

# ABOVE+ BEYOND

**INTERCHANGE PARK**

13-15 INTERCHANGE DRIVE, EASTERN CREEK, NSW

Goodman





# Opportunity

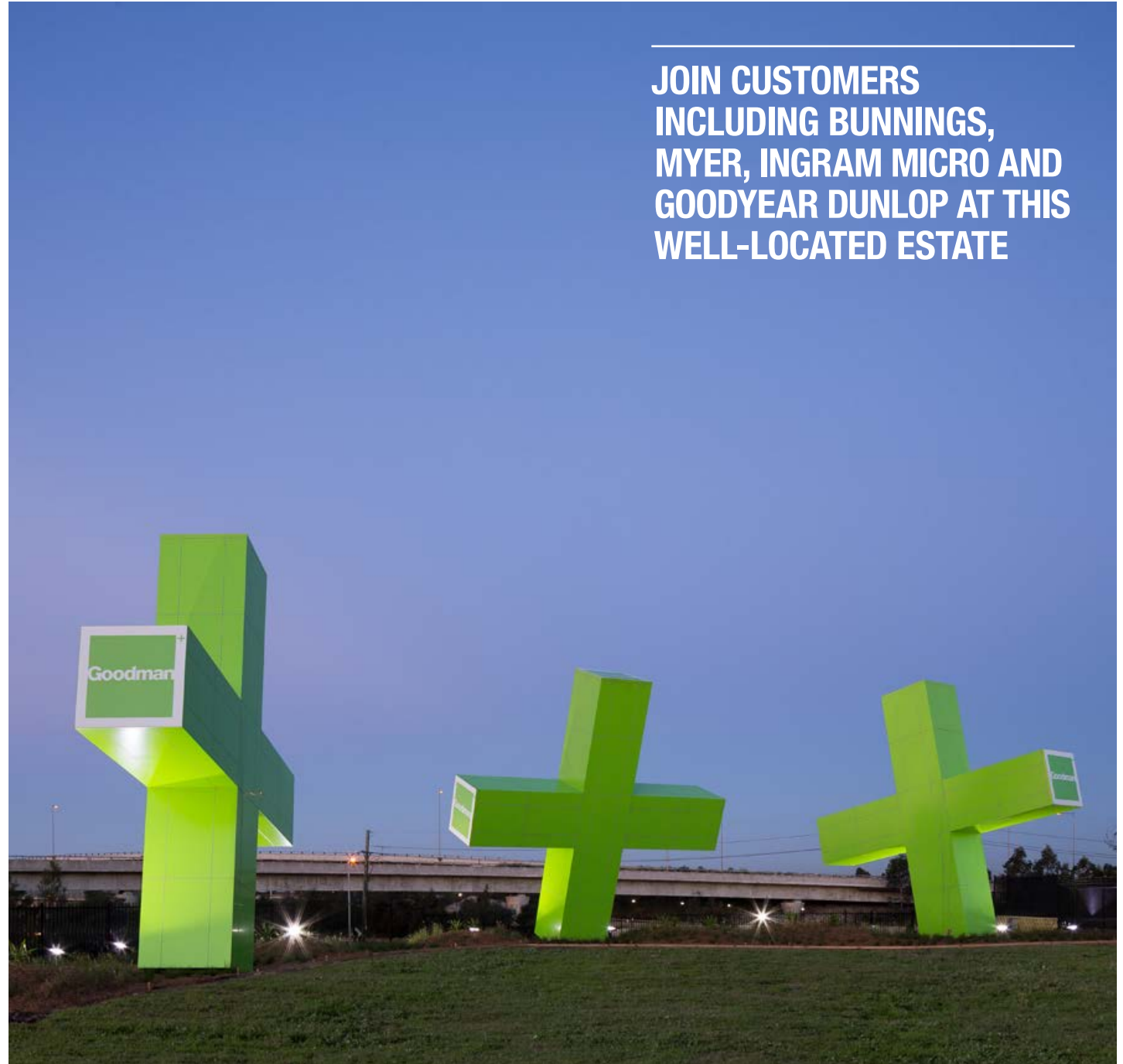
Interchange Park is a premium industrial estate located in the logistics hub of Eastern Creek. The estate enjoys excellent exposure and access to the M4 and M7 Motorways.

Zoned General Industrial, Interchange Park is ideal for a wide range of uses including warehouse, distribution and manufacturing.

A brand new development is available for pre-lease within the estate, offering flexible warehouse and office spaces from 10,000–20,000 sqm.



**JOIN CUSTOMERS  
INCLUDING BUNNINGS,  
MYER, INGRAM MICRO AND  
GOODYEAR DUNLOP AT THIS  
WELL-LOCATED ESTATE**









# A clever move

Eastern Creek has become the new focus for logistics and warehousing in Sydney with users such as Myer, Coles, LG, and Toll all occupying facilities. Interchange Park is located directly adjacent to the nexus of the M4 and M7 Motorways providing unrivalled access to Sydney’s arterial road network.



## UNRIVALLED ACCESS



**1.4KM**  
to M7 Motorway



**1.8KM**  
to M4 Motorway



**10KM**  
to Blacktown

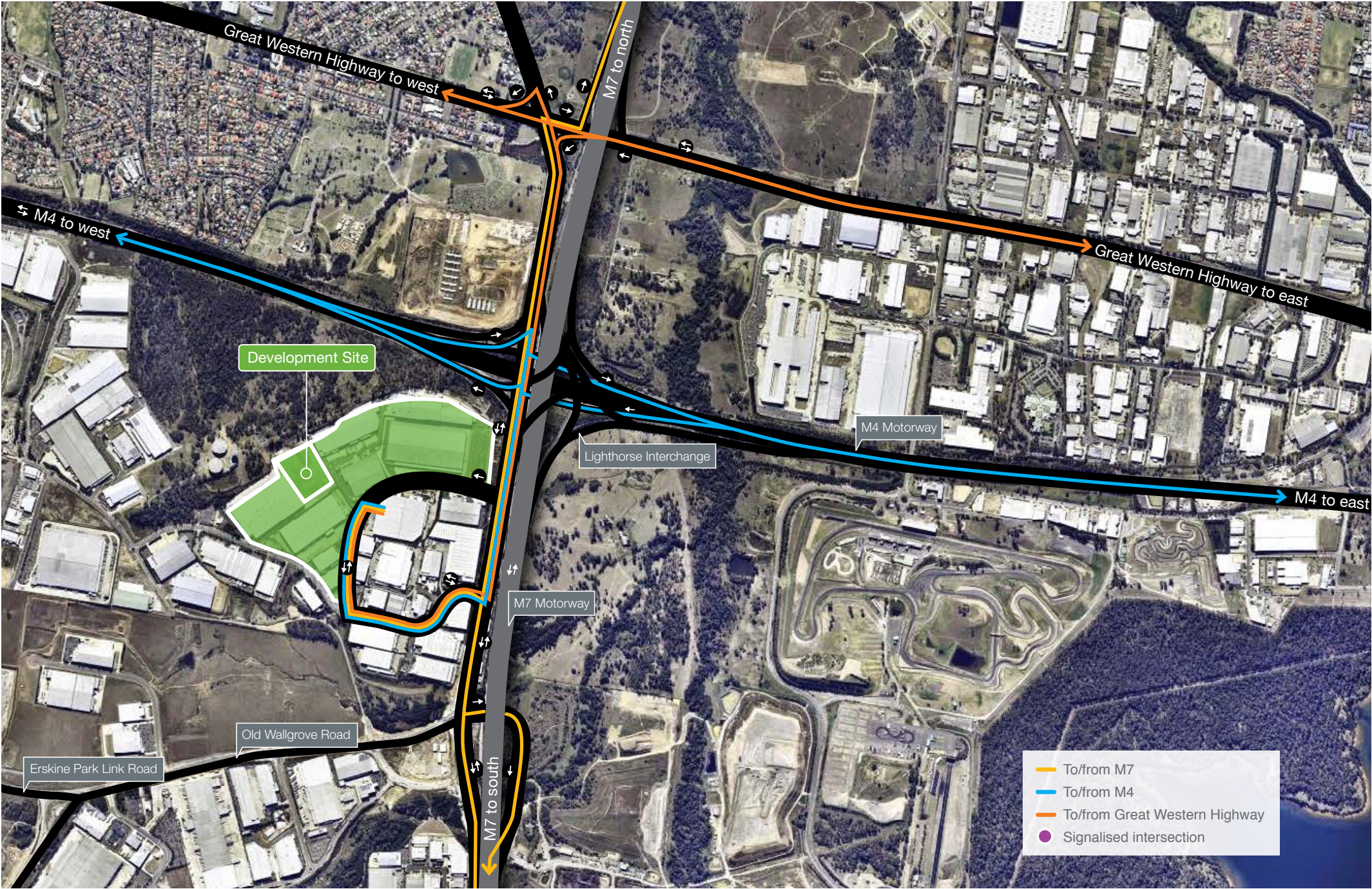


**37KM**  
to Sydney CBD



**RETAIL**  
on-site





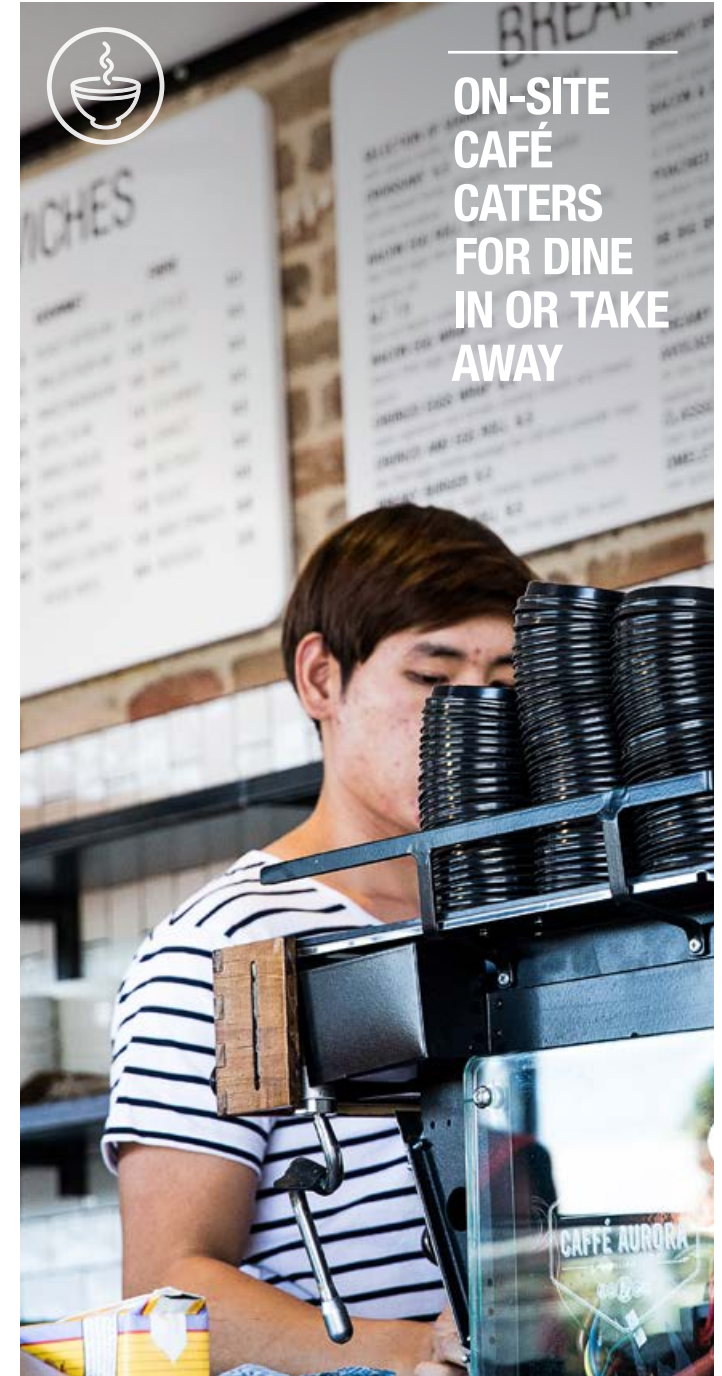
- To/from M7
- To/from M4
- To/from Great Western Highway
- Signalised intersection





# The Green

Customers and visitors at Interchange Park enjoy the convenience of an on-site café. The Hungry Baker offers a range of freshly made food and drinks, catering, as well as indoor and outdoor seating and on-site parking.







SITE PLAN

AREA SCHEDULE	SQM
Site area	40,148
Warehouse 1	10,700
Office 1 (2 levels)	500
Warehouse 2	9,650
Office 2 (2 levels)	350
Total building area	21,200
Car spaces	108





# Flexible workspace

13-15 Interchange Drive is a brand new 21,200 sqm warehouse+office development now available for pre-lease.

- + 20,350 sqm warehouse with flexible tenancy options from 9,650 sqm to suit user requirements
- + High clearance warehouse (minumum 10.7m)
- + ESFR fire sprinklers
- + 11 on-grade roller shutters with 10m wide awning
- + 8 internal recessed docks
- + Large, secure hardstand
- + Separate car and truck circulation
- + B-double approved access
- + Architecturally designed, light filled office spaces.





# Safety at work

Goodman has a global platform informing our safety policy. Our approach is well considered and based on an evolving set of design principals established from years of experience and leveraging industry wide lessons learned.



## Safety in Design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

## Safety in Construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Routine safety audits.

## + Safety in Occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent property management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.



# ESD initiatives

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool.

At Goodman we work closely with customers to integrate ESD principles into our developments. The following initiatives will be incorporated within the development.

- + PV solar system
- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + LED lighting to the warehouse with zoned PE sensors
- + Movement sensor lighting in the office areas
- + Translucent sheeting to enhance natural light without increased heat load
- + Native plants and drip irrigation landscaping
- + Solar heated hot water
- + Test fire water re-use.

AT GOODMAN WE  
WORK CLOSELY  
WITH CUSTOMERS  
TO INTEGRATE  
ESD PRINCIPLES  
INTO OUR  
DEVELOPMENTS





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