

**GOOD IS
FAST
CONNECTIONS**

**GREAT IS
WHAT YOU DO
FROM HERE**

Smithfield Industrial Estate
317-321 Woodpark Road
Smithfield, NSW

MAKING
SPACE
FOR
GREATNESS



Strategic location



Smithfield Industrial Estate is a multi-unit estate offering affordable warehouse spaces in western Sydney.

Close proximity to the Cumberland Highway provides transport efficiencies for users with convenient access to Sydney's motorway network.



Smithfield Industrial Estate is strategically located within the popular industrial precinct of Smithfield, two kilometres from the Cumberland Highway. The estate also benefits from close proximity to the M4 Motorway and Hume Highway.

CENTRAL CONNECTION

2KM

to Cumberland
Highway

4.9KM

to M4 Motorway

8.4KM

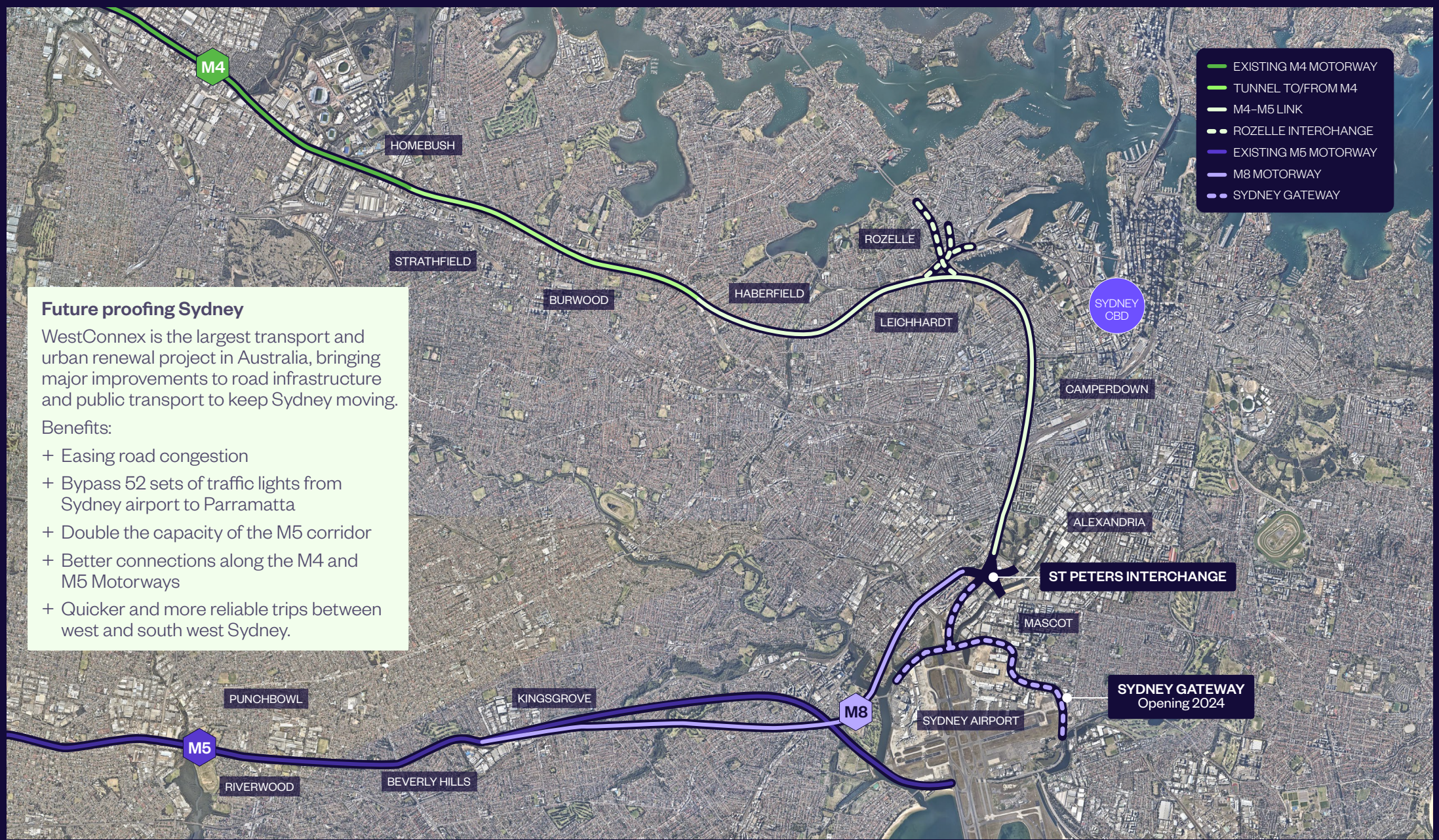
to Hume Highway

11.4KM

to M7 Motorway

**Easy
access**

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.

- EXISTING M4 MOTORWAY
- - - TUNNEL TO/FROM M4
- M4-M5 LINK
- - - ROZELLE INTERCHANGE
- EXISTING M5 MOTORWAY
- M8 MOTORWAY
- - - SYDNEY GATEWAY

SYDNEY GATEWAY
Opening 2024

Key area statistics

 **3.9m**
TOTAL POPULATION


 **1.3m**
TOTAL HOUSEHOLDS

 **\$51,540bn**
TOTAL PURCHASING POWER

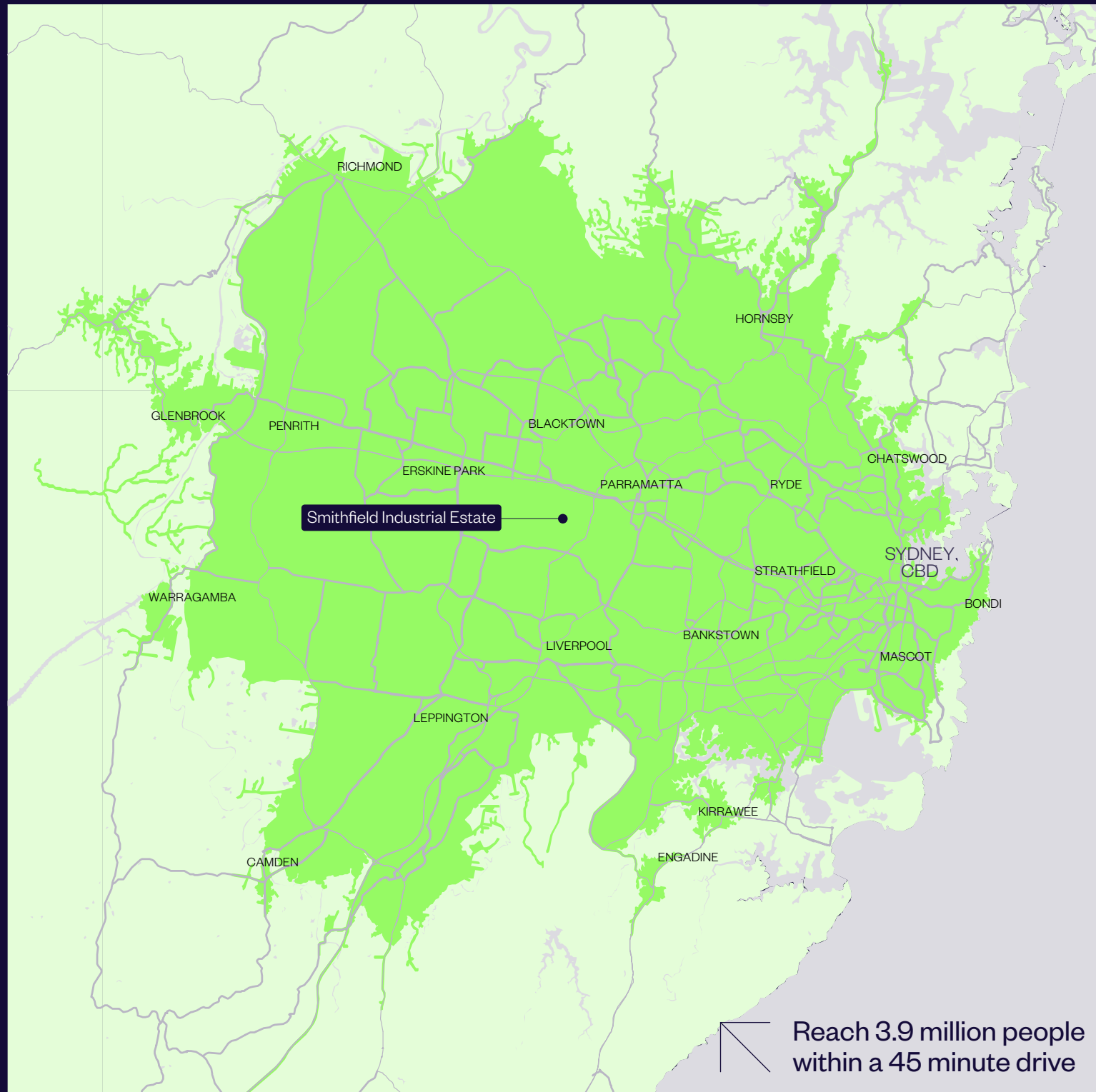
Total spend on

 **\$6.0bn**
CLOTHING


 **\$19.7bn**
FOOD + BEVERAGE

 **\$4.8bn**
PERSONAL CARE

 **\$1.3bn**
ONLINE SHOPPING



Source: Esri and Michael Bauer Research

 Reach 3.9 million people
within a 45 minute drive

**WITHIN
45 MINUTE
DRIVE TIME**

FEATURES

Smithfield Industrial Estate

- + On-site cafe
- + On-site parking
- + Close proximity to the M4 and M7 Motorways.

Unit 24

+ 412 sqm warehouse space.

Unit 28

+ 351 sqm warehouse space.

Unit 44

+ 353 sqm warehouse and office space.

Unit 50

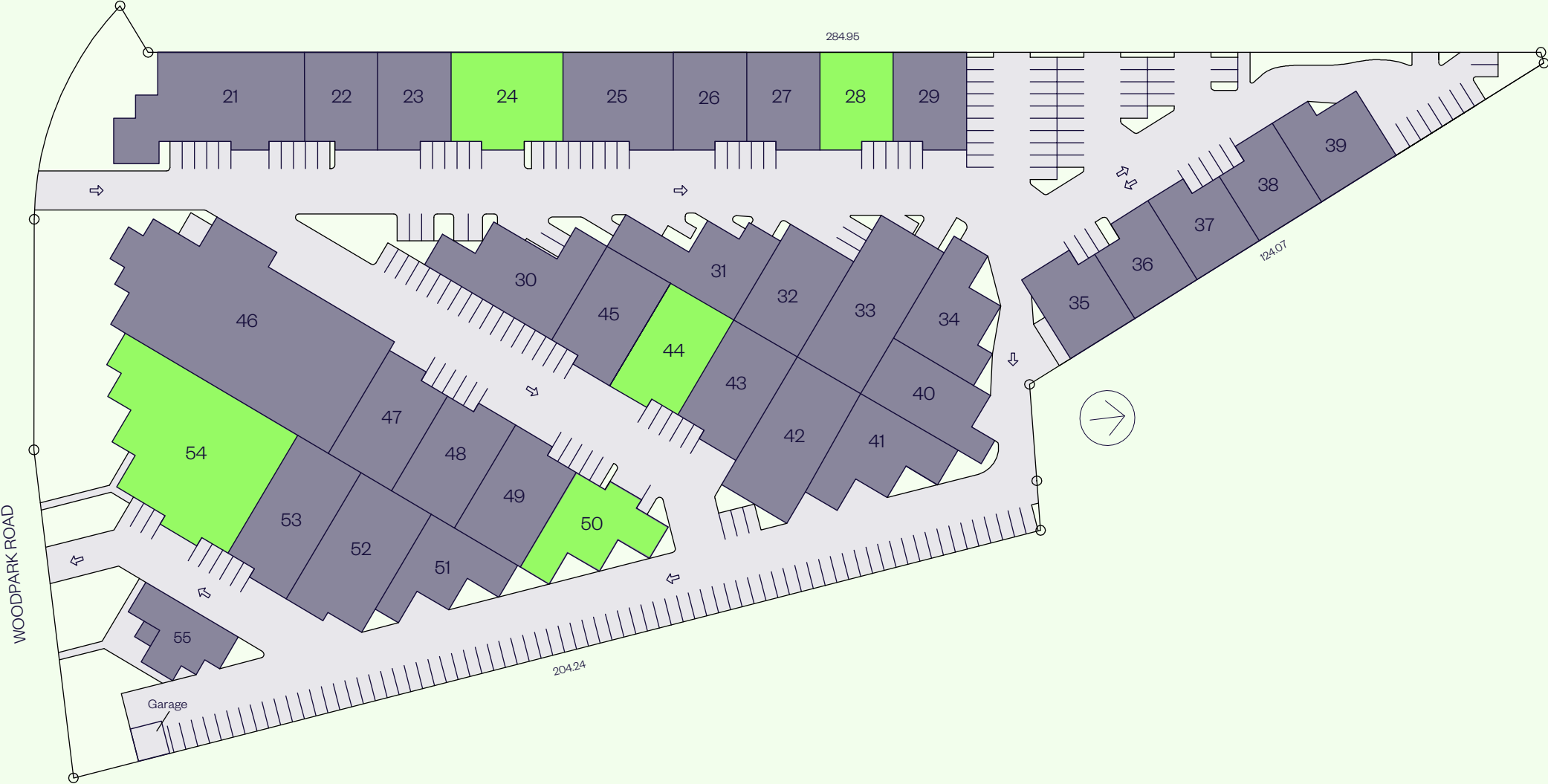
+ 362 sqm warehouse space.

Unit 54

+ 1,191 sqm warehouse and office space.



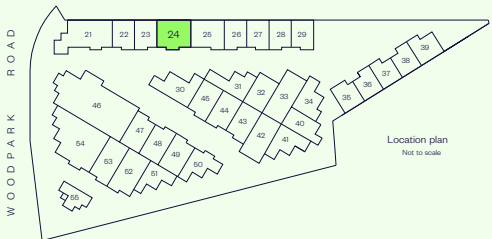
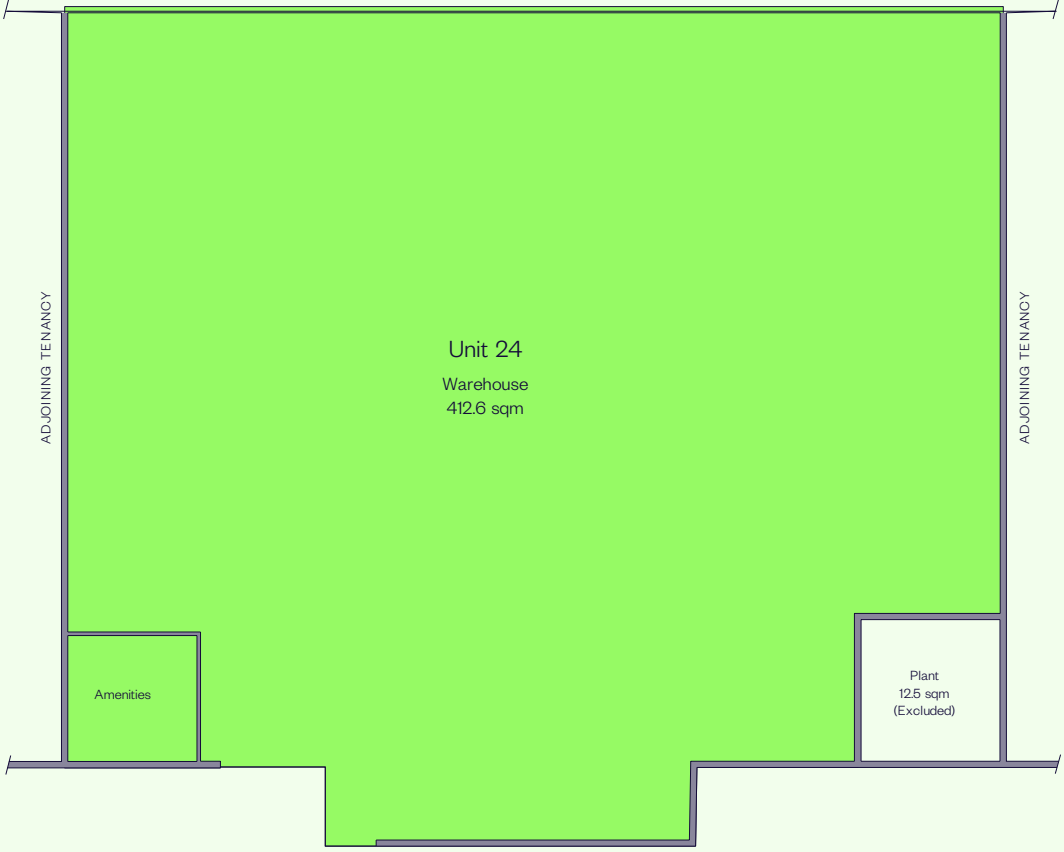
MASTERPLAN – STAGE 2



■ FOR LEASE

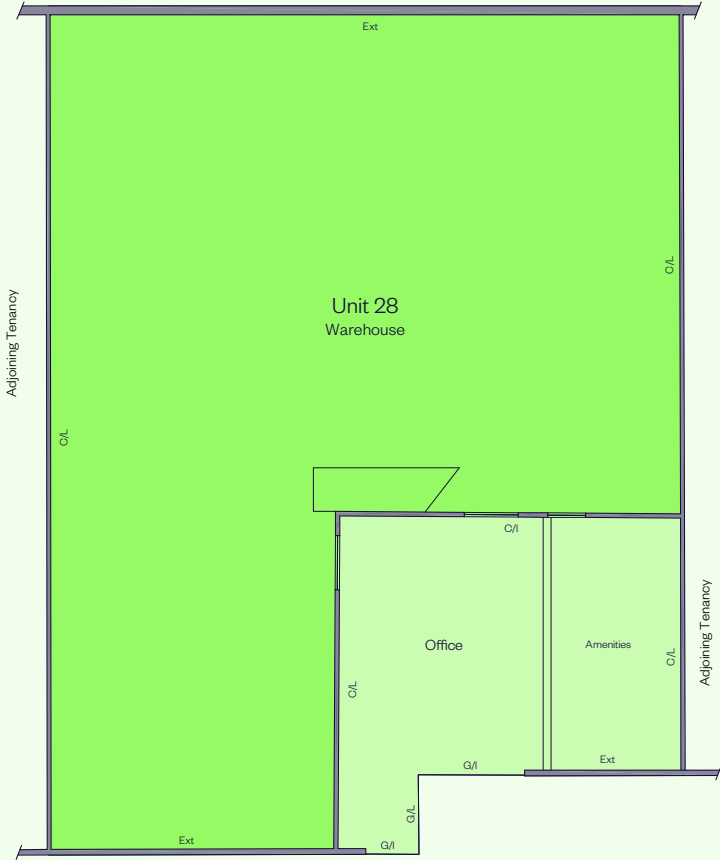
UNIT 24 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	412.6
Total building area	412.6

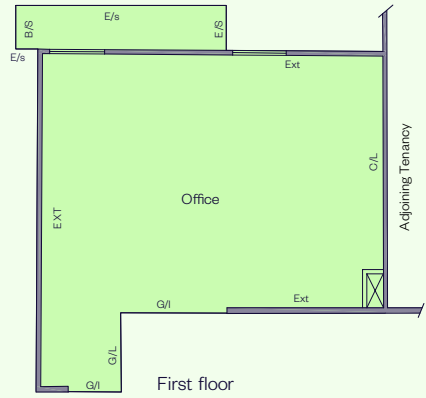


UNIT 28 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	236.4
Office	54.4
First floor	
Office	60.4
Total building area	351.2



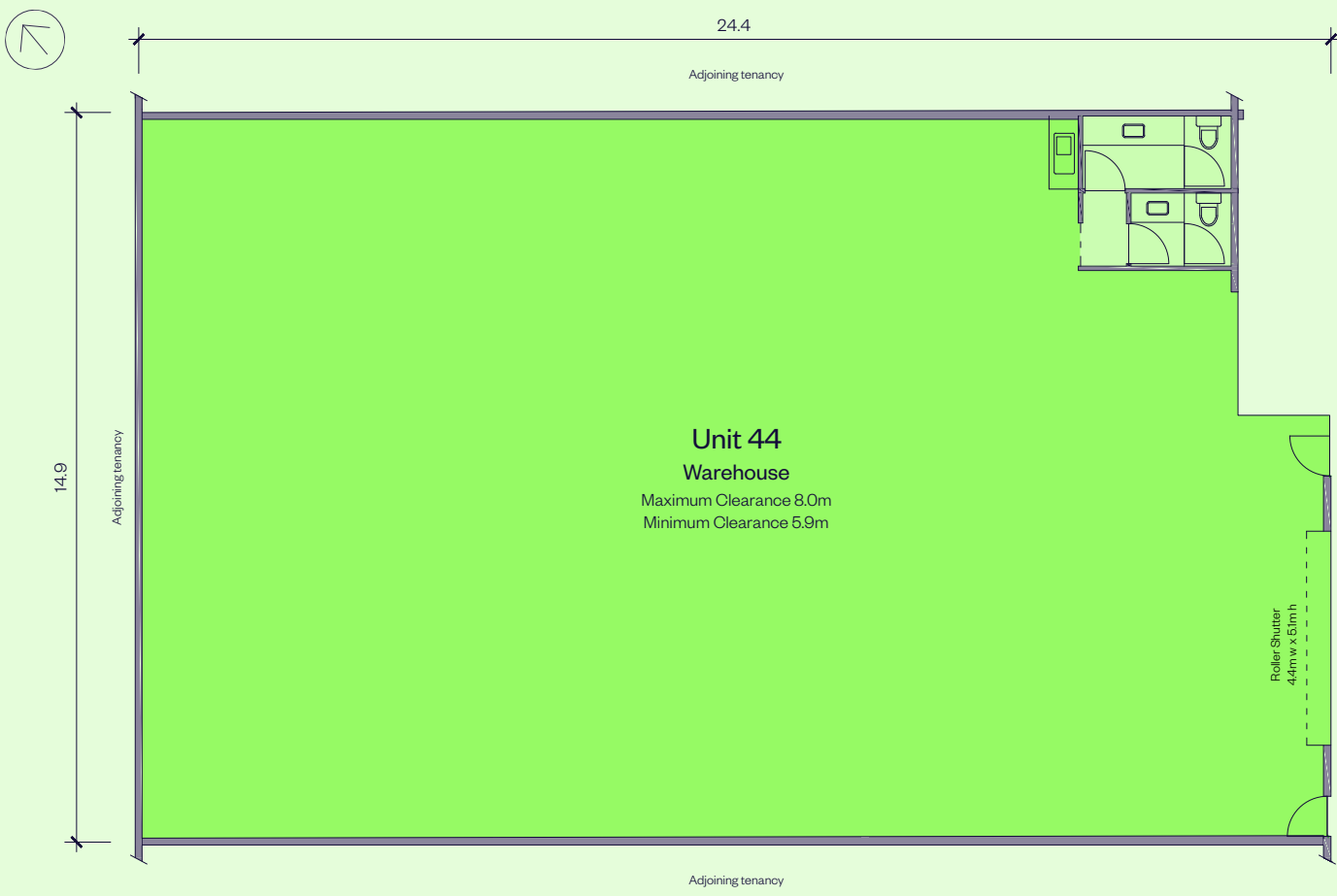
Ground floor



First floor

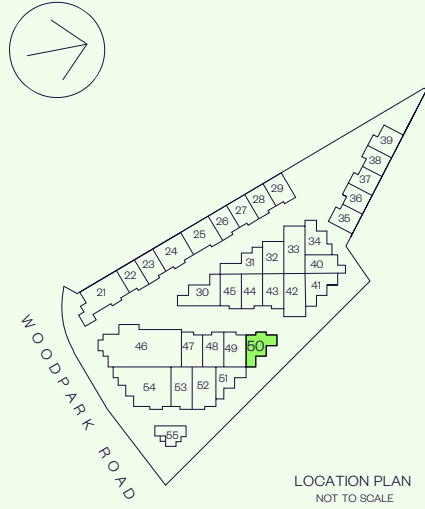
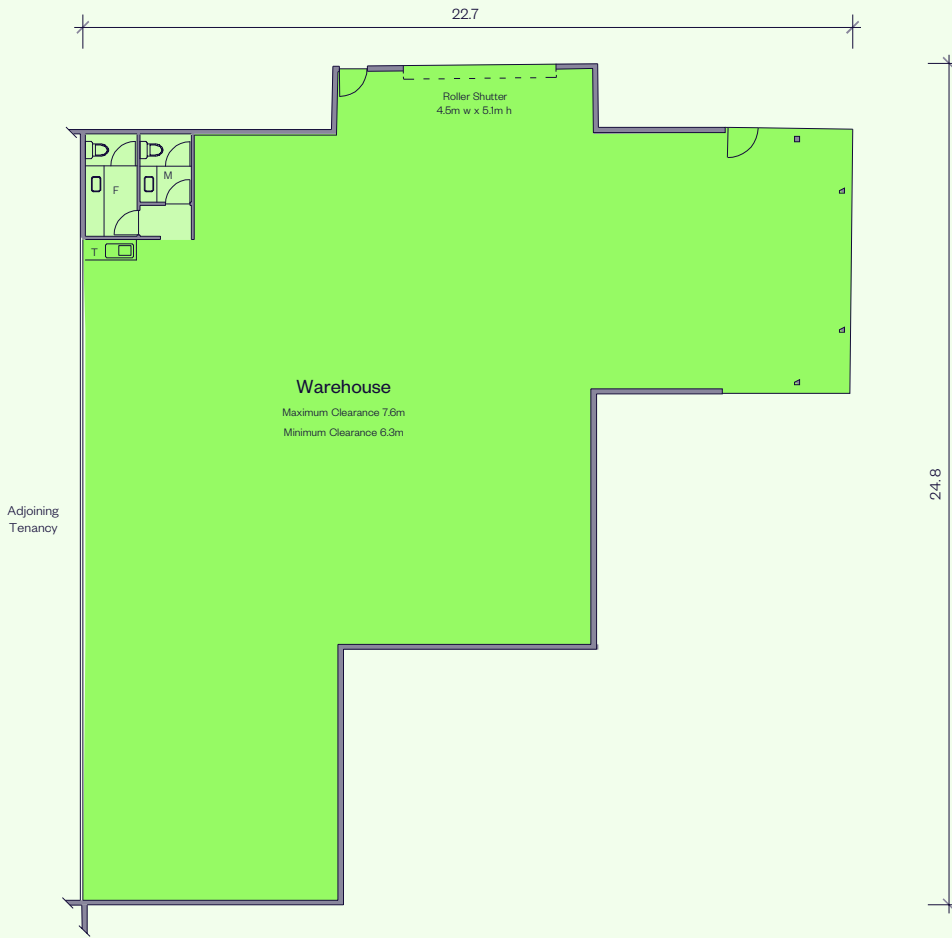
UNIT 44 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	353.4
Total building area	353.4



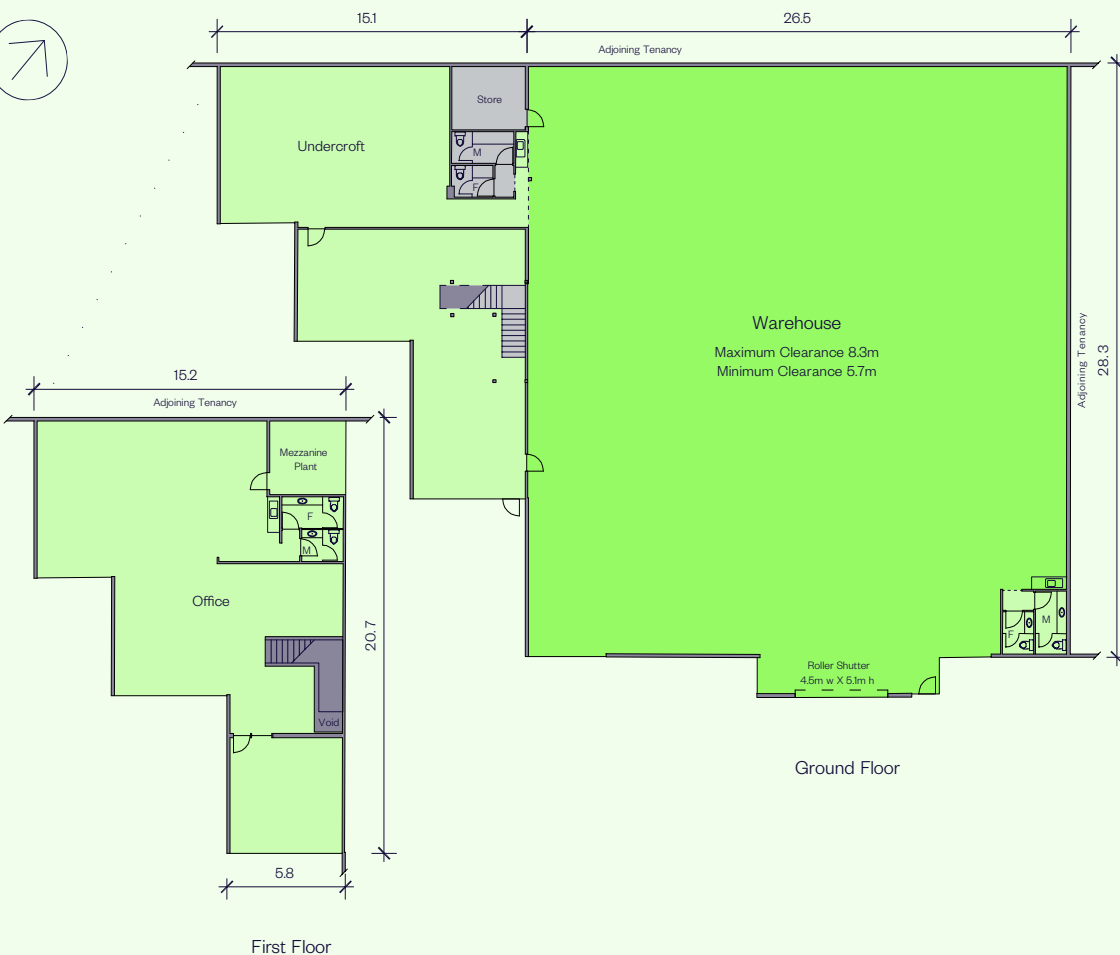
UNIT 50 PLAN

AREA SCHEDULE	SQM
Warehouse	363.3
Total building area	363.3



UNIT 54 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	760
Undercroft	219.5
First floor	
Office	205.5
Mezzanine plant	14.1
Total building area	1,199.1



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.

Sustainability



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.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.



Climate resilience

Goodman has several control measures in place to futureproof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 24MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 60,000 solar panels – enough to power 6,000 homes, or the equivalent of taking 15,800 passenger vehicles off the road.

LED lighting + motion sensors

100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers

Smart meters

Smart meters help to manage electricity consumption by providing regular data related to interval electricity usage.

Electric vehicle future

Goodman recognises our role in preparing our estates and our customers for an EV future. We're supporting the switch to EVs by building a green fleet, encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart water metering that allows easy access to irrigation programs via a smart device, such as a mobile phone
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated



- + We use drought tolerant plants combined with ballast rock
- + A green waste recycling pilot project on several of our properties processed an estimated 500 cubic metres of green waste in just six months. The trial was so successful that we will roll out green waste recycling across all of our properties in November 2022
- + At Eastern Creek in NSW, we have constructed a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We have been trialling a new steam weed control which surpasses the chemical Glyphosate. We're working closely with the manufacturer to improve the efficacy and portability so we can use it more widely.

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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ENQUIRE NOW

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