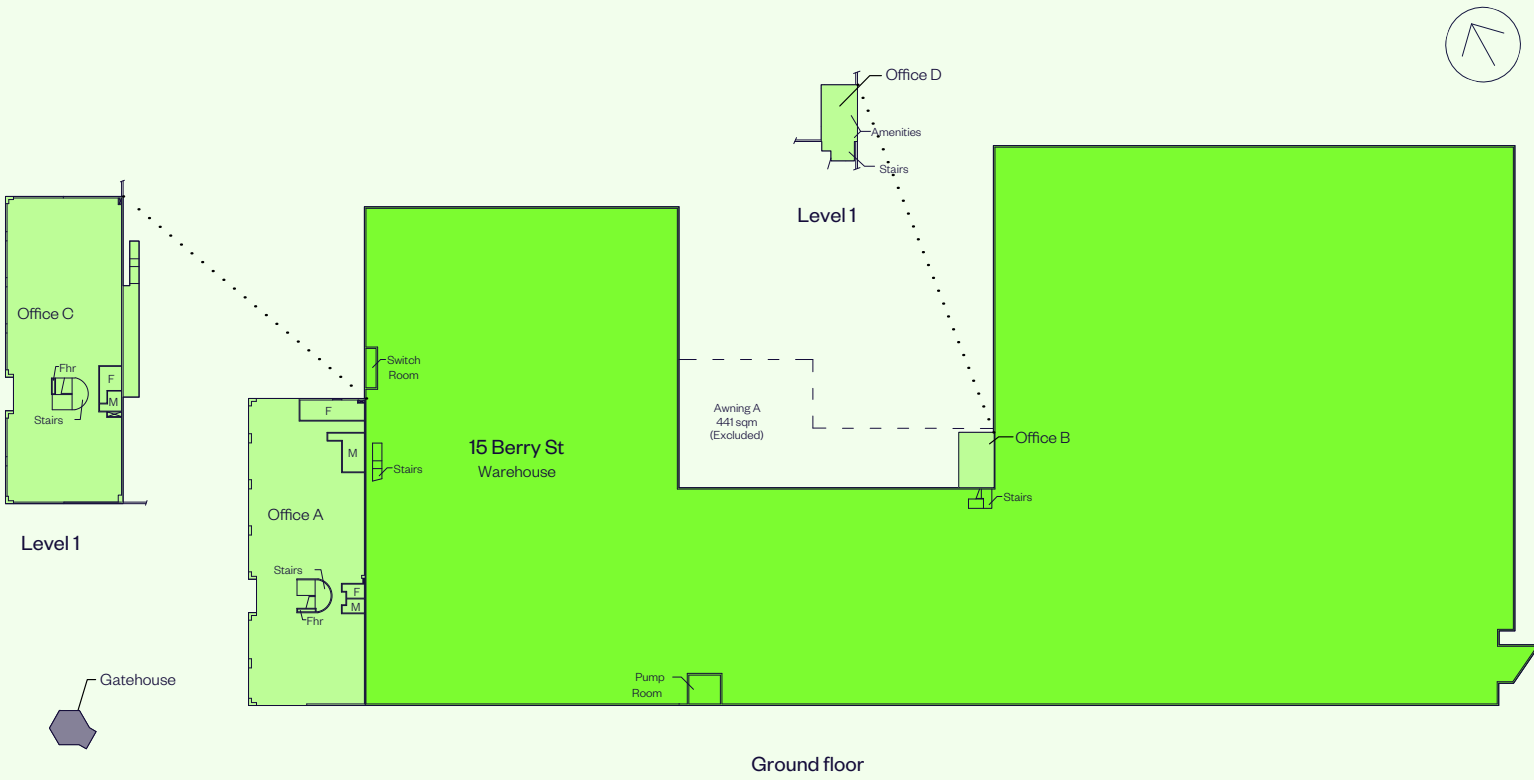
MASTERPLAN



■ FOR LEASE

15 BERRY STREET PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	8,793
Office A	604.7
Office B	33.6
Level 1	
Office C	645.9
Office D	44
Total area	10,121.12



Our teams provide progressive insights to business needs in an ever-changing world



SERVICE

Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here's a snapshot of some of our initiatives across our Australian portfolio.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.

Climate resilience

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 66MW of rooftop solar on more than 200 of our buildings in Australia. That's more than 200,000 solar panels – enough to power 15,700 homes, or the equivalent of taking 34,000 passenger vehicles off the road.

LED lighting + motion sensors

100% of the portfolio has LED lighting and motion sensors installed. This reduces energy consumption and provides optimum lighting comfort for our customers.

Electric vehicle future

We recognise our role in preparing our estates, our people, and our customers for an EV future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



Sustainability


INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



 At Goodman, we lead the way in inclusion and diversity

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organisations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION



CONTACT



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