



**GOOD IS
CLOSE
PROXIMITY**

**GREAT IS
WHAT YOU DO
FROM HERE**

Gateway@Smithfield
149 McCredie Road
Smithfield, NSW

MAKING
SPACE
FOR
GREATNESS

Goodman

Strategic location



Gateway@Smithfield is a modern multi-unit estate in the heart of Sydney's Central West.

Situated in close proximity to the M4 motorway, the site is ideal for small to medium-sized customers seeking a quality, well-located unit for general warehousing and logistics purposes.



Strategically located off the Cumberland Highway in Smithfield, the estate is in close proximity to the M4, M5 and M7 Motorways, as well as the Hume Highway and Parramatta Road.

CENTRAL
CONNECTION

650M

to Cumberland
Highway

4KM

to M4 Motorway

12.4KM

to M5 Motorway

12.4KM

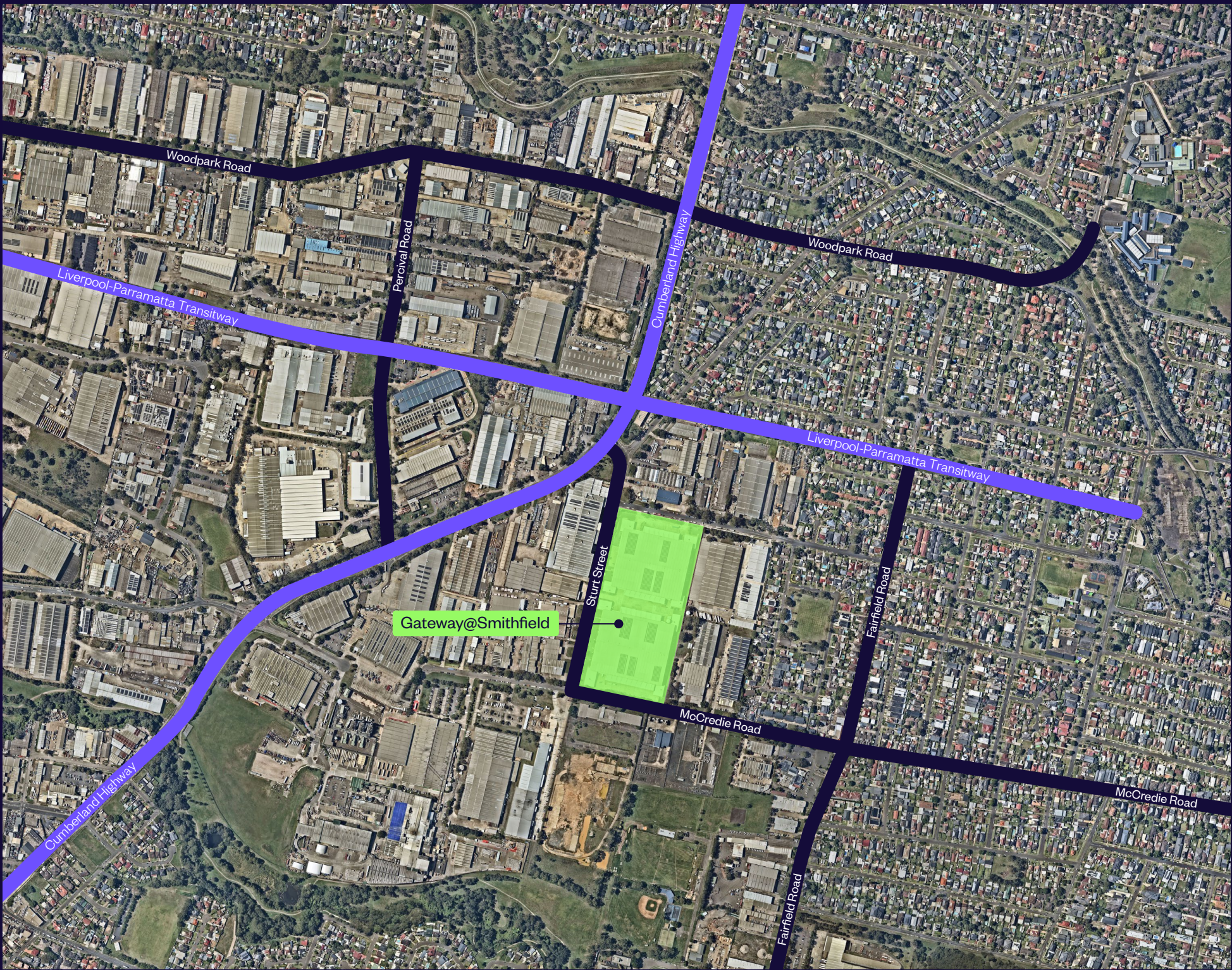
to Parramatta Road

14.4KM

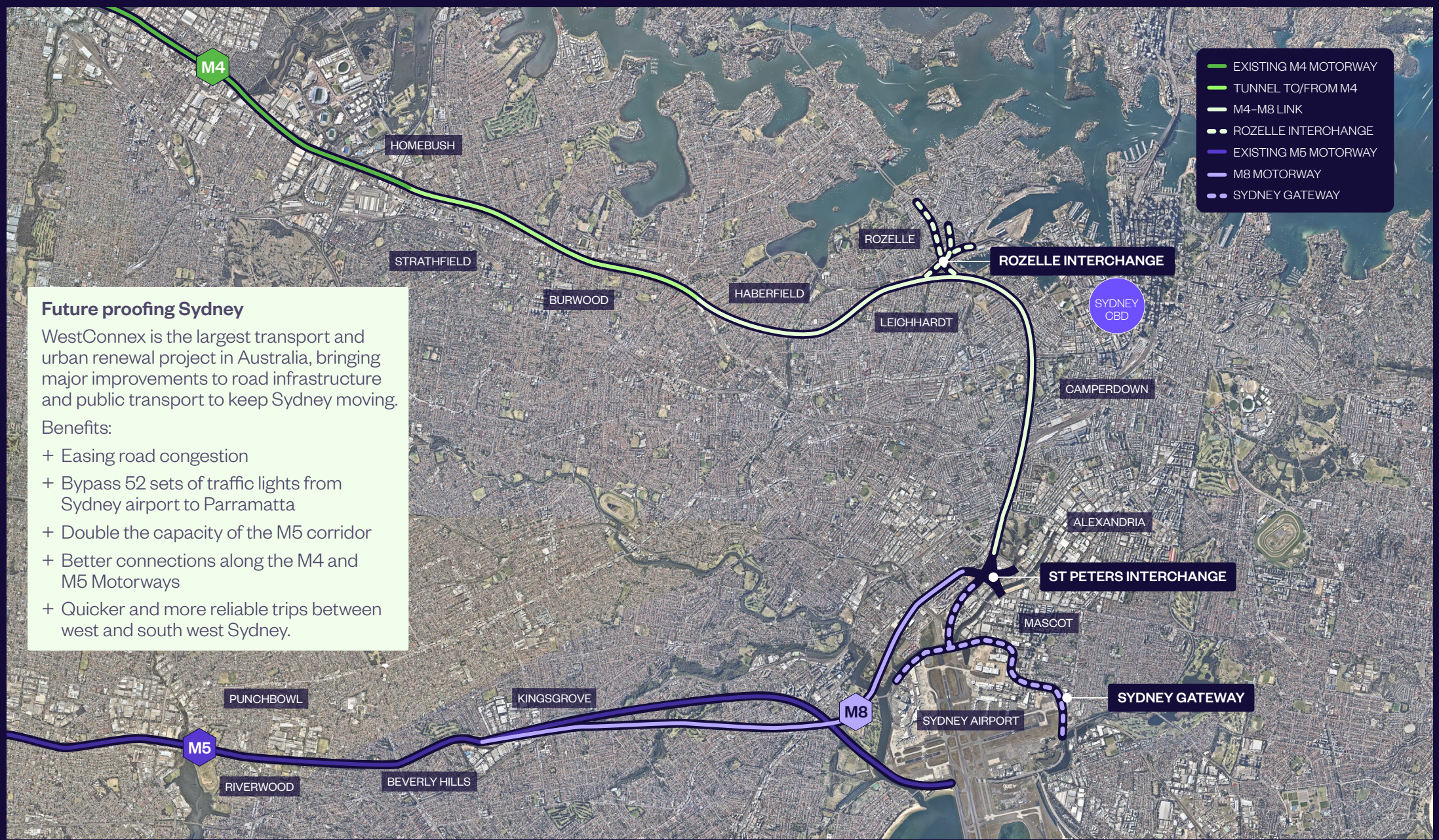
to M7 Motorway

Easy
access

ACCESS



WESTCONNEX – IMPROVING ACCESS



NEARBY AMENITY AND SERVICES



Food and beverage

- + El Jannah Smithfield
- + Smithfield Tavern
- + Brenan Pizza & Manoosh
- + Frango Smithfield
- + Crust Pizza Fairfield
- + Smithfield RSL.

Shopping

- + Bunnings
- + Woolworths Fairfield Heights
- + Coles Fairfield
- + ALDI
- + Starcity Supermarket
- + Leon's Grocery Shop.

Fitness

- + FJ Fitness 24/7
- + Parc Fitness Smithfield
- + BoxClass Smithfield
- + Anytime Fitness Fairfield West
- + Snap Fitness 24/7 Fairfield
- + Plus Fitness 24/7 Merrylands
- + Johnnos Boxing Gym.

Childcare

- + Kids World Kindy Guildford
- + Clever Cubs Early Learning Centre Smithfield
- + Little Land Preschool & Early Learning Centre
- + St Mary's Early Learning Centre Smithfield
- + First Grammar Merrylands.



Key area statistics



4.2m
TOTAL POPULATION



1.5m
TOTAL HOUSEHOLDS



\$261.6bn
TOTAL PURCHASING POWER

Total spend on



\$7.6bn
CLOTHING



\$23.9bn
FOOD + BEVERAGE



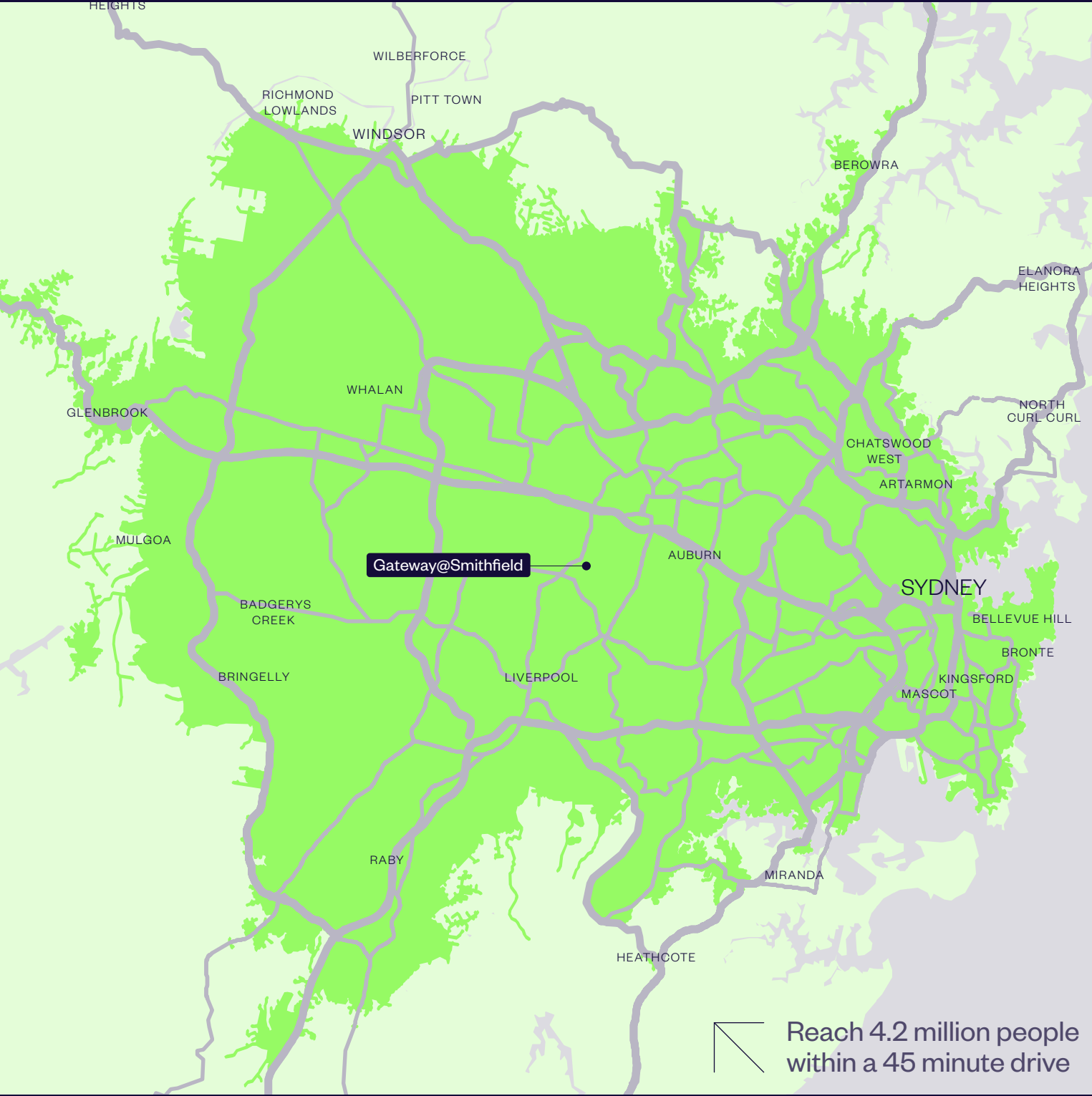
\$5.8bn
PERSONAL CARE



\$1.3bn
ONLINE SHOPPING

WITHIN
45 MINUTE
DRIVE TIME

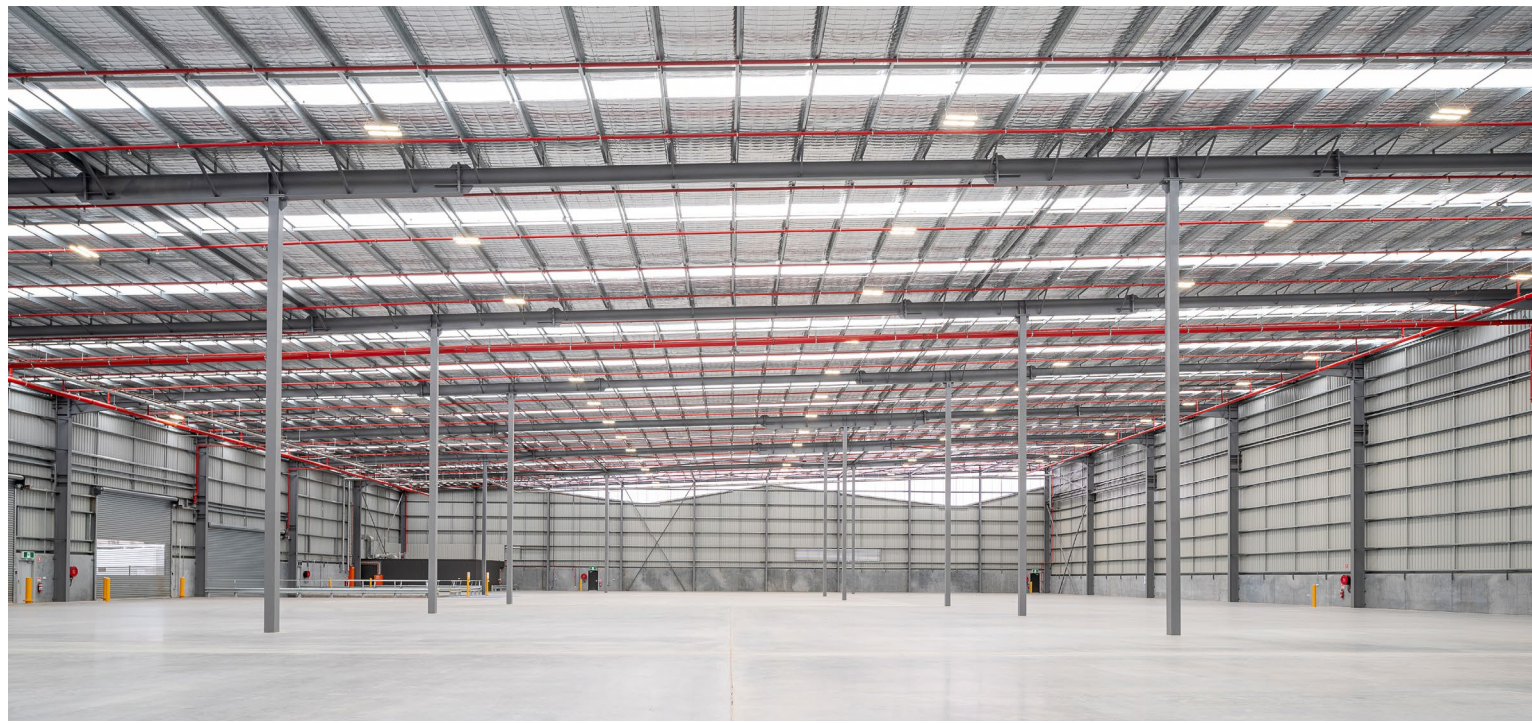
Source: Esri and Michael Bauer Research



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■ FOR LEASE

FEATURES



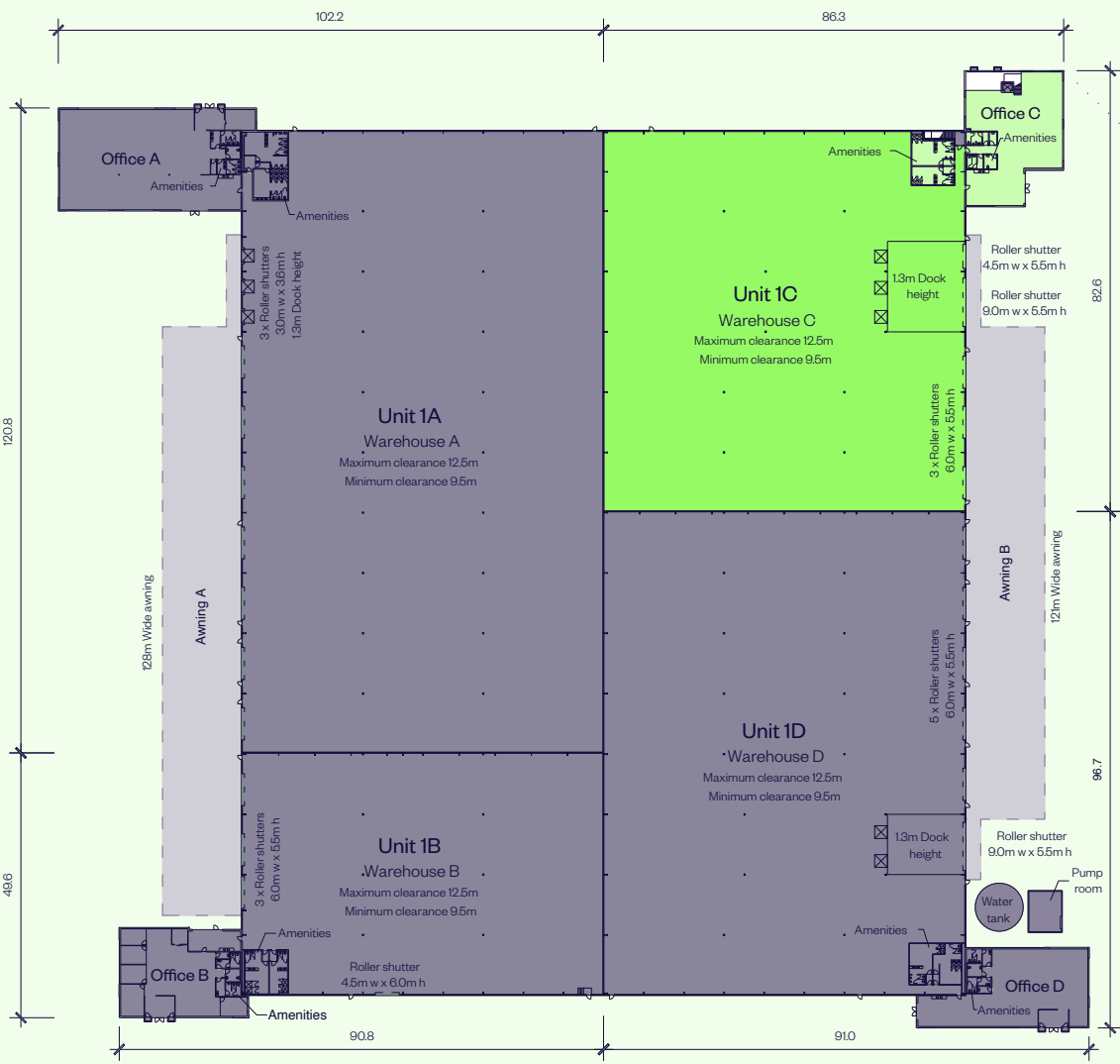
Unit 1C

- + High quality 5,469 sqm warehouse and office
- + Access via three on-grade roller doors and three recessed docks
- + Internal warehouse clearance up to 12.5m
- + Ample truck and loading access, including shared hardstand areas
- + Ample on-site parking
- + Large awnings across loading areas
- + 100kW solar system
- + LED lighting.

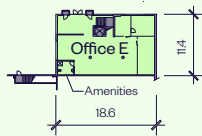


UNIT 1C PLAN

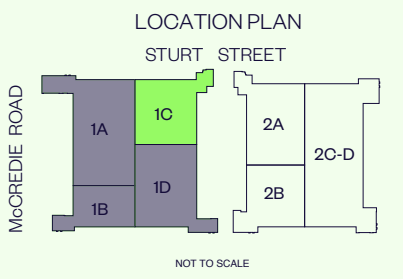
AREA SCHEDULE	SQM
Warehouse C	4,848.6
Office C	394.0
Office E	227.0
Total area	5,469.6



Ground floor

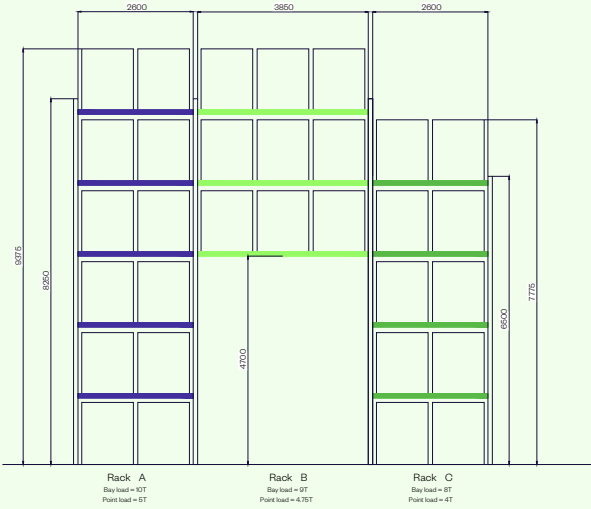
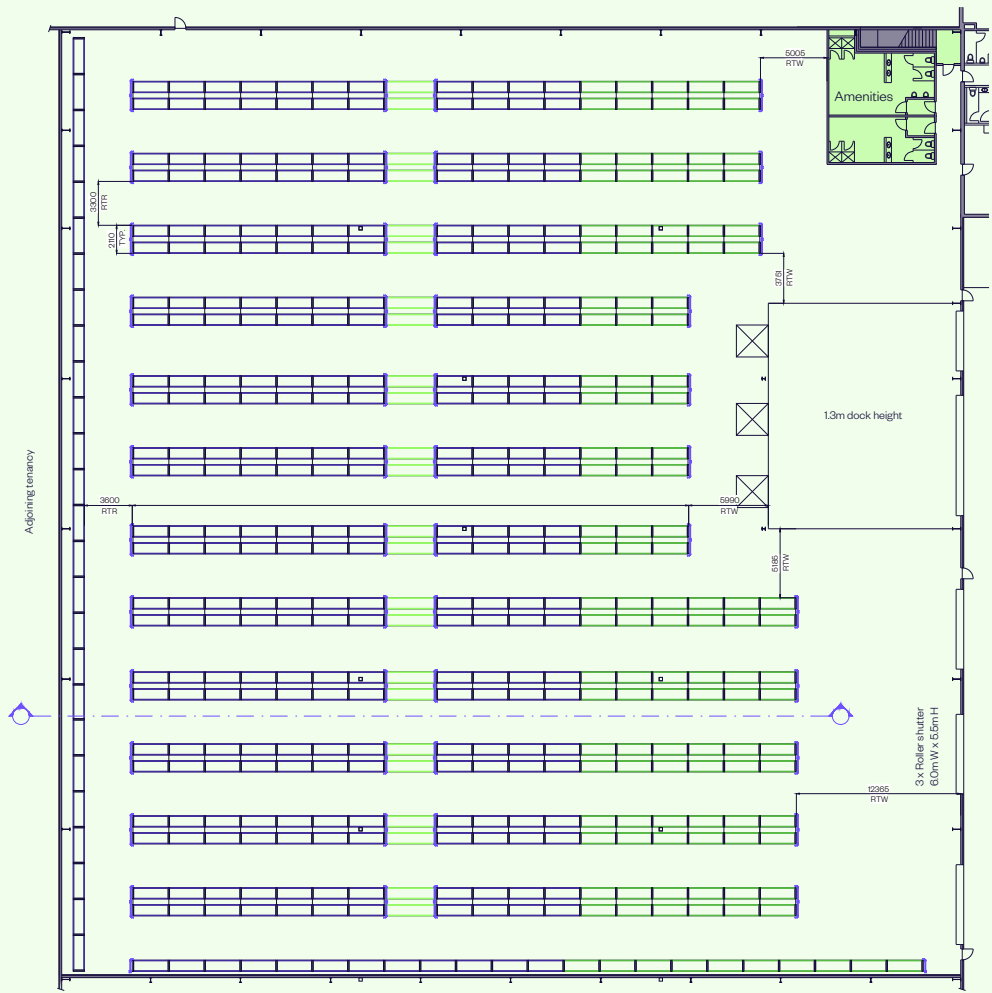
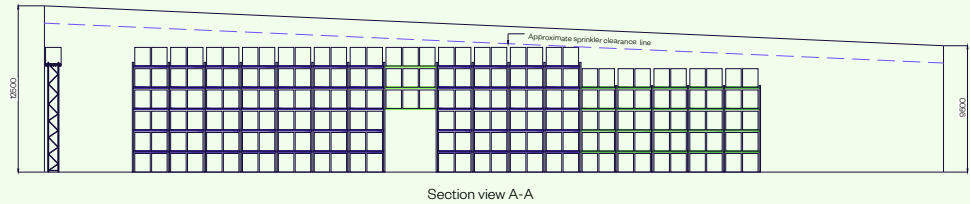


Lower ground floor



UNIT 1C RACKING PLAN

Total pallet spaces 5,026



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



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.

SERVICE

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.

Carbon neutral organisation

Goodman proactively monitors the carbon footprint under our operational control. We purchase 100% renewable electricity and offset residual emissions with high quality carbon offsets to achieve carbon neutral in operations certification via Climate Active.

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 installation of solar PV, 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 and motion sensors

100% of the portfolio has LED lighting and motion sensors. This will support energy efficient operations, and provides optimum lighting comfort for our customers.

Electric vehicle charging

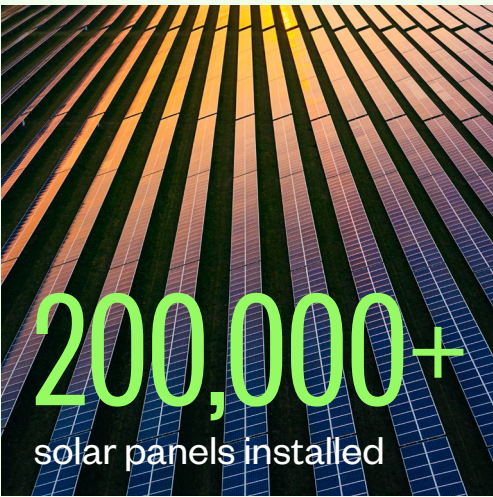
We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We’re supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers on their electric vehicle requirements.

Building certifications

Goodman is targeting 5 star Green Star Buildings rating on all new warehouse developments. This third-party certification demonstrates best practice in environmentally sustainable design.

Active water monitoring and management

Goodman have implemented several sustainable landscaping initiatives in an effort to reduce potable water consumption across the portfolio. These include rainwater tanks, smart potable water meters and drought tolerant planting.



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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