

**GOOD IS  
FAST CONNECTIONS**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

Rosehill Industrial Estate  
Cnr Shirley and Unwin Streets  
Rosehill, NSW

MAKING  
SPACE  
FOR  
GREATNESS



# Strategic location



Rosehill Industrial Estate is located in the geographical centre of Sydney with convenient access to the M4 Motorway, M8 Motorway and Parramatta Road.

Zoned E5 Heavy Industrial, the estate is ideal for a range of uses including warehouse, distribution and manufacturing.

# VIEW FROM ABOVE



SYDNEY CBD

SYDNEY OLYMPIC PARK

M4 Motorway

Rosehill Industrial Estate



Rosehill Industrial Estate is ideally situated within two kilometres of dual carriageway access to the M4 Motorway and Parramatta Road.

Regular bus services operate from James Ruse Drive.

+ 2km from M4-M8 link

+ 3km from Parramatta CBD

+ 19km to Sydney CBD

+ 36km to Port Botany.

CENTRAL  
CONNECTION

# ACCESS



**KEY**

- Train station
- Café
- Childcare
- Medical
- Restaurant
- Service station
- Shopping

— Bus route 11T6  
— Bus route N61  
— Bus route M92

Harris Park

M4

M92

11T6

N61

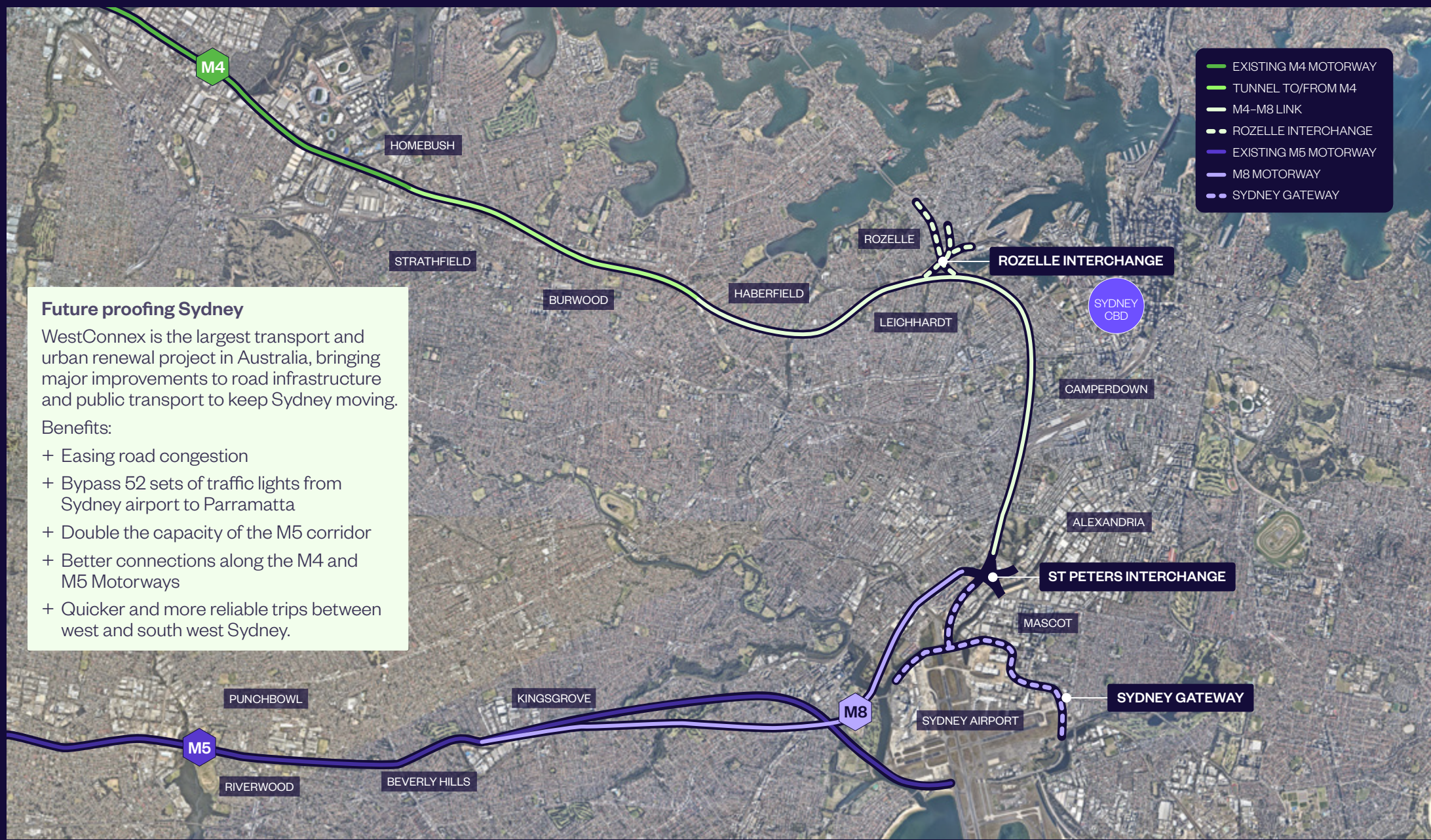
Rosehill Gardens Racecourse

Rosehill Industrial Estate

Granville

To Parramatta

# WESTCONNEX – IMPROVING ACCESS



## Future proofing Sydney

WestConnex is the largest transport and urban renewal project in Australia, bringing major improvements to road infrastructure and public transport to keep Sydney moving.

### Benefits:

- + Easing road congestion
- + Bypass 52 sets of traffic lights from Sydney airport to Parramatta
- + Double the capacity of the M5 corridor
- + Better connections along the M4 and M5 Motorways
- + Quicker and more reliable trips between west and south west Sydney.

## Key area statistics



4.1m

TOTAL POPULATION



1.4m

TOTAL HOUSEHOLDS



\$256.8bn

TOTAL PURCHASING POWER

## Total spend on



\$7.4bn

CLOTHING



\$23.3bn

FOOD + BEVERAGE



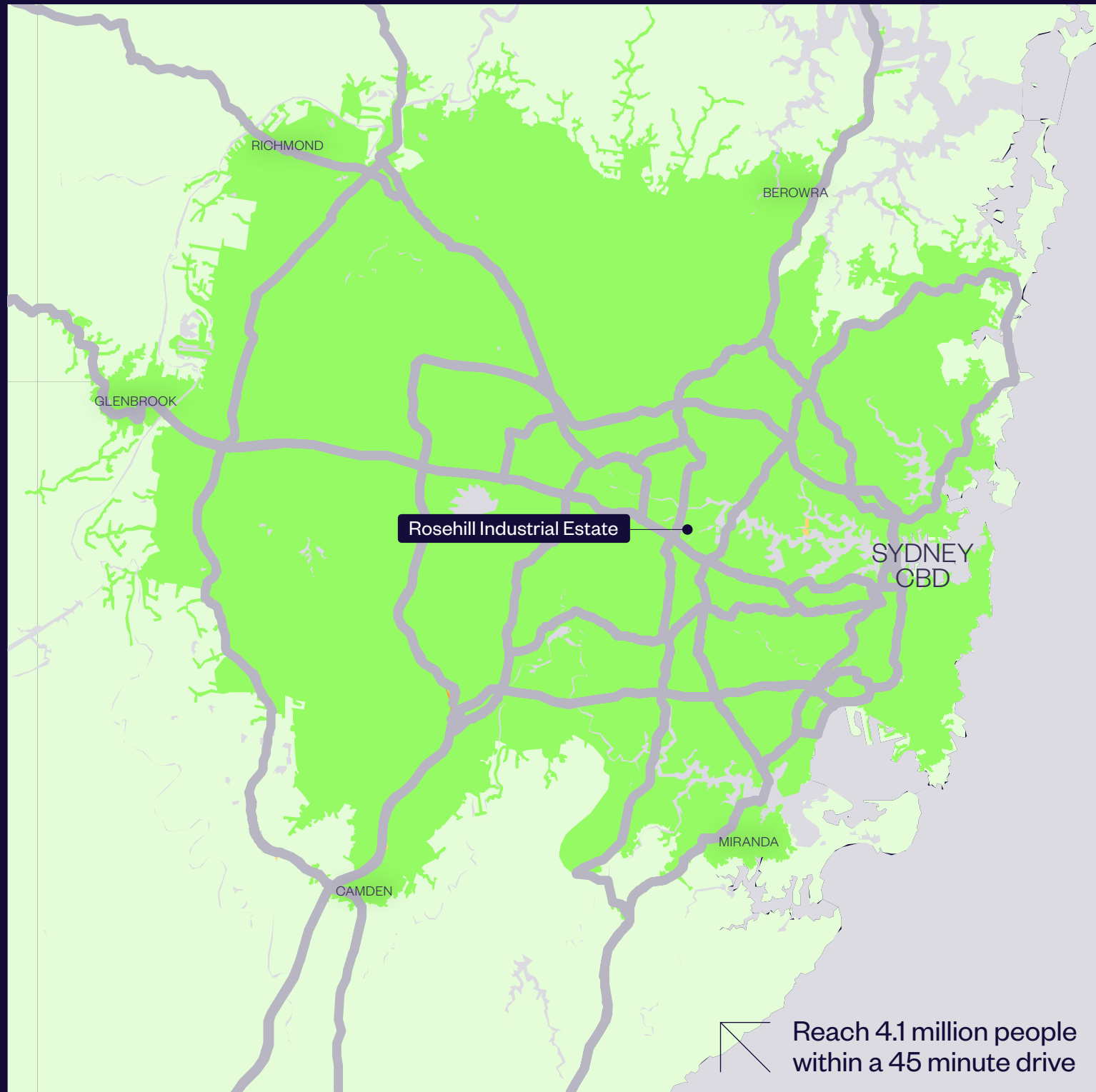
\$5.7bn

PERSONAL CARE



\$1.3bn

ONLINE SHOPPING



Source: Esri and Michael Bauer Research



Reach 4.1 million people  
within a 45 minute drive

WITHIN  
45 MINUTE  
DRIVE TIME

# FEATURES



- + Warehouse options from 8,865–19,403 sqm
- + Ample on-site parking
- + Solar panels up to 450kW
- + Combination of docks and on-grade doors
- + Ample circulation space
- + On-site cafe
- + 5.5-Star NABERS Energy rating (October 2023).



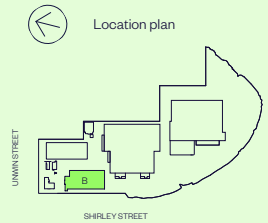
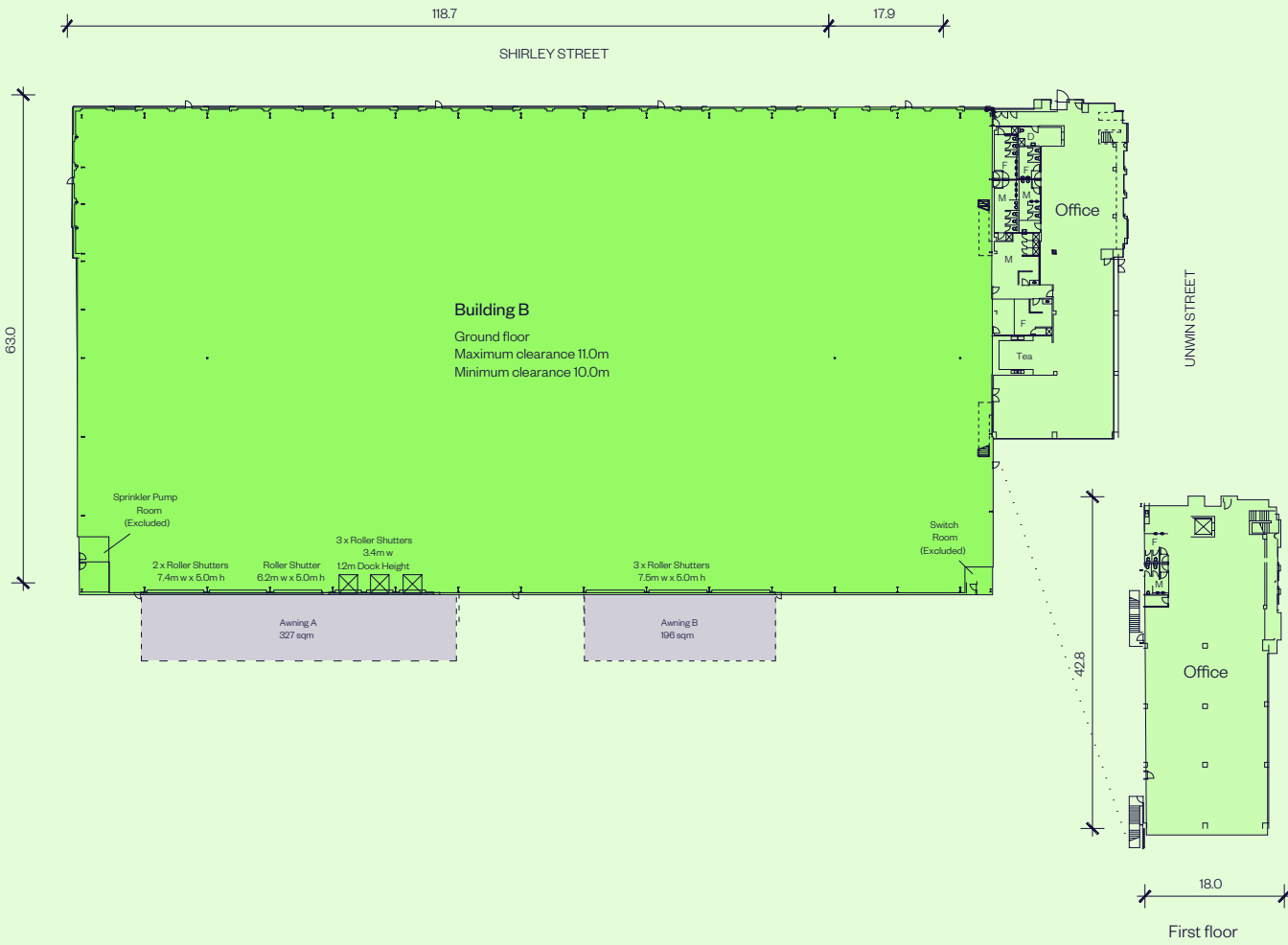


# SITE PLAN



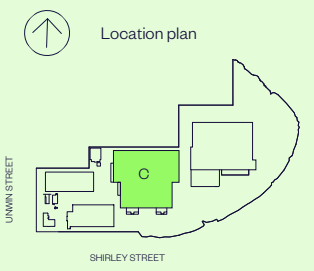
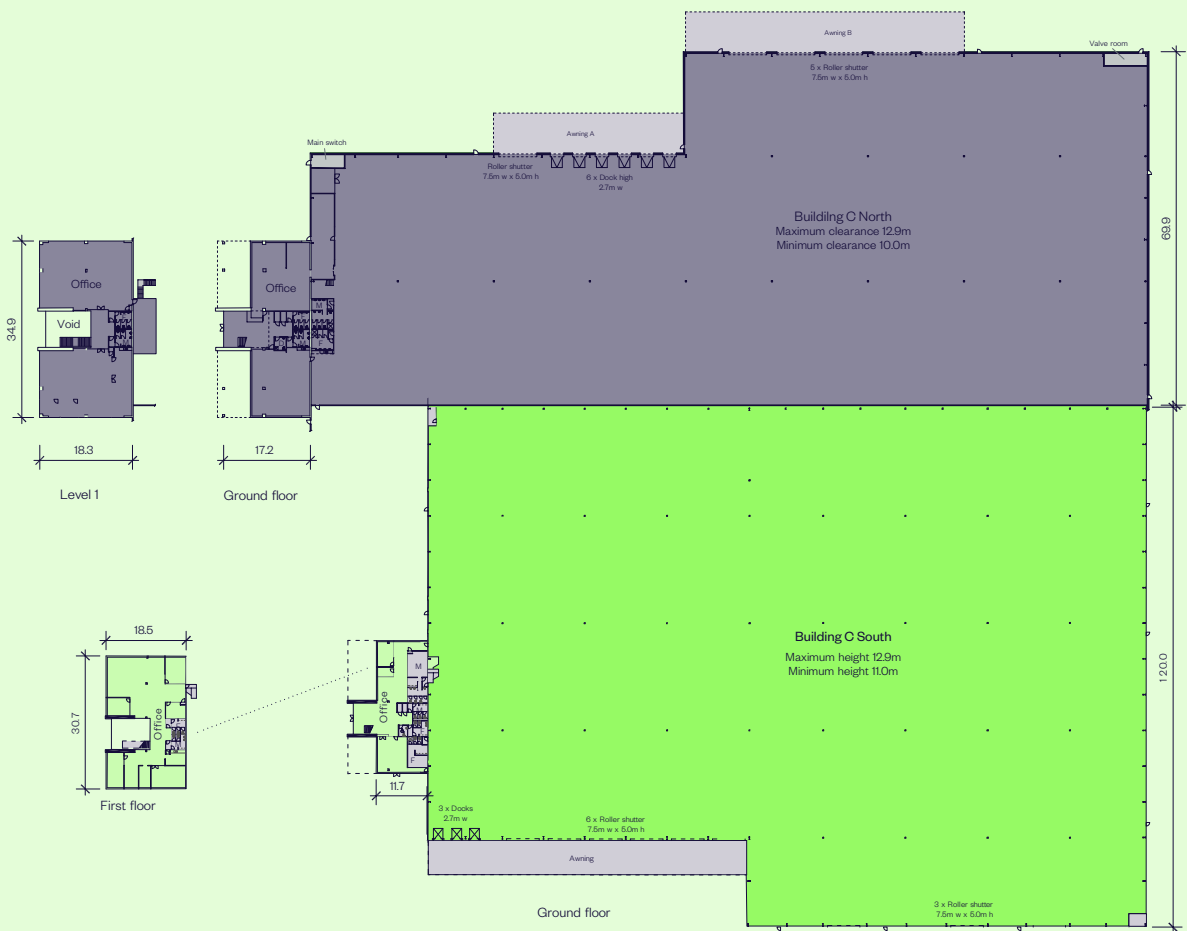
# BUILDING B

AREA SCHEDULE	SQM
Ground Floor	
Warehouse	7,410.8
Office/Amenities	728.2
First Floor	
Office/Amenities	726.4
<b>Total building area</b>	<b>8,865.4</b>



# BUILDING C

AREA SCHEDULE	SQM
Building C South	
Warehouse	18,398
Ground floor office	464.3
First floor office	540.4
<b>Total building area</b>	<b>19,402.7</b>



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.

**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**

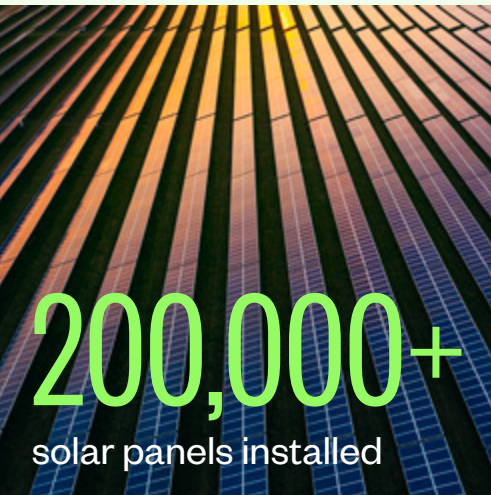
We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating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

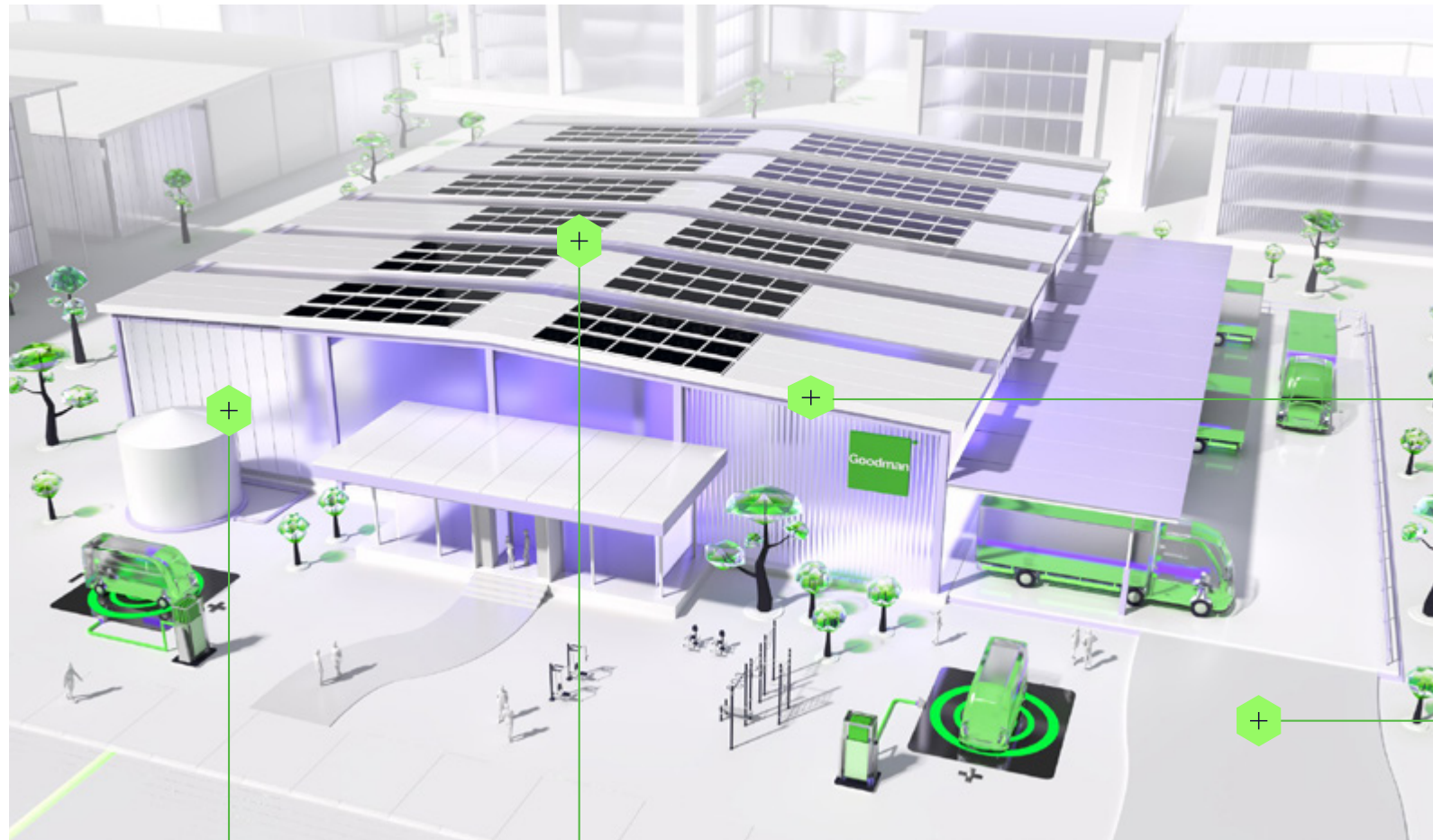
Goodman have implemented several sustainable landscaping initiatives in an effort to reduce potable water consumption across the portfolio. These include rainwater tanks, smart potable water meters and drought tolerant planting.



# Sustainability

# SUSTAINABLE DESIGN STRATEGY

Rosehill Industrial Estate  
includes the following  
sustainability features.



Rainwater  
harvesting

Solar panels  
up to 450 kW

Automated LED lighting

Electrical sub-metering to  
measure and monitor energy use

# 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



## ENQUIRE NOW

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