



GOOD IS EXCEEDING EXPECTATIONS

GREAT IS WHAT YOU DO FROM HERE

Oakdale East Industrial Estate
Old Wallgrove Road
Kemps Creek, NSW

MAKING
SPACE
FOR
GREATNESS



A man with a beard, wearing a dark blue puffer jacket and a matching cap, is holding a large white cardboard box. He is looking down at the box with a focused expression. The background shows the open rear of a white van, filled with stacks of similar cardboard boxes. The scene is set outdoors, likely at a warehouse or industrial site.

GOOD IS EXCEEDING EXPECTATIONS

GREAT IS WHAT YOU DO FROM HERE

MAKING
SPACE
FOR
GREATNESS



Oakdale East Industrial Estate
Old Wallgrove Road
Kemps Creek, NSW

Strategic location



Oakdale East Industrial Estate is a highly sought-after precinct with excellent proximity to the M7 and M4 Motorways.

Strategically located on the doorstep of the Western Sydney Aerotropolis, Unit 3A presents an exclusive opportunity to secure a 4,088 sqm warehouse facility with high-end office finishes.

3.7KM

to M7 Motorway

7KM

to Rooty Hill Station

5KM

to M4 Motorway

14KM

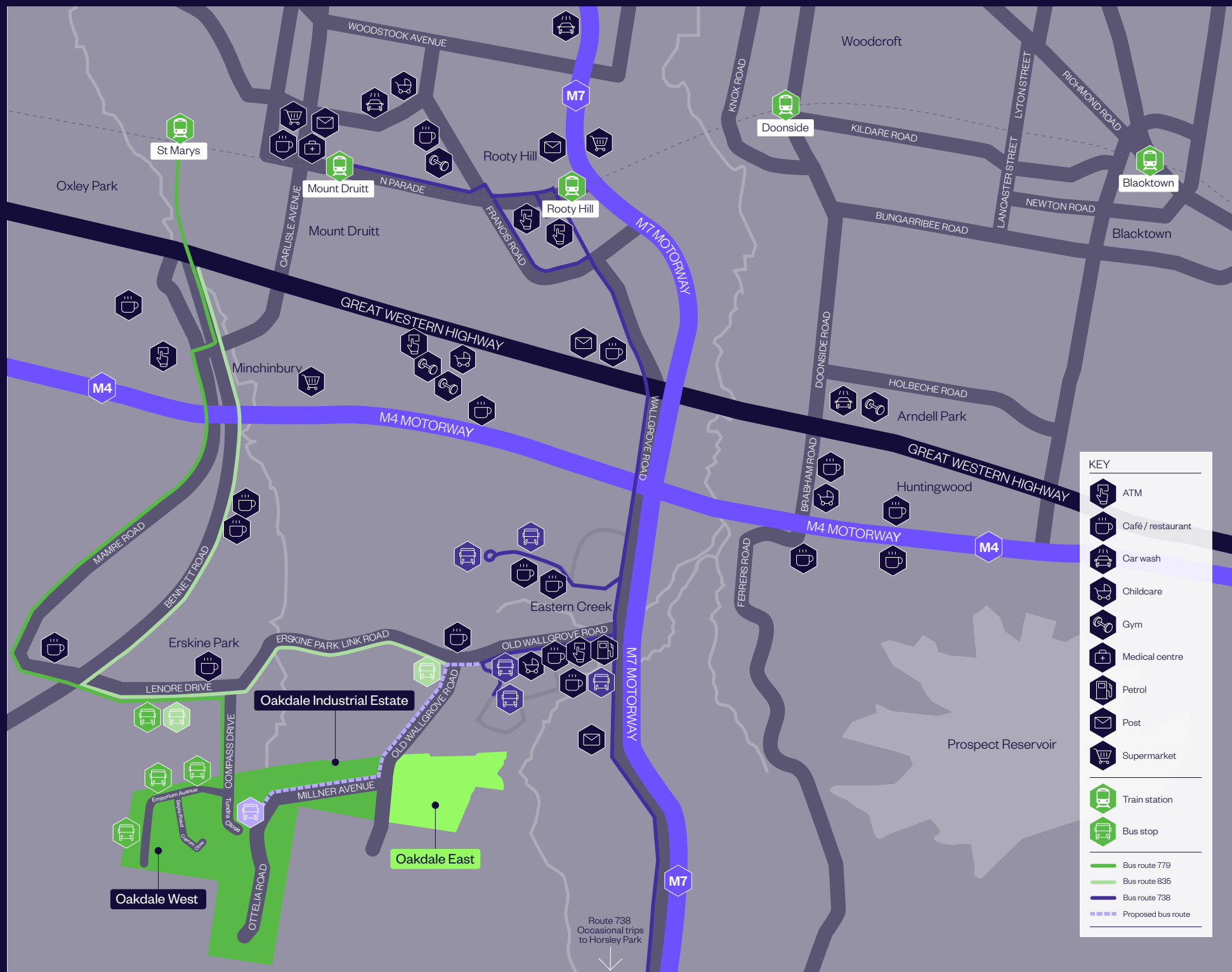
to Blacktown

20KM

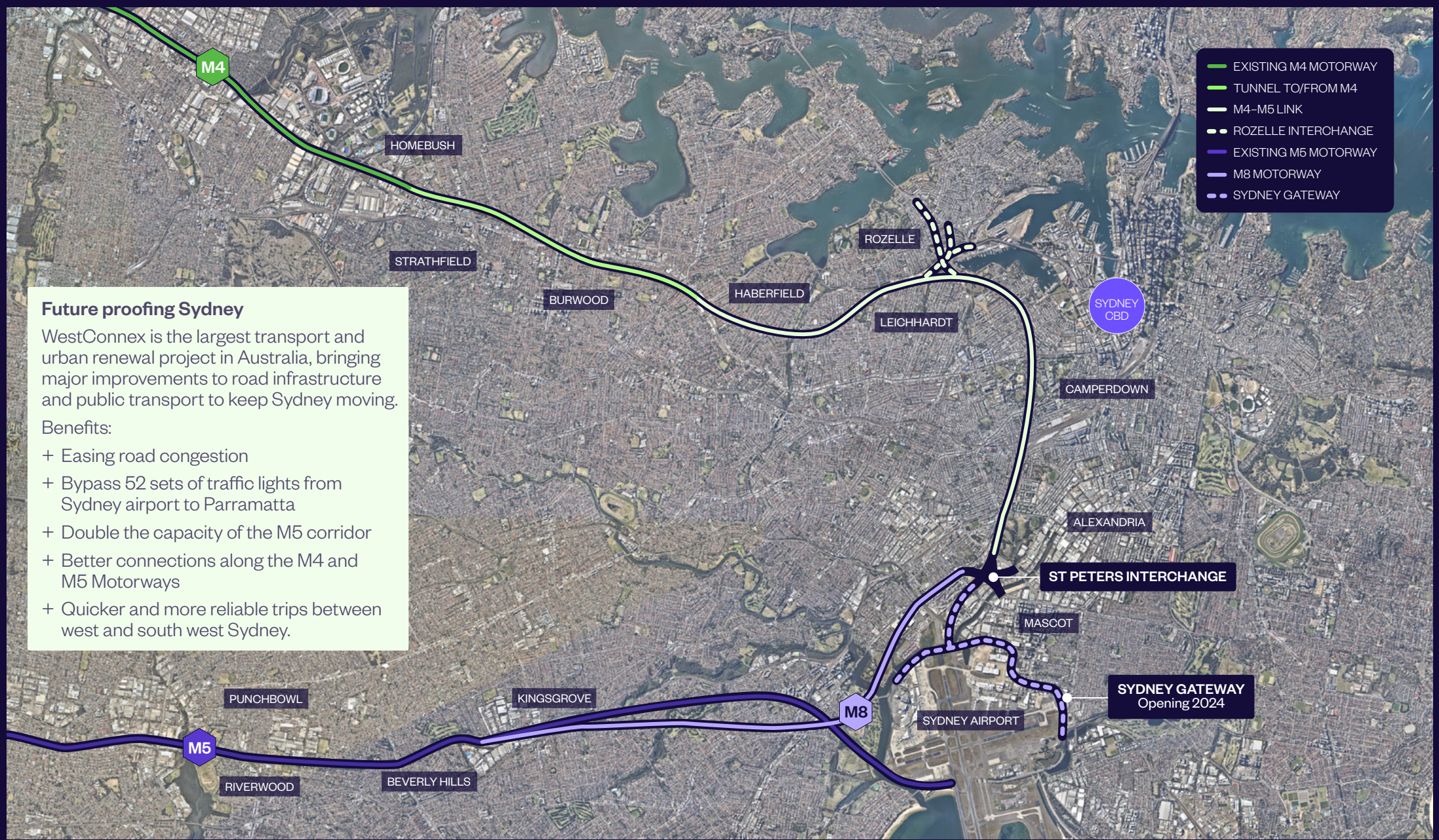
to Western
Sydney Airport

Easy
access

TRANSPORT AND AMENITY



WESTCONNEX – IMPROVING ACCESS



NEARBY AMENITY AND SERVICES



Oakdale East amenity precinct

The DA has been approved for a sustainable amenity precinct including café at the entry to the estate.



Café on Erskine

Located 3km from the estate, Café on Erskine provides fresh lunch options and premium coffee for dine in and takeaway.

Industrial Harvest

Five minutes from the Oakdale precinct, Café Harvest is open five days a week for take out, dine in and delivery to the local area.

The Little Baker

Close to Oakdale East, The Little Baker café at Oakdale Central, provides staff and visitors with the a range of freshly made food, drinks, catering, as well as indoor and outdoor seating and parking.

The Hungry Baker

A short drive from Oakdale East, the Hungry Baker provides breakfast and lunch options with a large outdoor / indoor dining area.

Supermarkets

Close to Oakdale East:

- + Aldi, Minchinbury 14 minute drive
- + Coles, St Marys 19 minute drive
- + Woolworths Prospect 17 minute drive.

Southridge Plaza

A short 6km drive from the estate, Southridge Plaza has a great variety of retailers, cafés and restaurants including Fibonacci Coffee, Subway, Little Graces Child Care Centre, Eastern Creek Medical Centre and Plus Fitness.

A range of other services including supermarkets, cafés, convenience stores, gyms, childcare, and post offices are located a short drive from the estate in the surrounding suburbs.

Eastern Creek Quarter (ECQ)

Located just 10 minutes from Oakdale East, the newly opened ECQ offers a large range of shops and services, including a Woolworths, pharmacy, childcare, newsagency, health and beauty services.

ECQ presents a full choice of food and drink options including Burger Point, Hanmades Bakehouse, Fishery & Co, ECQ Fruit World and more.

Key area statistics



4.1m
TOTAL POPULATION



1.4m
TOTAL HOUSEHOLDS



\$212.4bn
TOTAL PURCHASING POWER

Total spend on



\$5.7bn
CLOTHING



\$18.6bn
FOOD + BEVERAGE



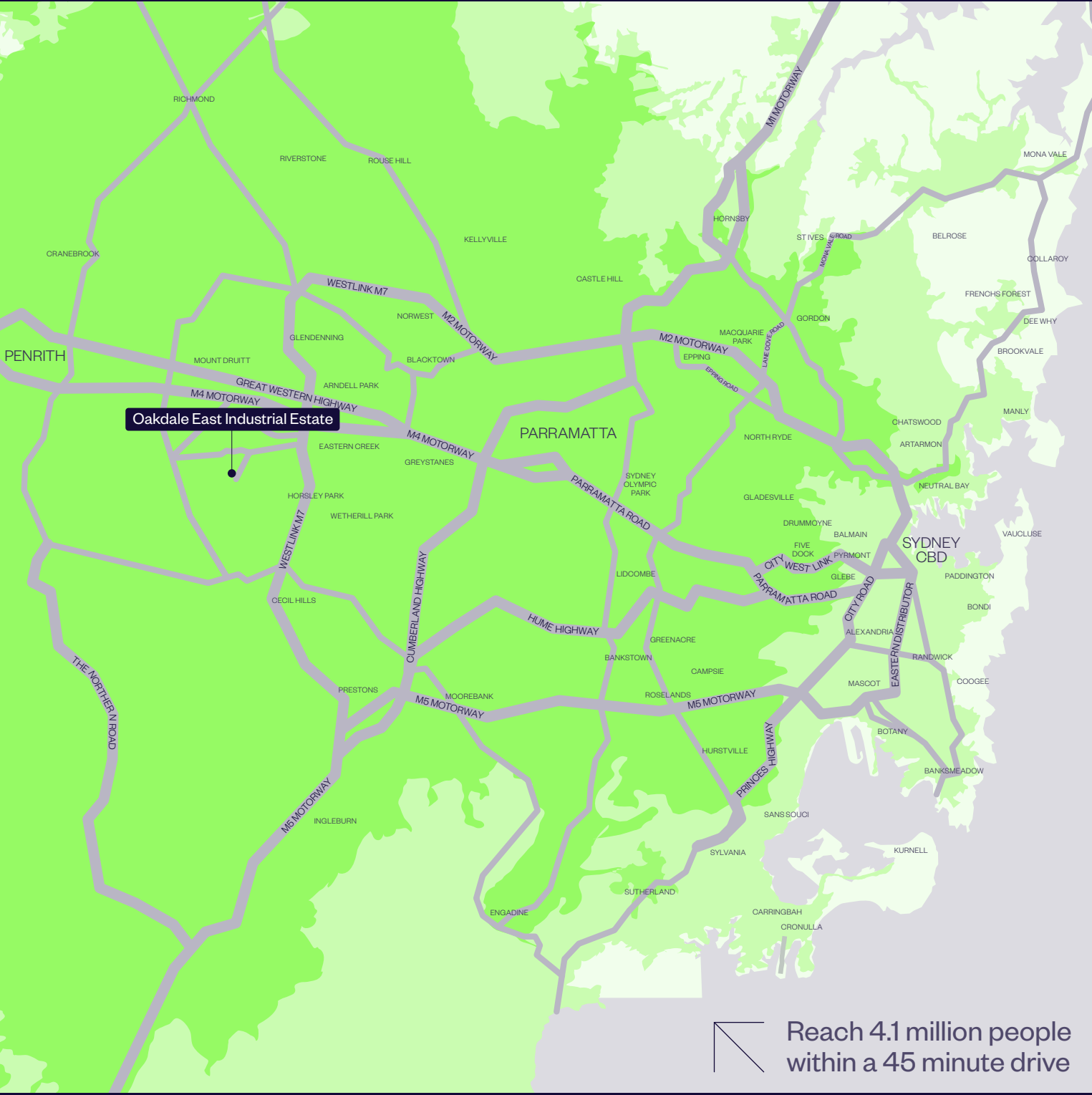
\$4.5bn
PERSONAL CARE



\$1.2bn
ONLINE SHOPPING

WITHIN
45 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research



Reach 4.1 million people
within a 45 minute drive

FEATURES



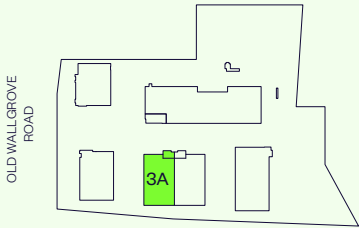
Unit 3A

- + Modern 4,088 sqm warehouse with 12.5m maximum clearance
- + High-end light filled 379 sqm office space over two floors
- + Access via five on-grade roller shutters and one recessed dock
- + Large 50m awning providing all weather loading
- + 100kW rooftop solar
- + Full LED throughout.



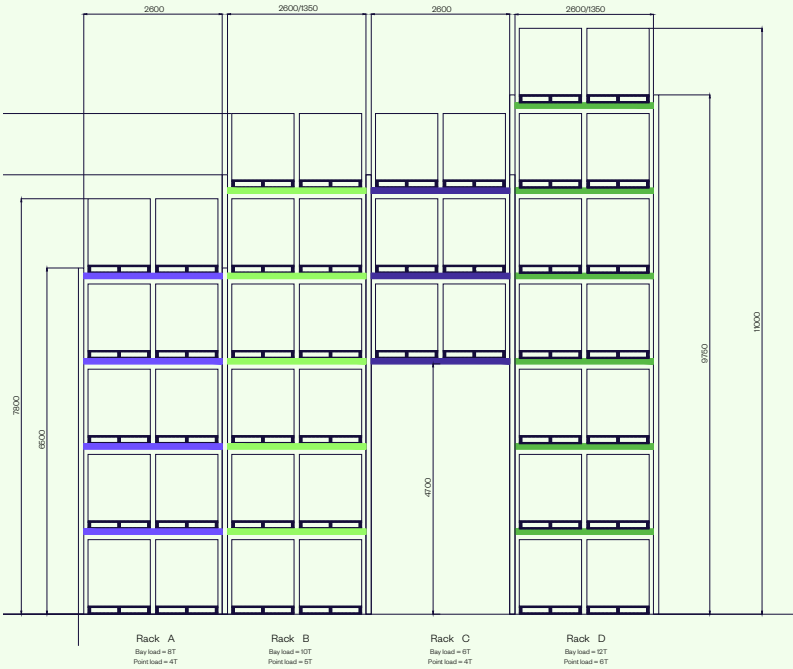
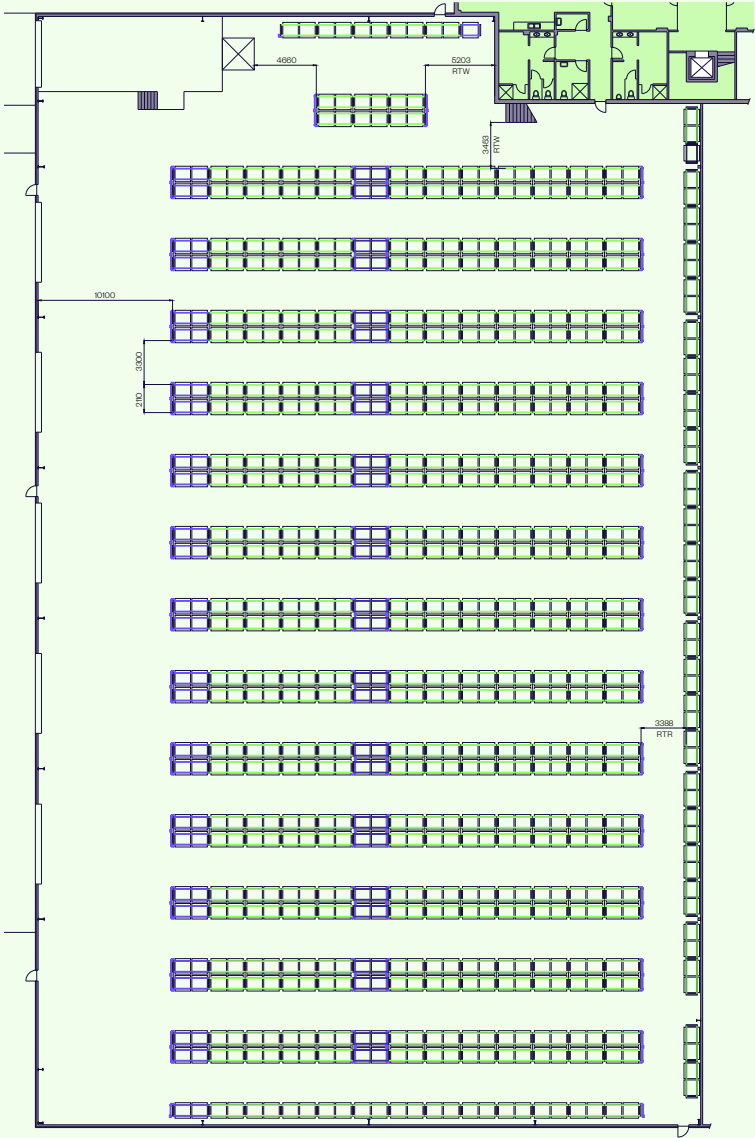
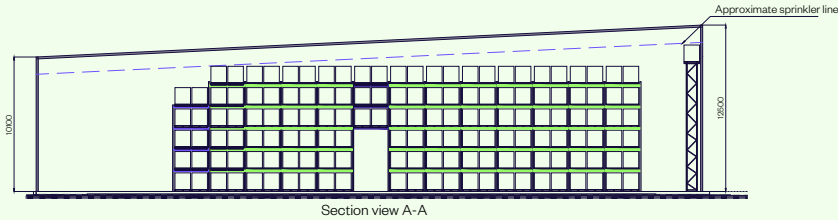
UNIT 3A PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	4,088
Office	180
First floor	
Office	199
Total building area	4,467
Ground floor lobby	44
First floor lobby	36



UNIT 3A RACKING PLAN

Total pallet spaces 4,497



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 + 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

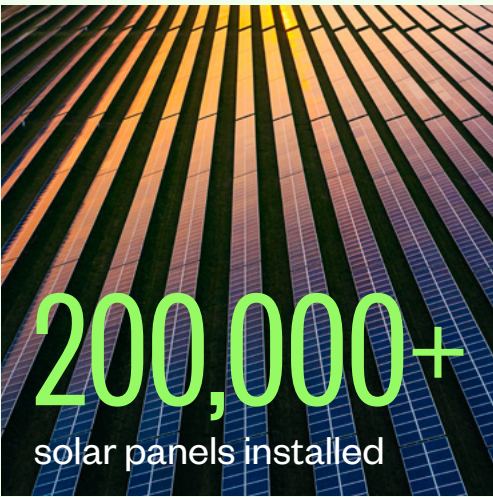
We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We’re supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating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



GET IN TOUCH

Angus McKay
Asset Manager
T: 9230 7300
M: 0415 324 132
angus.mckay@goodman.com

Josh Frame
Portfolio Manager
T: 9230 7159
M: 0474 148 584
josh.frame@goodman.com

Goodman
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
T. 02 9230 7400

[VIEW THIS PROPERTY ONLINE](#) 