



GOOD IS FAST CONNECTIONS

GREAT IS WHAT YOU DO FROM HERE

Port Melbourne Industrial Estate
437-481 Plummer Street,
Port Melbourne, VIC

MAKING
SPACE
FOR
GREATNESS



strategic location



Port Melbourne Industrial Estate is ideally located within the established industrial precinct of Port Melbourne, just six kilometres from Melbourne CBD.

The estate offers quality warehouse and office space with exposure to Plummer and Salmon Streets and excellent access to major arterial motorways, including CityLink and the West Gate Freeway.

VIEW FROM ABOVE





Port Melbourne is an evolving corporate precinct, just five kilometres from the CBD. Also regarded as Melbourne's traditional port and industrial precinct, it forms a major transport corridor from east to west, with access to the major interchange between the CityLink Freeway and the West Gate Bridge and Freeway.

Join high profile brands, including Woolworths, Fiat Chrysler and Amarex at this leading industrial estate.

CENTRAL
CONNECTION

220M

to bus stop

1.2KM

to tram stop

1.3KM

to West Gate Freeway

2.4KM

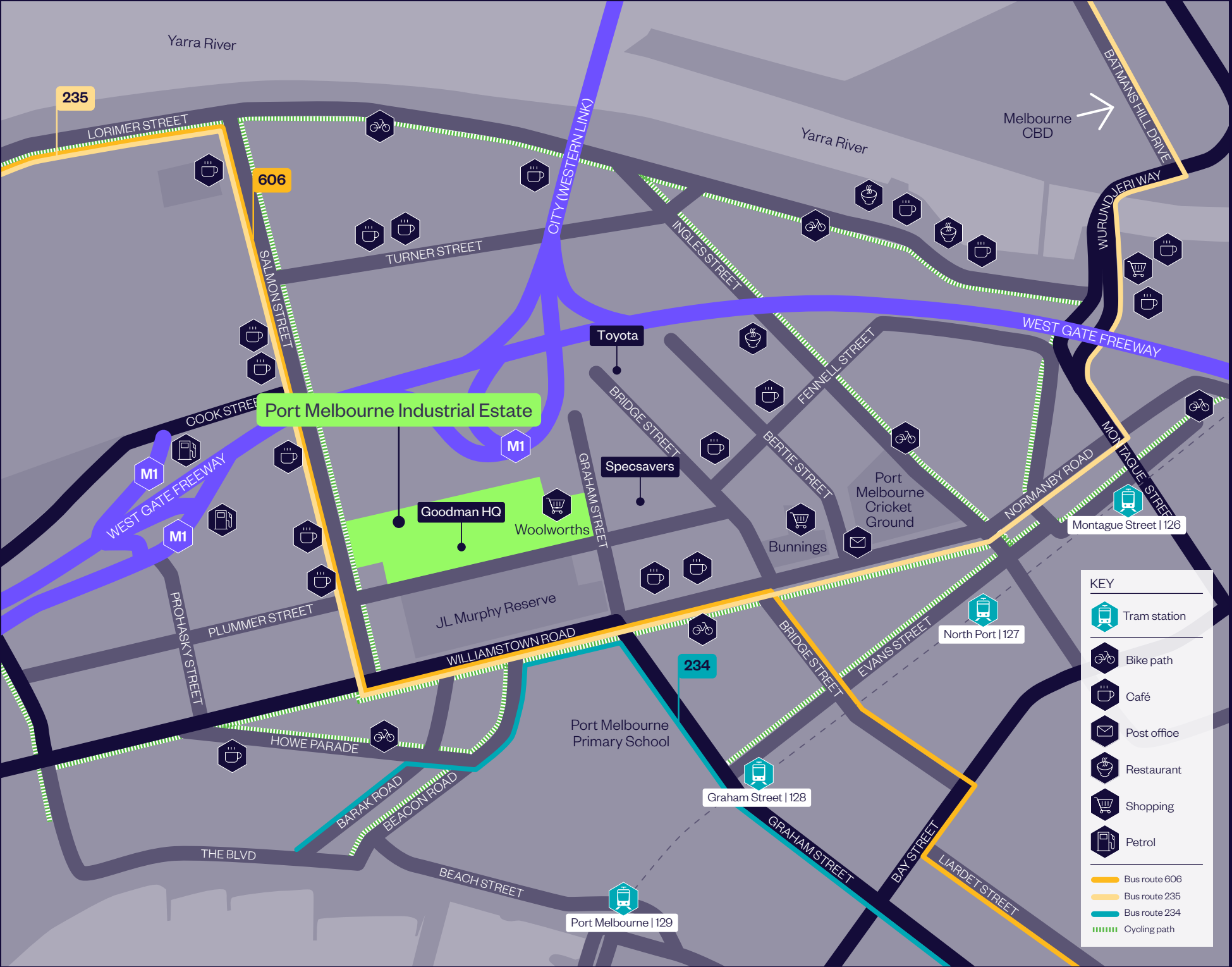
to Port Melbourne

5.1KM

to Melbourne CBD

Easy
access

TRANSPORT AND AMENITY



NEARBY AMENITY AND SERVICES



The vibrant Port Melbourne precinct offers an array of cafés, restaurants and bars, perfect for team lunches and after work drinks. The precinct is well-connected by tram and bus services, offering convenient access to Melbourne's CBD.

On-site amenity

- + Woolworth's
- + Tarragon cafe
- + Dusty Fox cafe
- + Dan Murphy's
- + Landscaped gardens and lunch areas.



VIEW FROM ABOVE



Key area statistics



4.1m
TOTAL POPULATION



1.5m
TOTAL HOUSEHOLDS



\$202.3bn
TOTAL PURCHASING POWER

Total spend on



\$5.6bn
CLOTHING



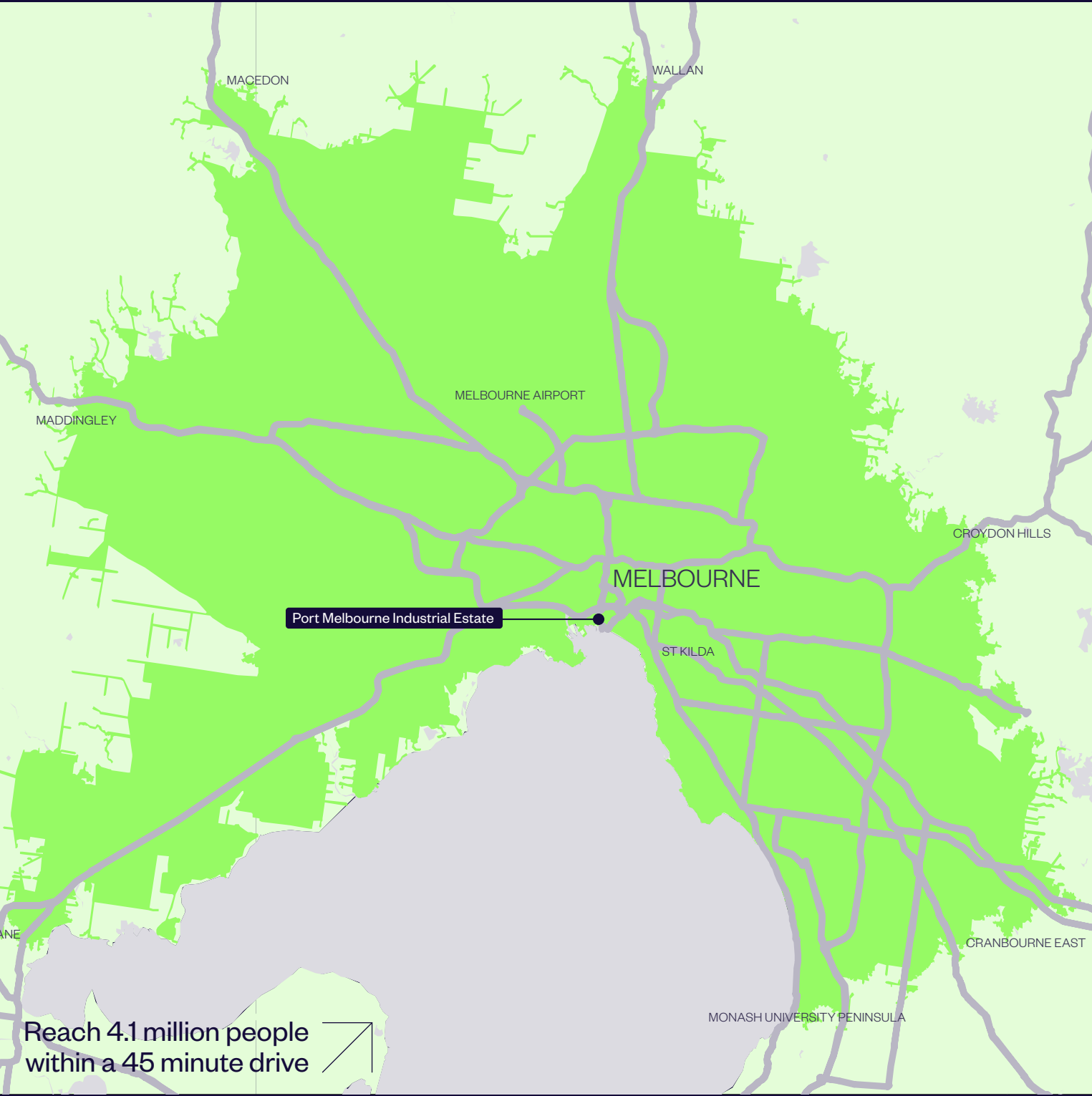
\$19.1bn
FOOD + BEVERAGE



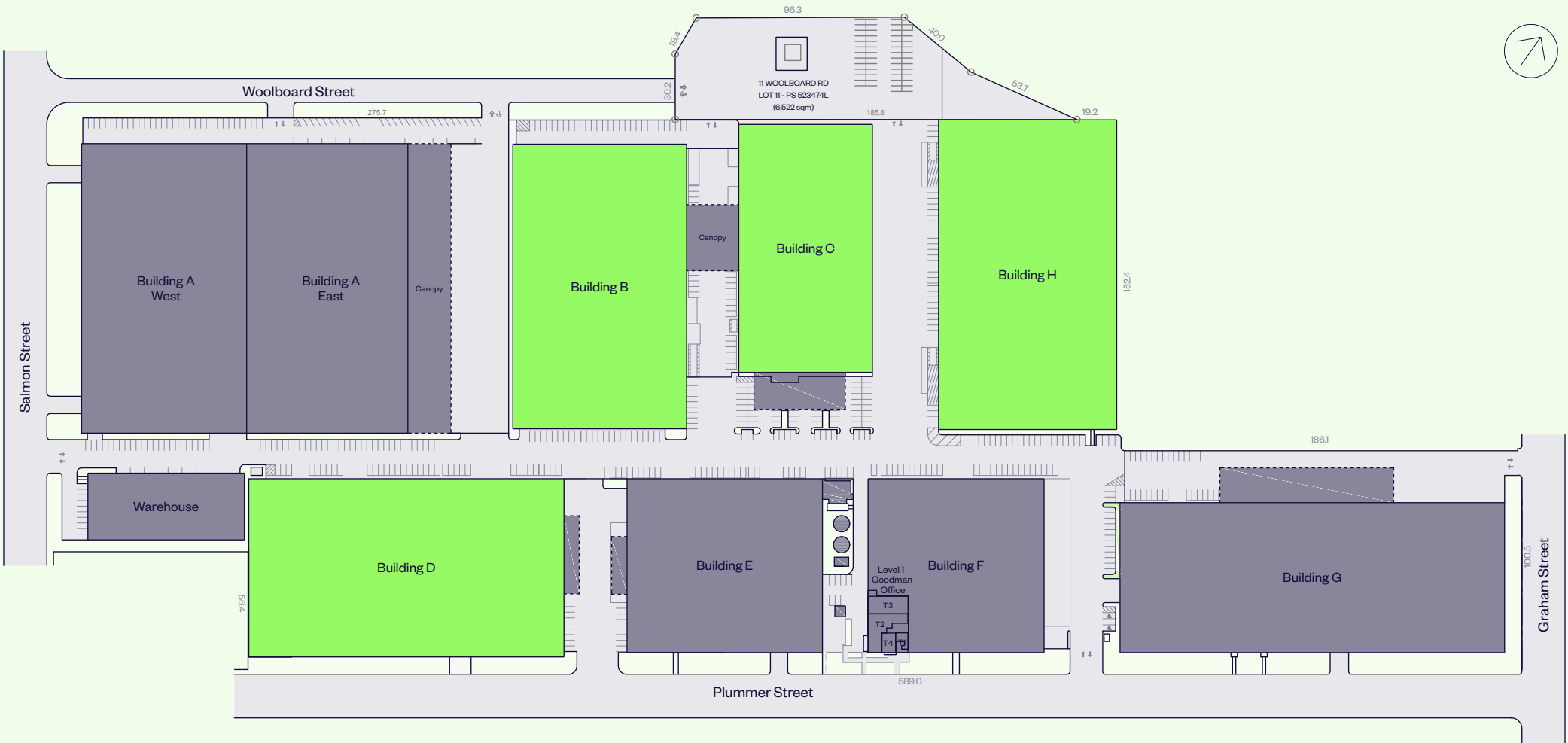
\$4.7bn
PERSONAL CARE

WITHIN
45 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research



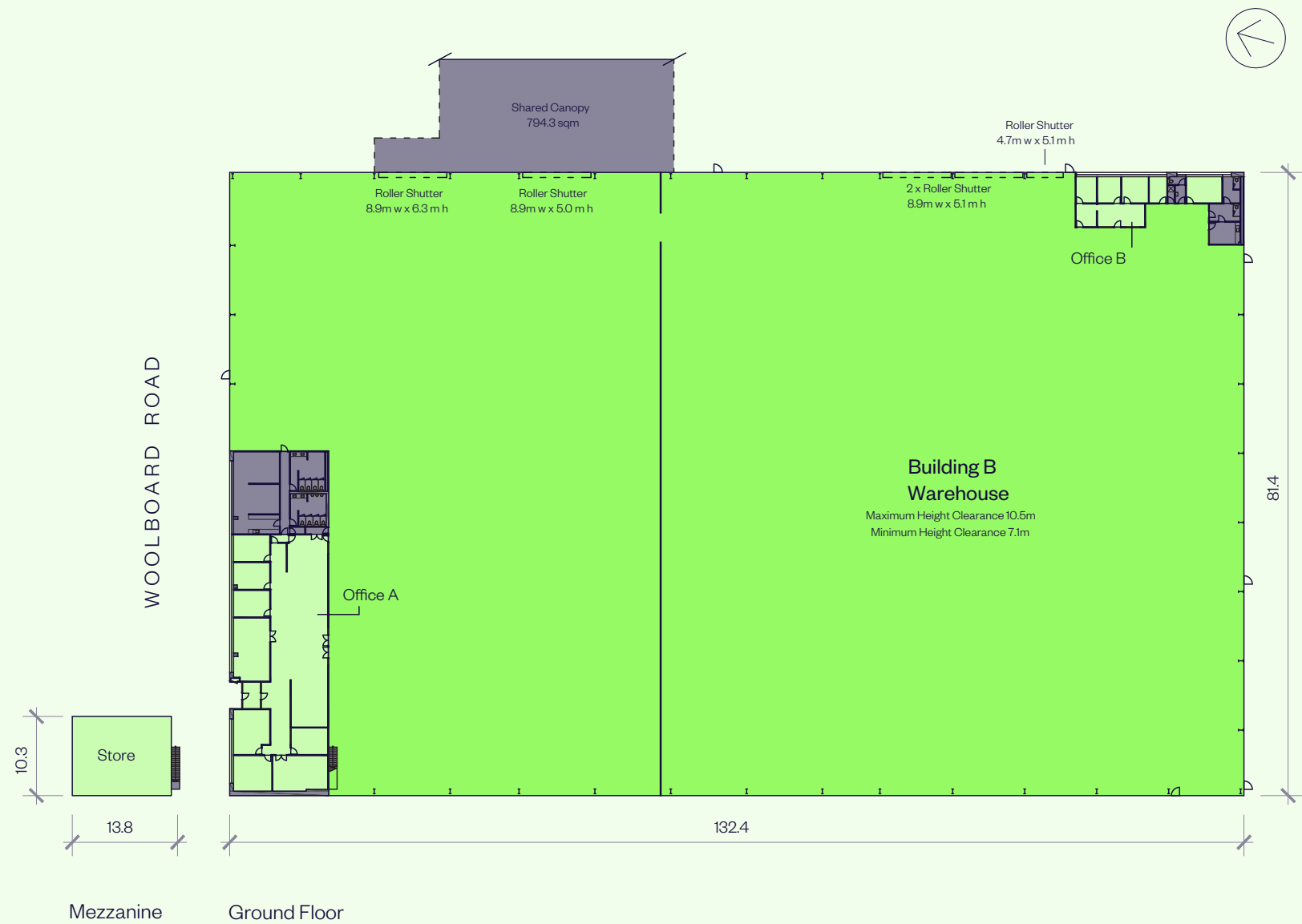
ESTATE PLAN



■ FOR LEASE

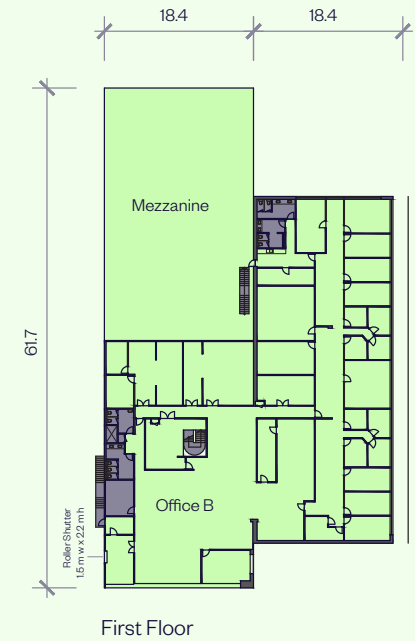
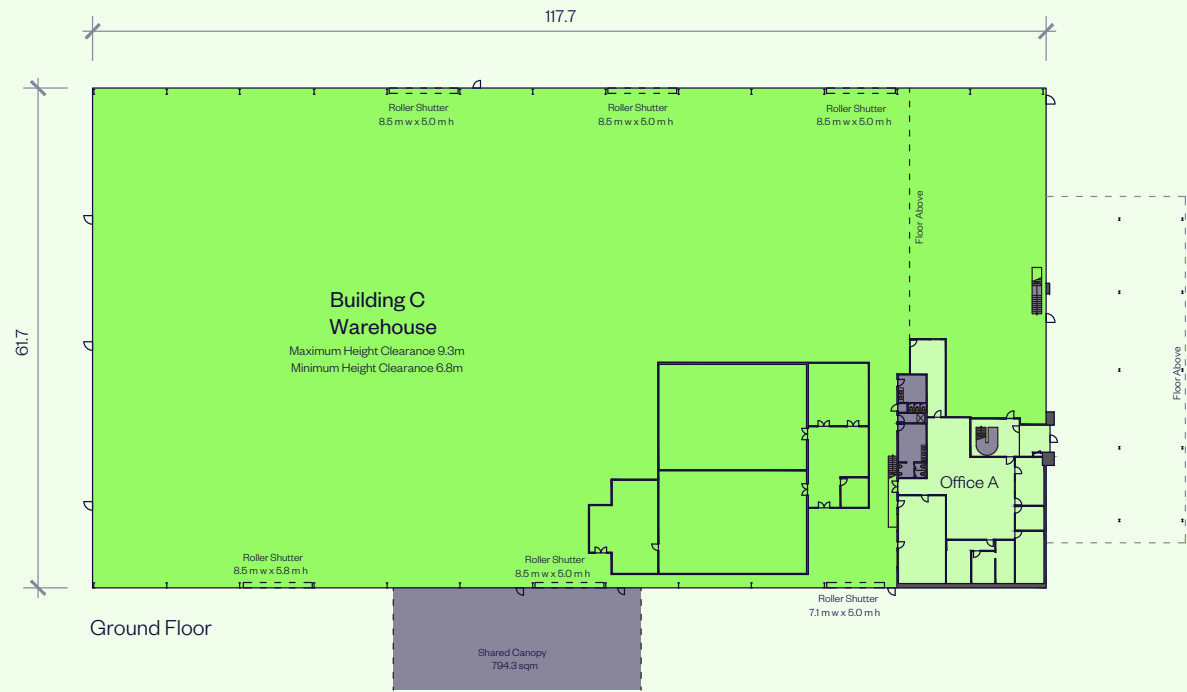
BUILDING B PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,051.8
Office + amenities A	572.3
Office + amenities B	141.6
Mezzanine	
Store	139.4
Total building area	10,905.1



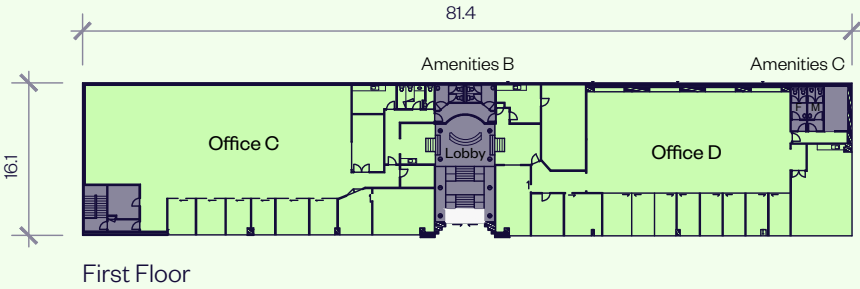
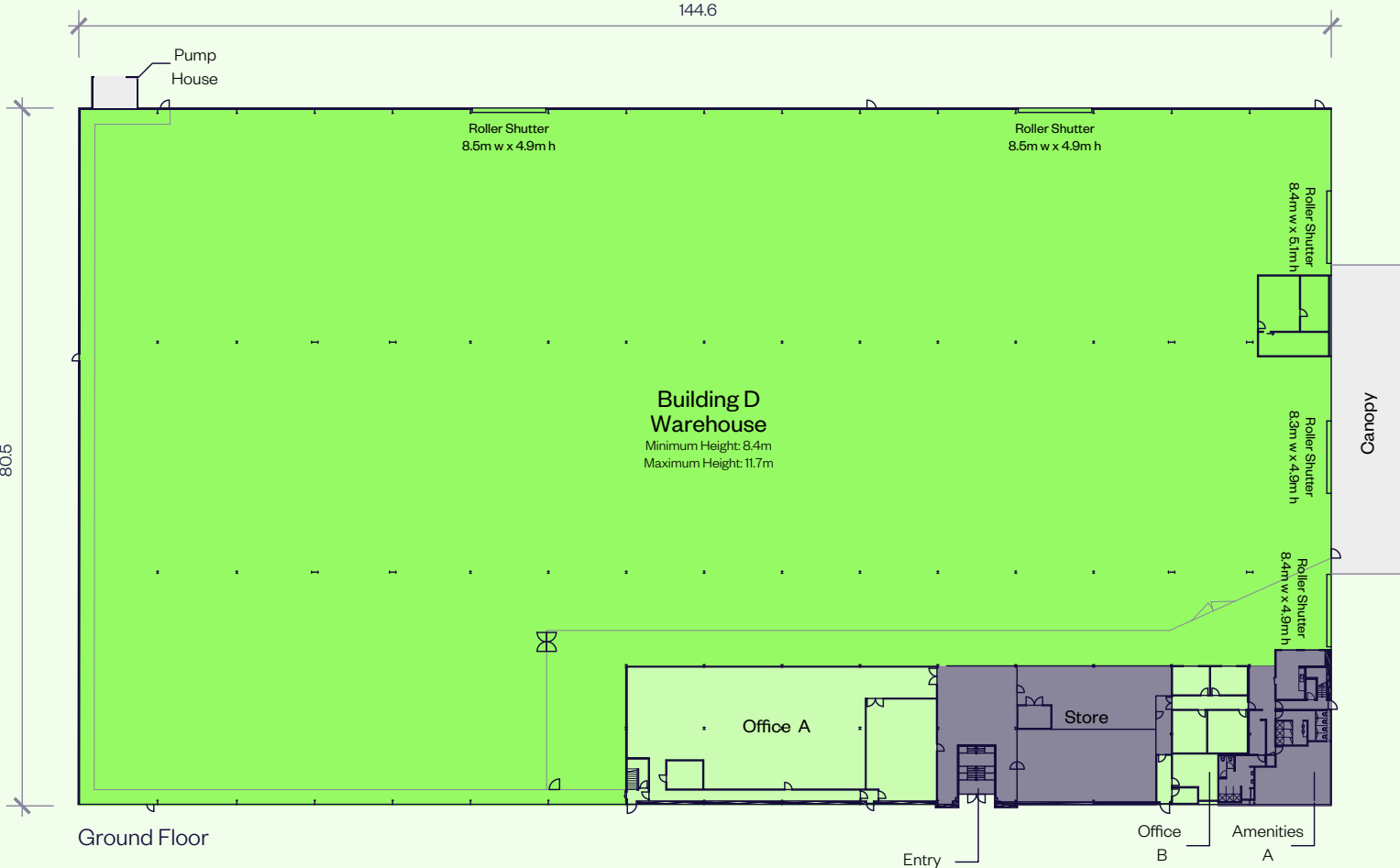
BUILDING C PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	6,829.7
Office + amenities A	434.2
First floor	
Mezzanine	578.4
Office + amenities B	1,301.1
Total building area	9,143.4



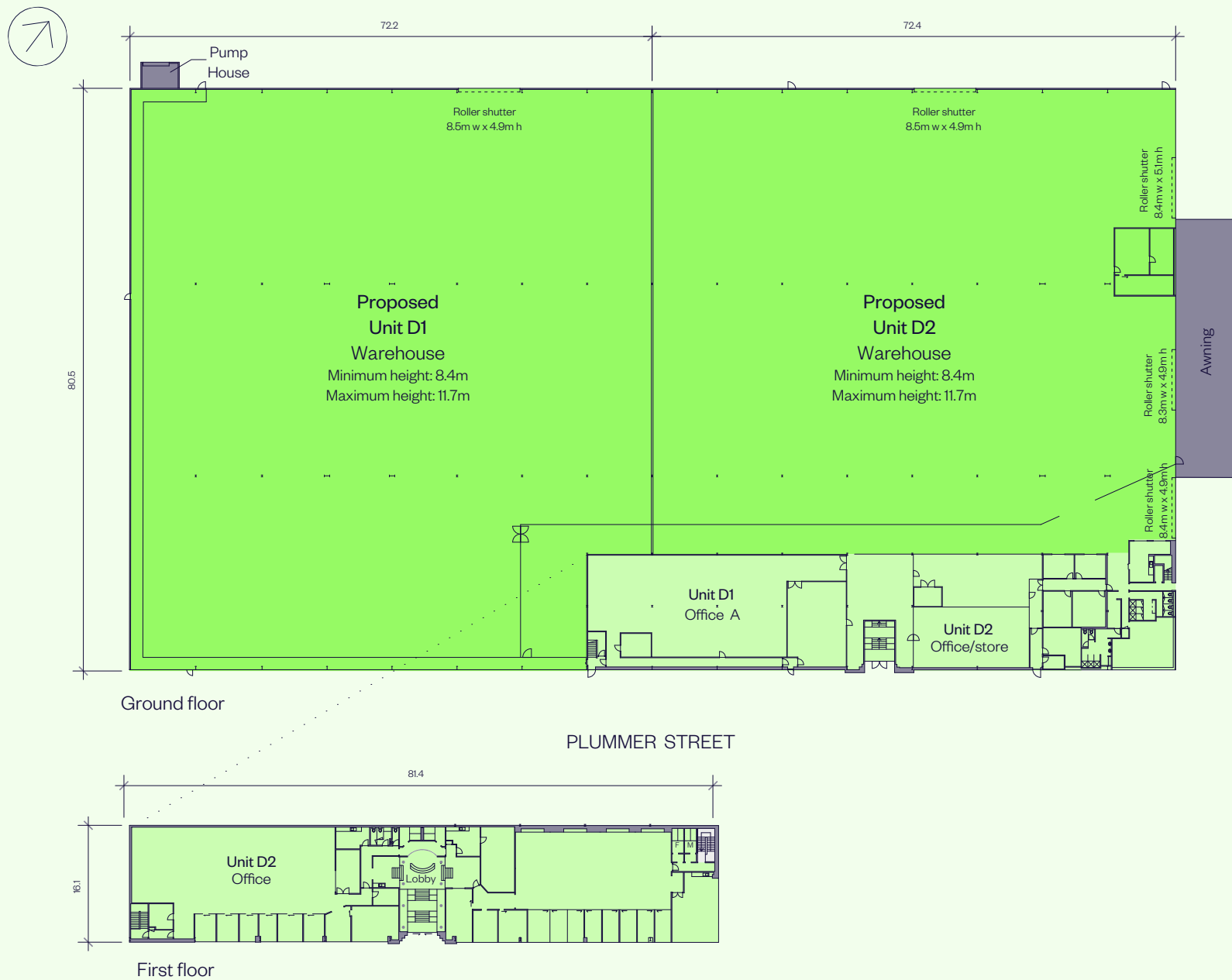
BUILDING D PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,323.7
Office + amenities A	754.4
Office + amenities B	156.1
Entry + store	420.6
Pump House	19.2
First floor	
Office + amenities C	620.7
Office D	592.7
Lobby	62.2
Total building area	12,949.6



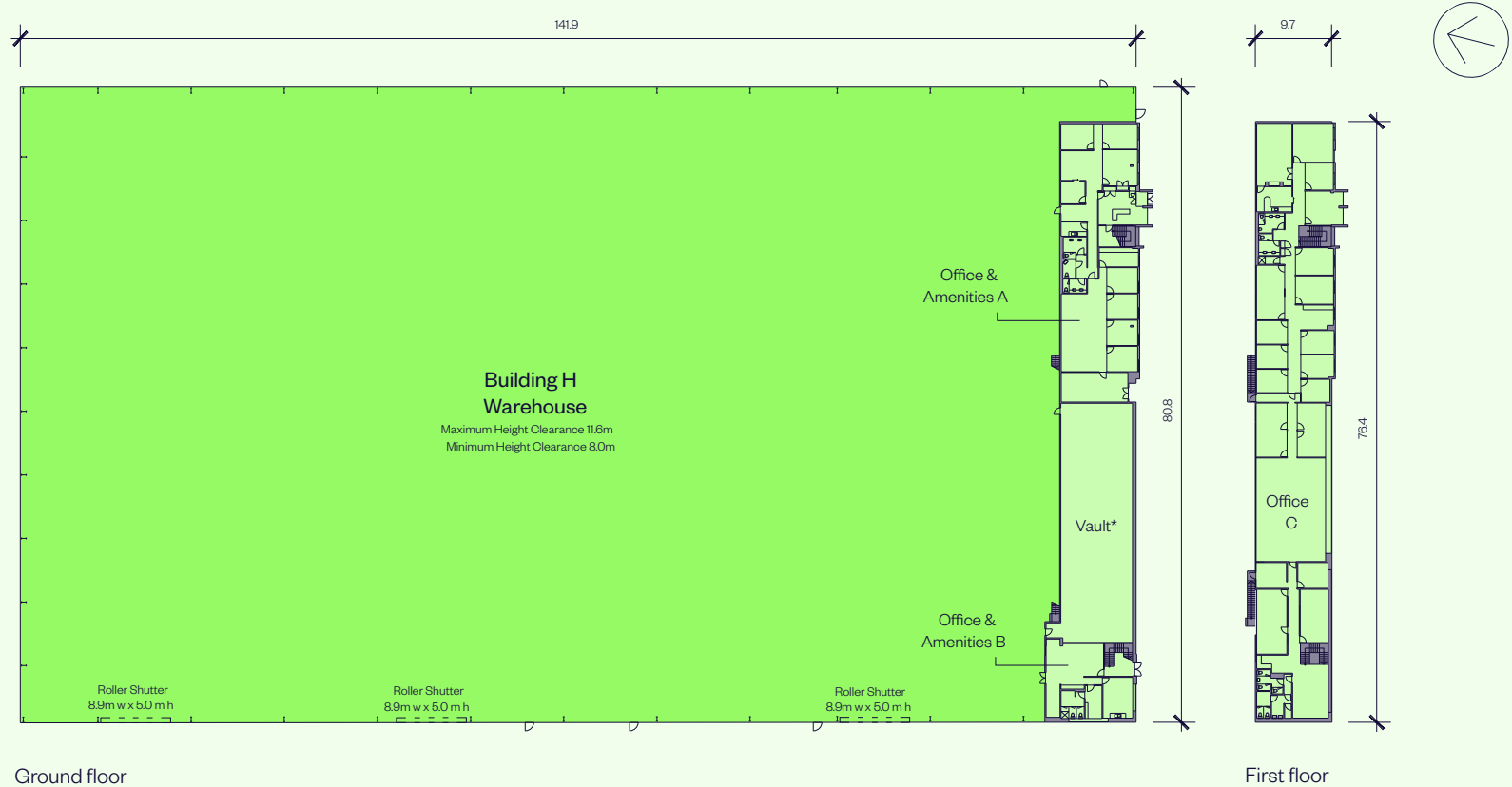
BUILDING D, PROPOSED SPLIT PLAN

AREA SCHEDULE	SQM
Unit D1	
Ground floor	
Warehouse	5,672
Office A	569
Unit D2	
Ground floor	
Warehouse	4,651
Office + amenities	737
First floor	
Office + amenities	1,301
Total building area	6,689



BUILDING H, PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	10,715.0
Office & amenities A	360.4
Office & amenities B	118.0
Vault	298.6
First floor	
Office & amenities C	772.6
Total building area	12,264.6



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

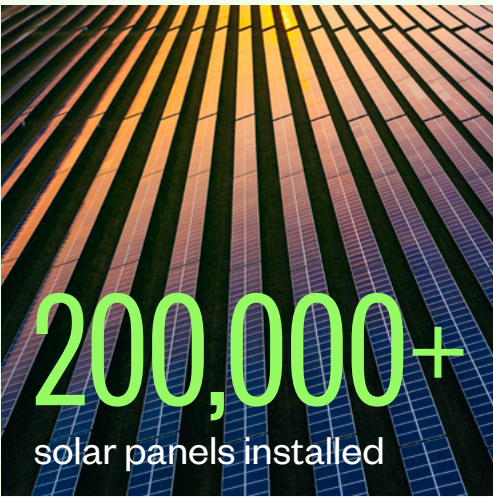
We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We’re supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating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



CONTACT



ENQUIRE NOW

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