



**GOOD IS ACCESS
TO OVER 4 MILLION
CONSUMERS**

**GREAT IS
WHAT YOU DO
FROM HERE**

Lidcombe Business Park
3-31 Birnie Avenue
Lidcombe, NSW

MAKING
SPACE
FOR
GREATNESS



Strategic



Lidcombe Business Park is the inner west's premier unit estate, located in a high profile position on Parramatta Road.

With consumer expectations for timely and same day delivery increasing, location of last-mile distribution centres is critical. Lidcombe Business Park offers a central location with excellent access to reach over 4.5 million customers at home or at work within 60 minutes.*

location

VIEW FROM ABOVE





Situated on Parramatta Road with prime corporate exposure, Lidcombe Business Park is conveniently located near the M4 Motorway and is only 16km from the Sydney CBD. Bus and train services are also within close proximity.

CONNECTIVITY

EASY ACCESS

ON-SITE

Shuttle bus
to and from
Lidcombe
Station

10KM

to Parramatta
CBD

ON-SITE

café

16KM

to Sydney
CBD

1.5KM

to M4
Motorway

20KM

to Sydney
Airport

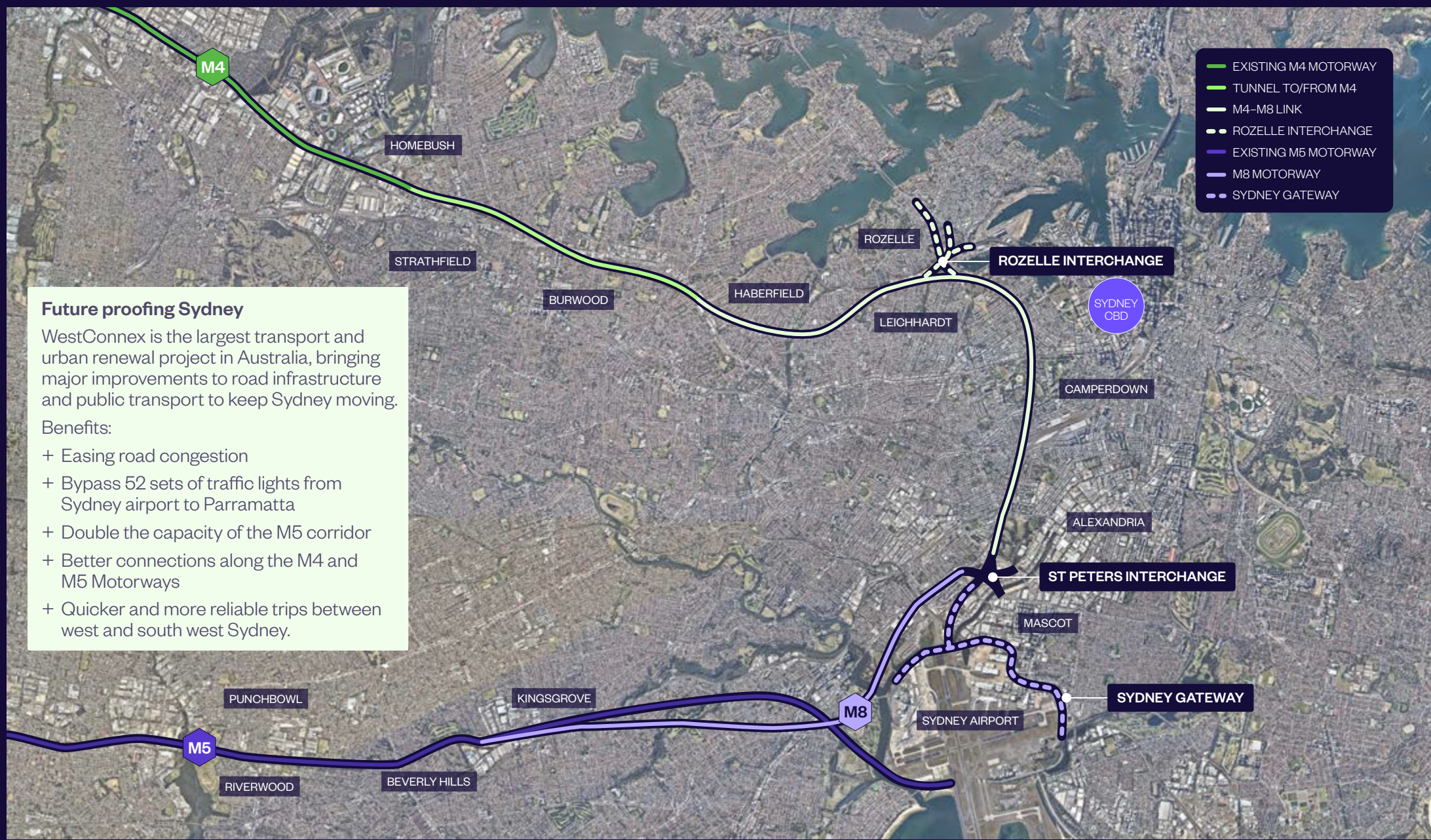
2KM

to Lidcombe
Station

TRANSPORT AND AMENITY



WESTCONNEX – IMPROVING ACCESS



NEARBY AMENITY AND SERVICES



Sydney Olympic Park

Located close to the estate, Sydney Olympic Park offers 425 hectares of parkland, recreational facilities and a range of cafés and restaurants.

Lidcombe Shopping Centre

A five minute drive from the estate, Lidcombe Shopping Centre has a variety of food options, retailers and services including Woolworths, Kmart, Lidcombe Medical Centre, Boost Juice, Soul Origin, Subway, Gozleme Co and more.

Key area statistics



4.4m
TOTAL POPULATION



1.5m
TOTAL HOUSEHOLDS



\$275.6bn
TOTAL PURCHASING POWER

Total spend on



\$8.0bn
CLOTHING



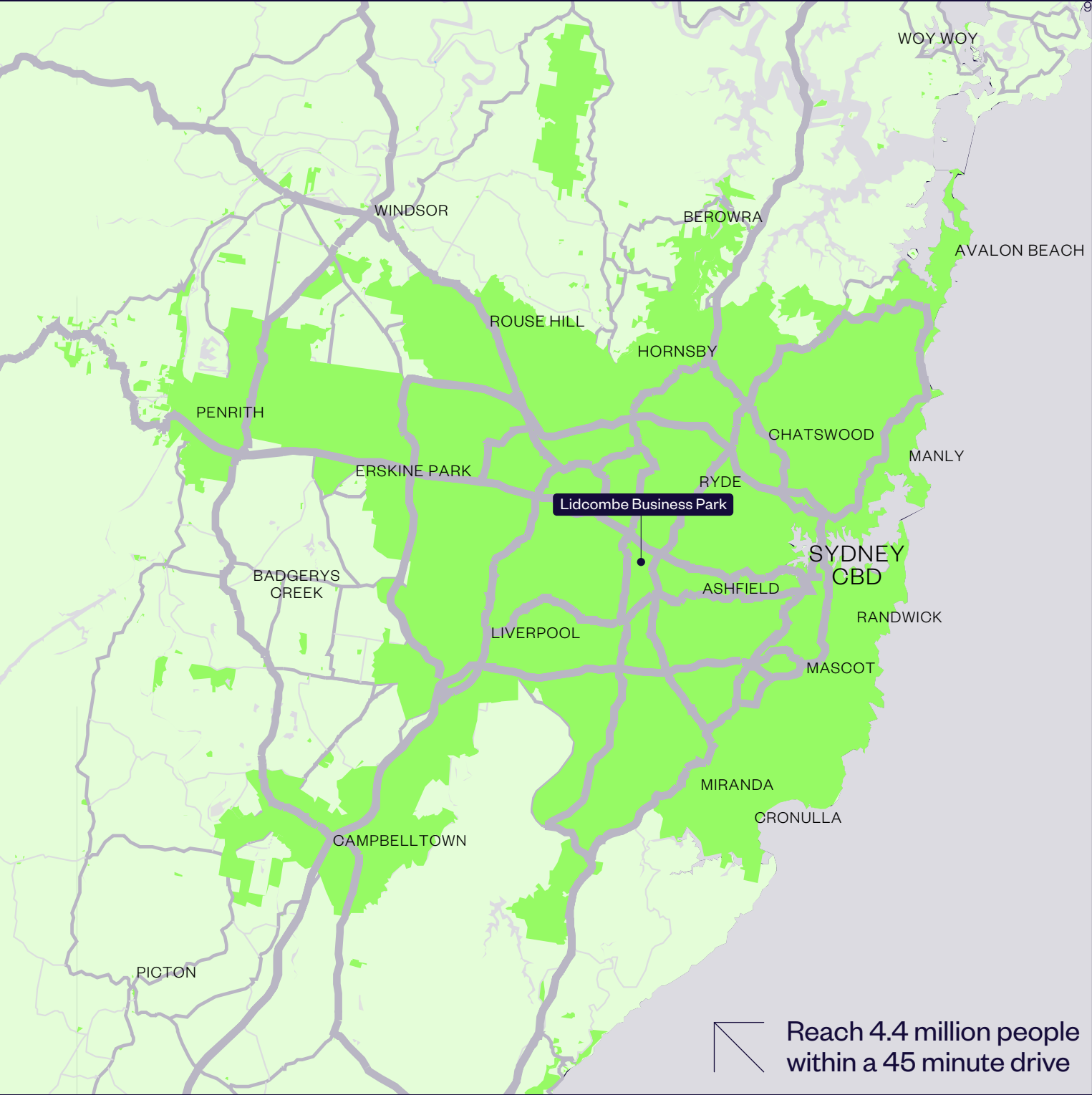
\$25.0bn
FOOD + BEVERAGE



\$6.1bn
PERSONAL CARE

WITHIN
45 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research



Reach 4.4 million people
within a 45 minute drive

WORKFORCE DEMOGRAPHICS

Within 20 minutes' drive of Lidcombe Business Park

560,000

TOTAL HOUSEHOLDS

1.5m

TOTAL POPULATION

65%

WORKING AGE (15-59 YEARS)

39%

OF WORKING AGE POPULATION ARE
BLUE COLLAR WORKERS

23%

HAVE COMPLETED
VOCATIONAL EDUCATION



Source: Esri and Michael Bauer Research

LIDCOMBE BUSINESS PARK - SITE PLAN



■ FOR LEASE

FEATURES

- + Modern warehouse and office spaces from 689–3,972 sqm
- + Access via on-grade roller doors
- + High clearance warehouses
- + Ample on-site parking
- + On-site café
- + Access to large amount of power
- + Shuttle bus to and from Lidcombe station.



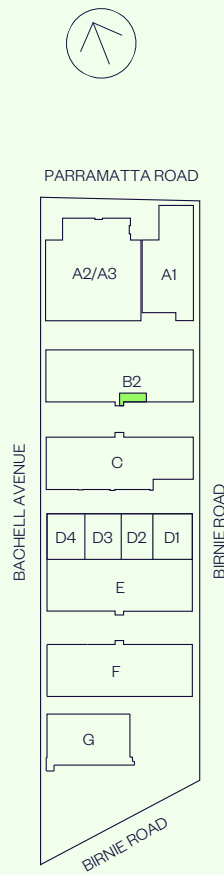
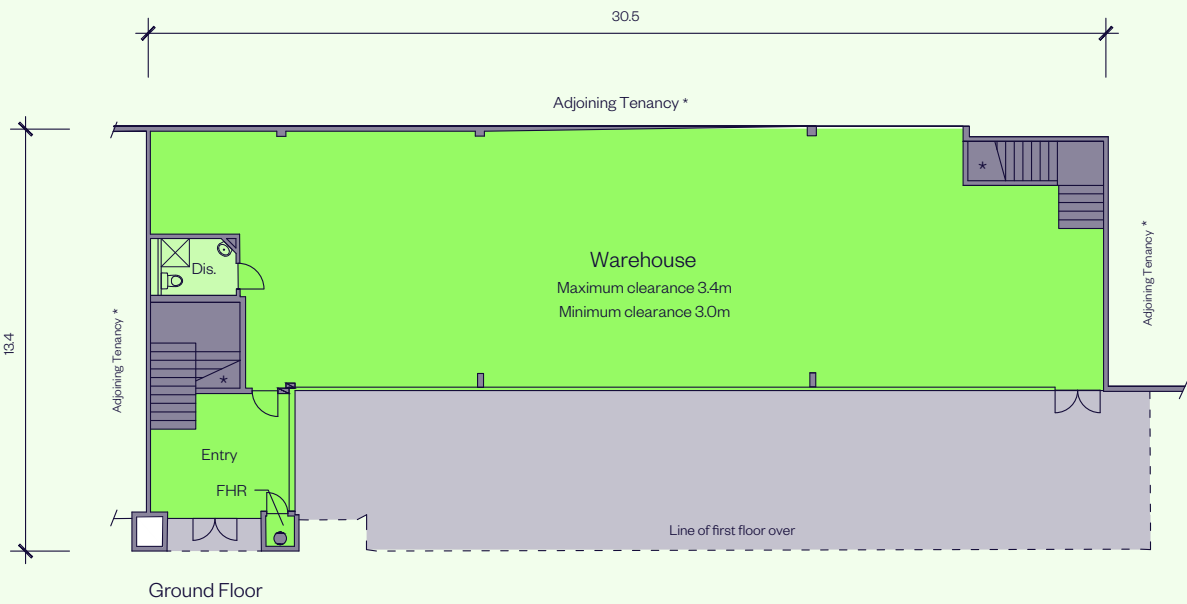
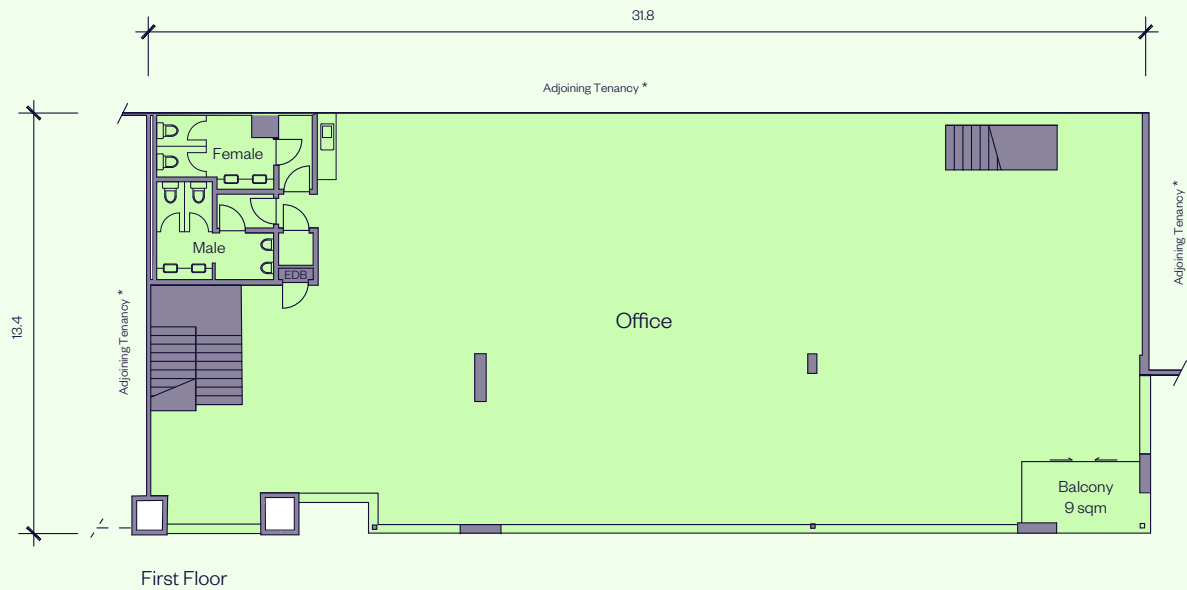
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Building B

UNIT B2A PLAN

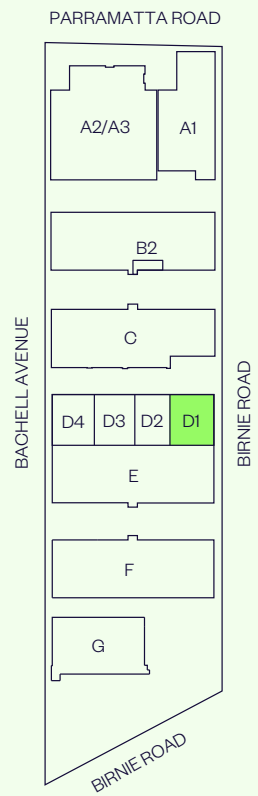
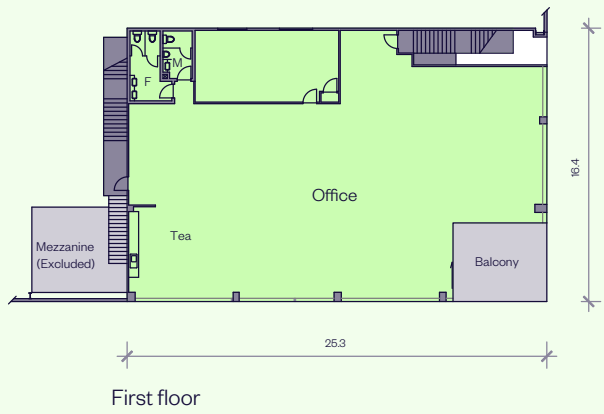
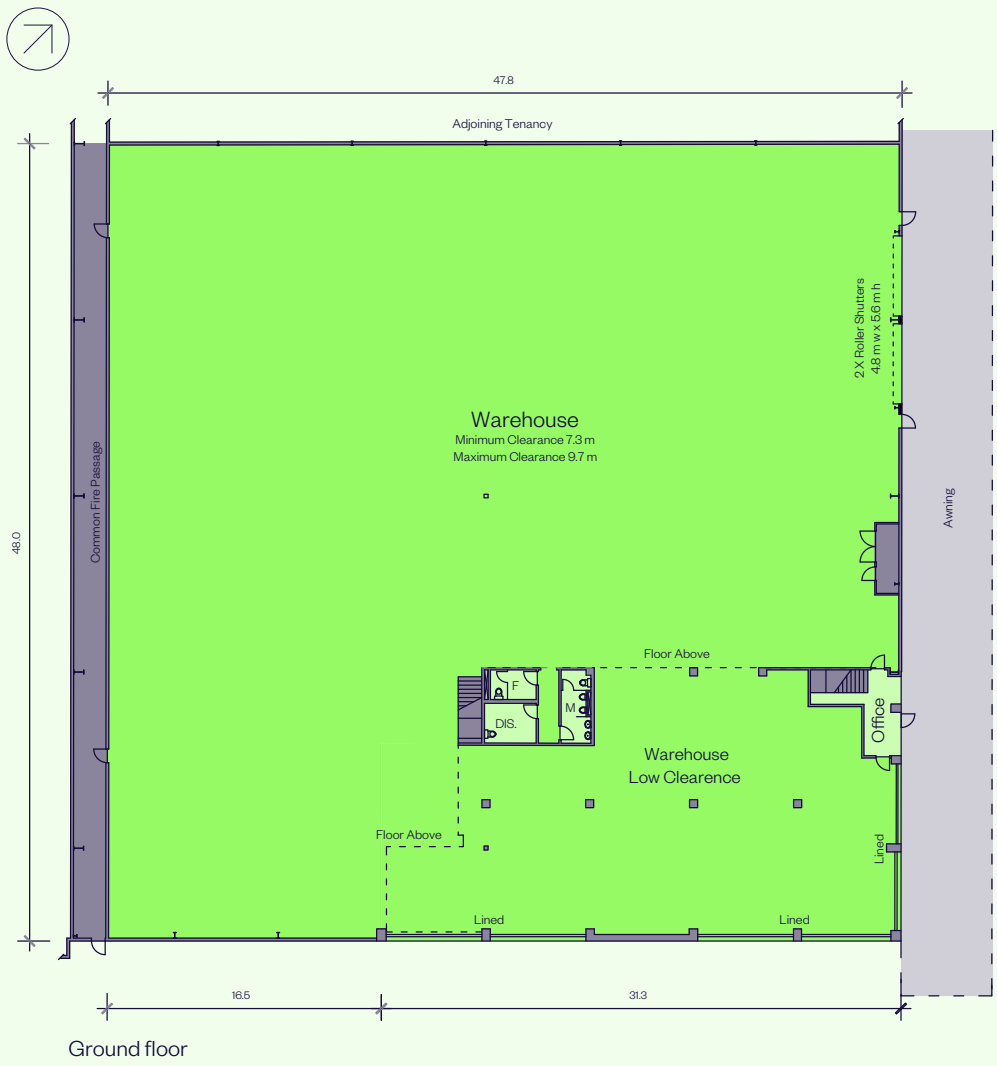
AREA SCHEDULE	SQM
Ground floor	
Warehouse	273.8
First floor	
Office	415.1
Total area	688.9



Building D

UNIT D1 PLAN

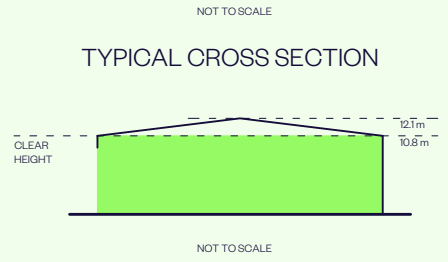
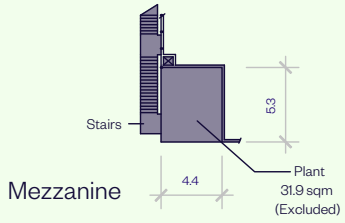
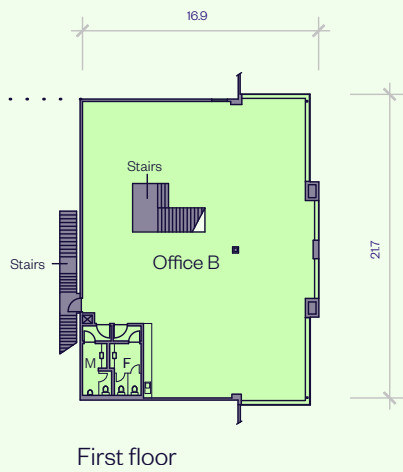
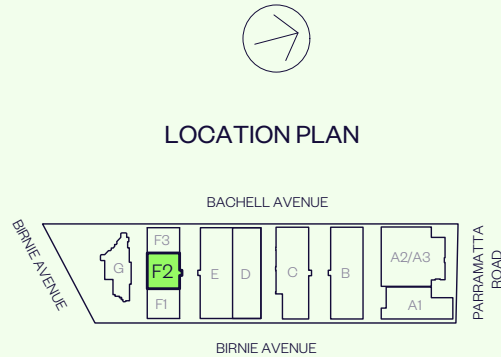
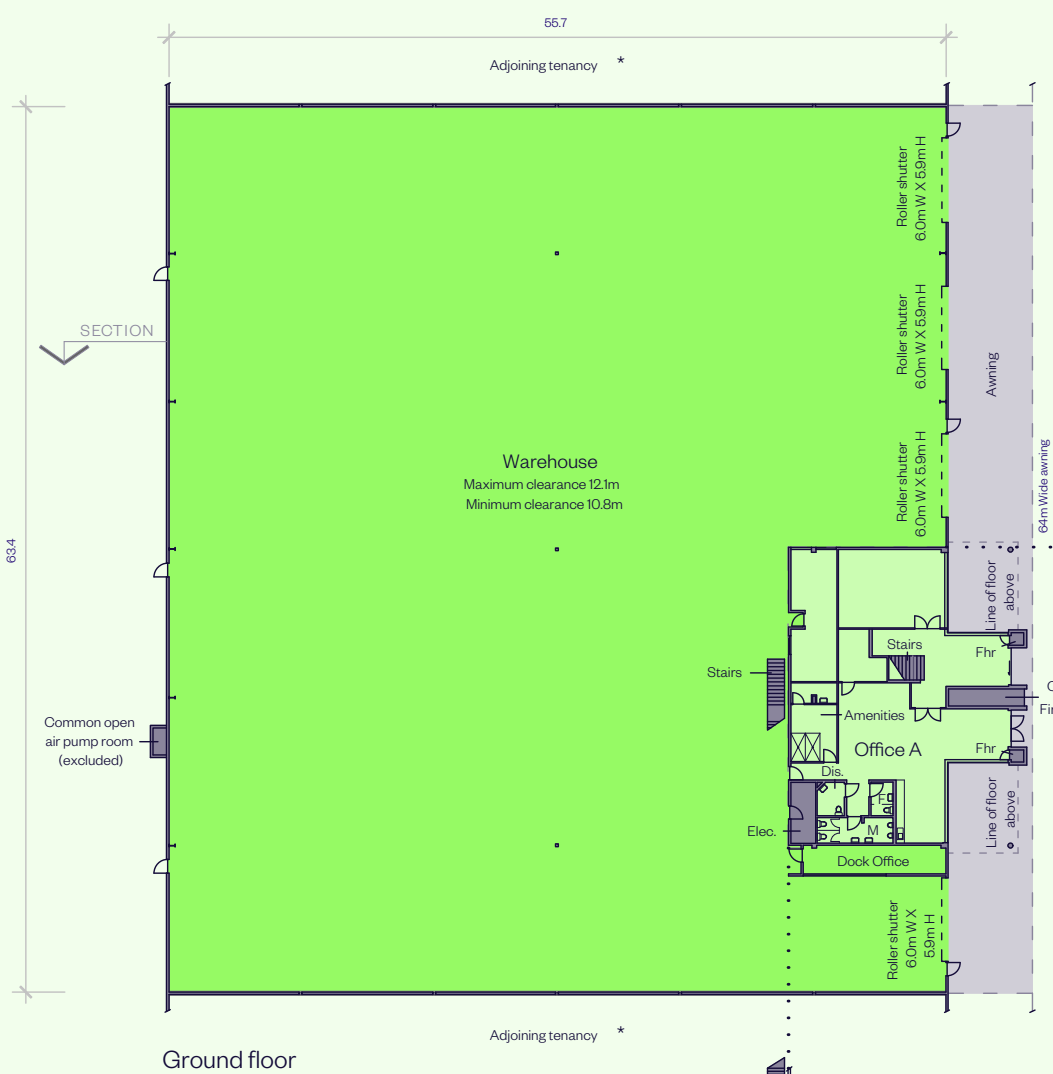
AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,275.5
Office/amenities	19.1
First floor	
Office/amenities	393.7
Total area	2,688.3



Building F

UNIT F2 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,298.4
Office	300.0
First Floor	
Office	373.2
Total area	3,971.6



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

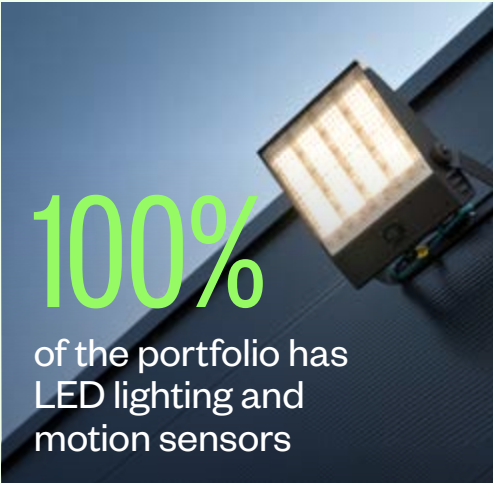
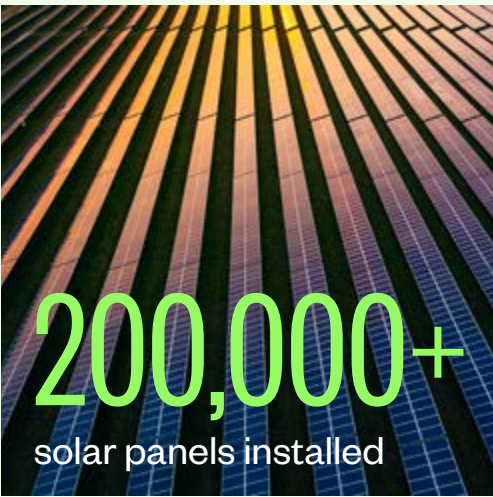
We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We’re supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating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



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