

**GOOD IS
AIR, LAND AND
SEA ACCESS**



**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE
FOR
GREATNESS



28 McPherson Street
Banksmeadow, NSW

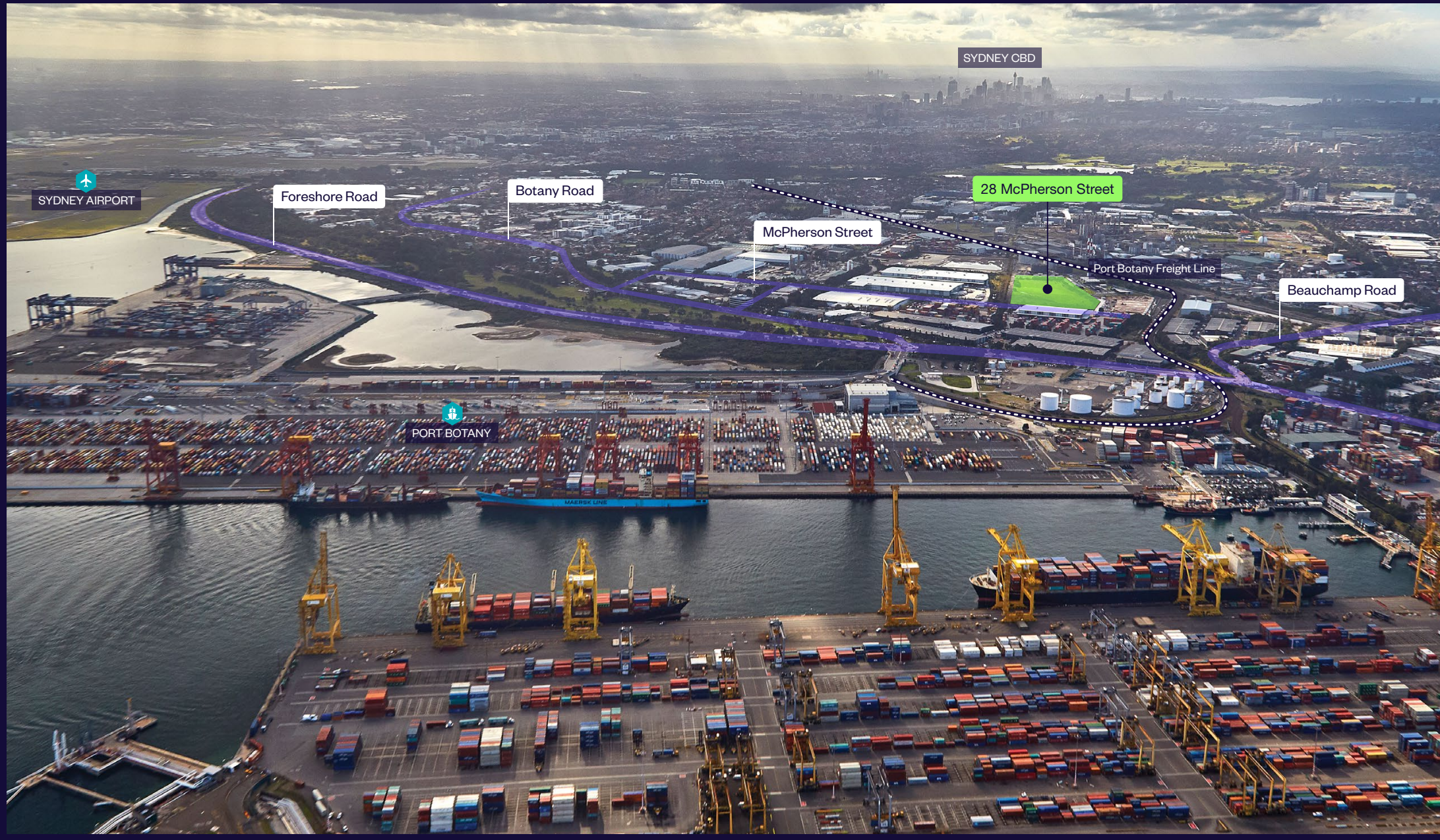
Strategic location



28 McPherson Street is a new 4.1-hectare infill industrial development strategically located near to Sydney's port, airport and major arterial road networks.

Pre-lease opportunities are now available to move into a brand-new estate with high quality warehouse+office units from 4,500-19,555 sqm.

VIEW FROM ABOVE



SYDNEY AIRPORT

Foreshore Road

Botany Road

McPherson Street

28 McPherson Street

Port Botany Freight Line

Beauchamp Road

PORT BOTANY

SYDNEY CBD

Ideally positioned in Banksmeadow, the site is only 1.2 kilometres from Port Botany and offers excellent access to the nearby Sydney Airport and major arterial roads, including the M5 Motorway, Eastern Distributor and WestConnex, providing connectivity to all areas of Sydney.

CONNECTIVITY



1.2KM

to Port Botany

5.6KM

to Sydney Airport

5.7KM

to M5 Motorway

7.7KM

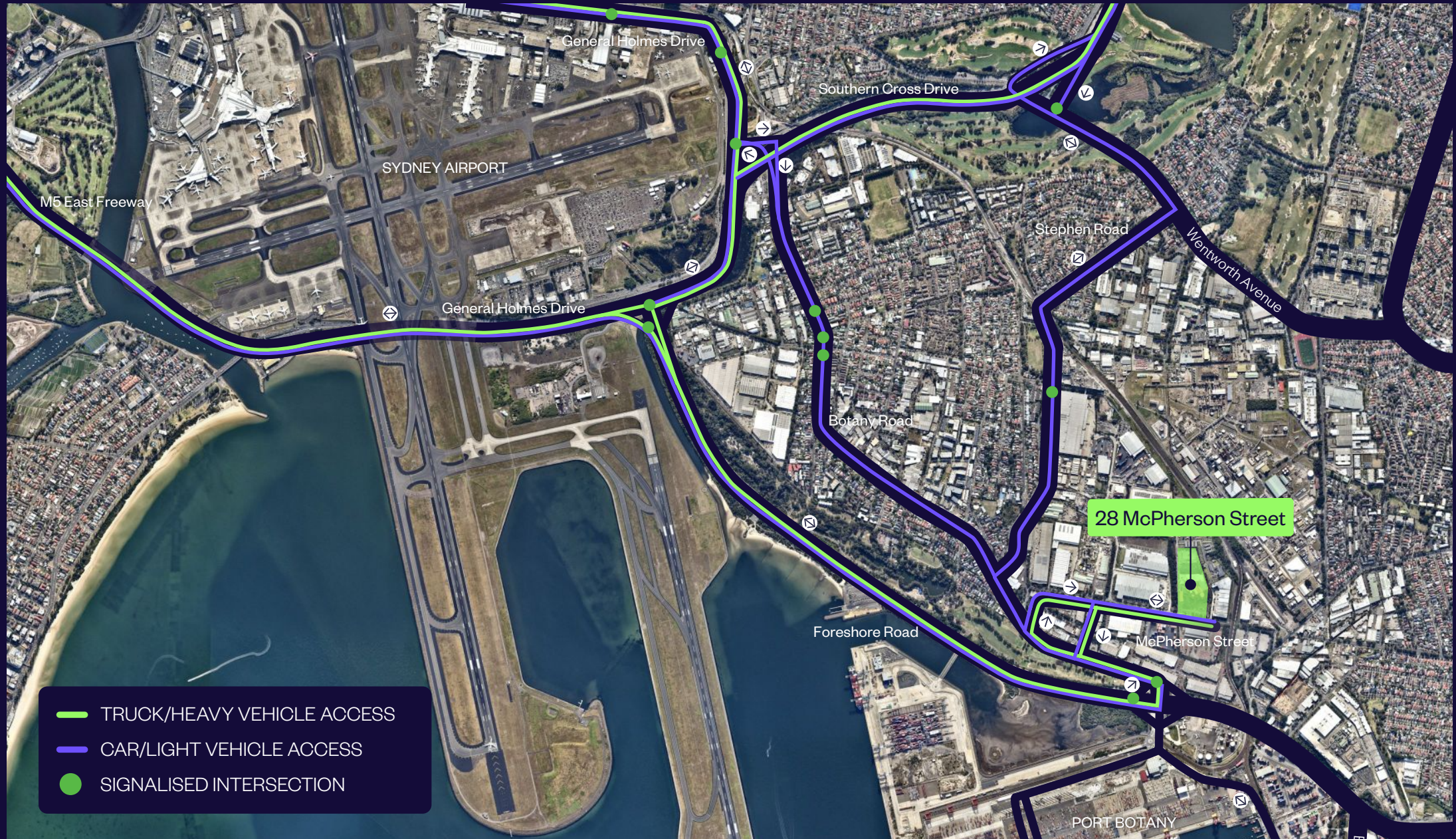
to WestConnex

12.5KM

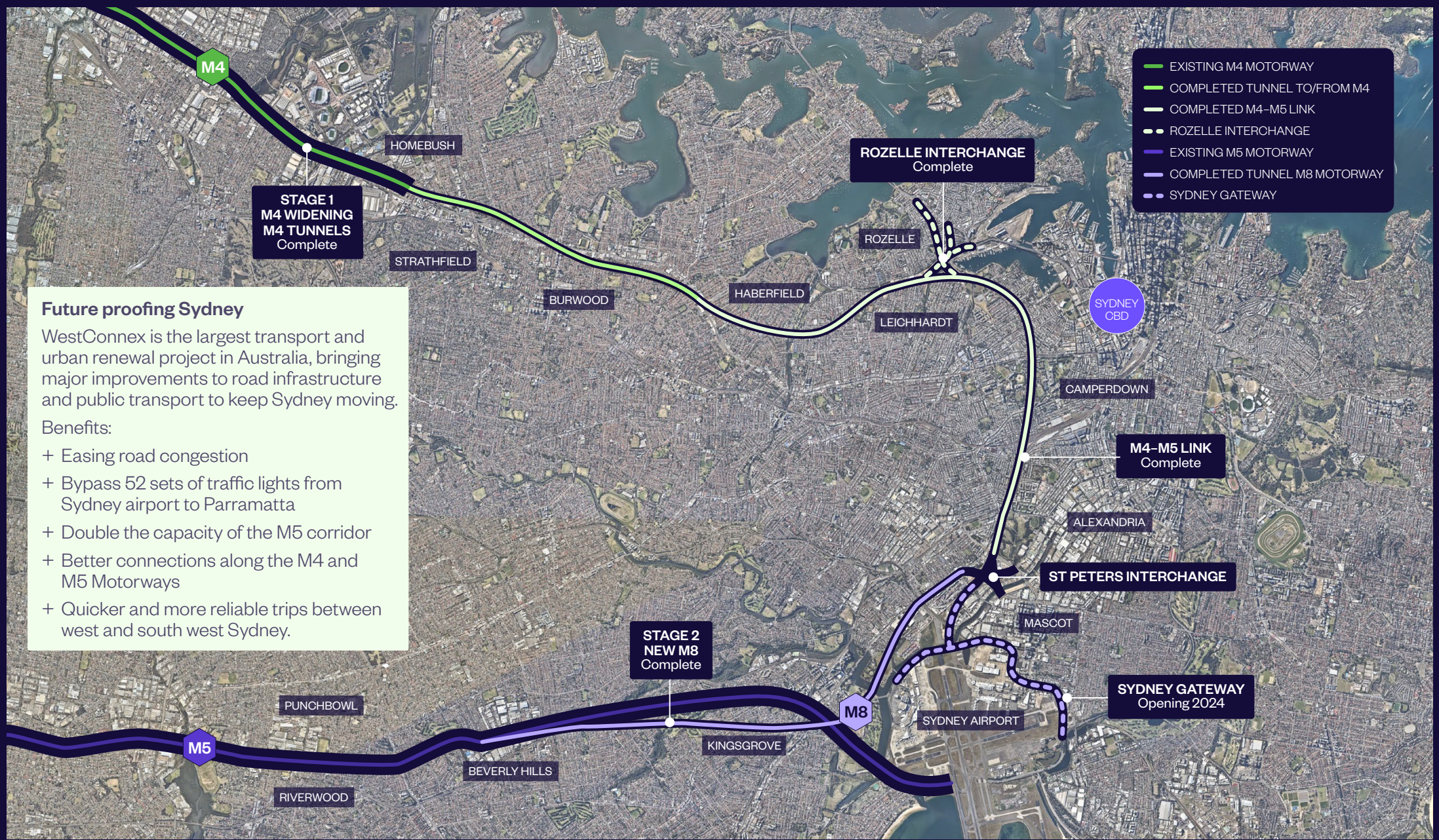
to Sydney CBD

**Easy
access**

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.

NEARBY AMENITY AND SERVICES



Food and beverage

- + Subway
- + Mrs Ding
- + Brasserie Bread
- + Matraville Hotel
- + Ole Burgers.

Fitness

- + Plus Fitness Botany
- + Eastside Muay Thai
- + Botany Fitness Performance Centre
- + Vale Tudo Training Botany.

Shopping

- + Bunnings Eastgardens
- + Westfield Eastgardens
- + Peninsula Village Shopping Centre
- + Southpoint Shopping Centre.

Childcare

- + Kindaburra Early Learning Centre and Preschool
- + Little Honeybee Family Day Care
- + Sand and Stories Early Learning Centre.



Key area statistics

 **3.5m**
TOTAL POPULATION

 **1.2m**
TOTAL HOUSEHOLDS

 **\$207.5bn**
TOTAL PURCHASING POWER

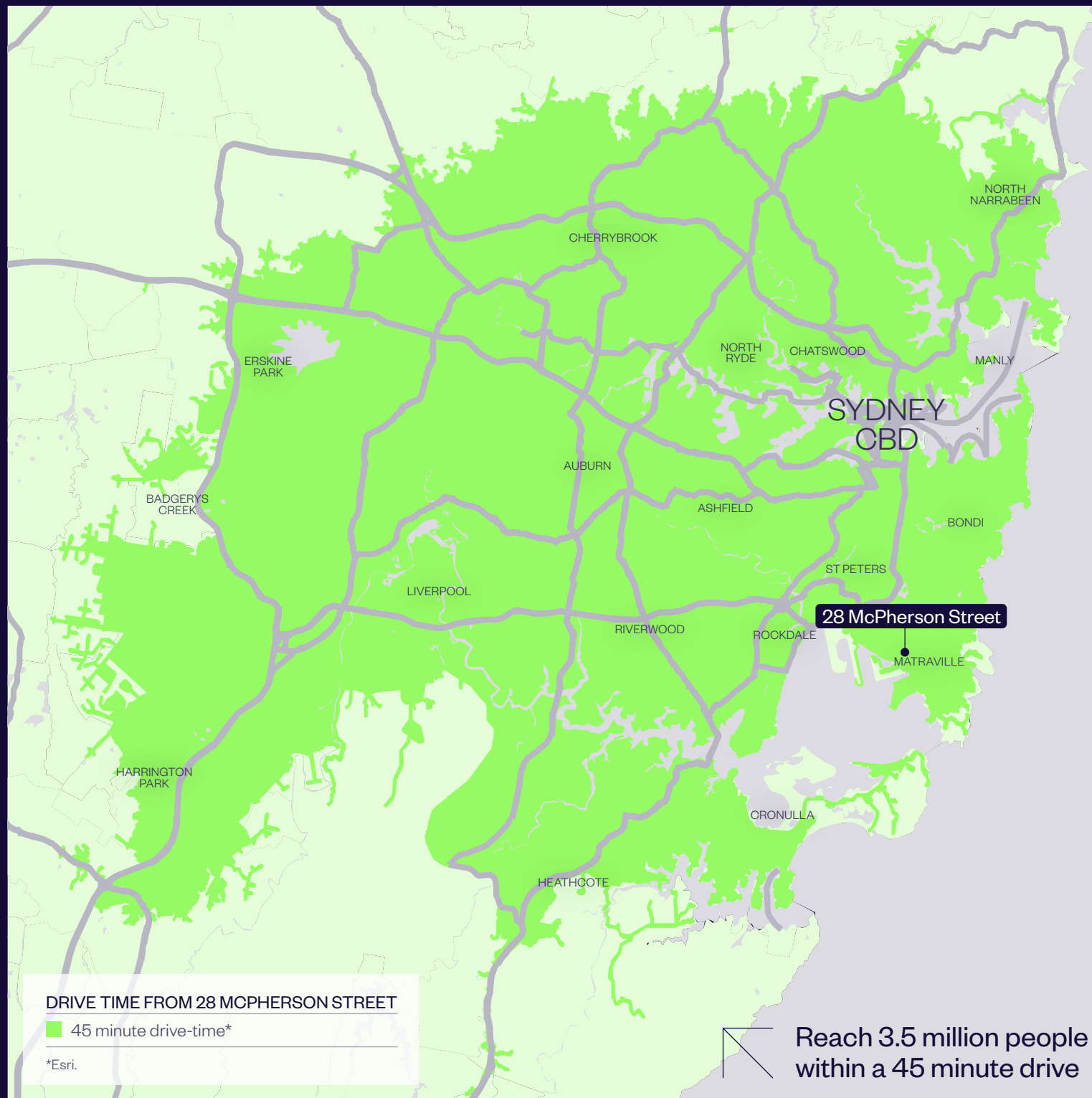
Total spend on

 **\$5.4bn**
CLOTHING

 **\$17.7bn**
FOOD + BEVERAGE

 **\$4.3bn**
PERSONAL CARE

 **\$1.2bn**
ONLINE SHOPPING



Source: Esri and Michael Bauer Research

WITHIN 45 MINUTE DRIVE TIME

AERIAL VIEW – 28 MCPHERSON STREET, BANKSMMEADOW



FEATURES

- + Flexible warehouse + office units from 4,500–19,555 sqm
- + High clearance warehouses (13.7m ridge height)
- + Modern light-filled offices over two levels
- + Efficient loading via on-grade roller doors and recessed docks
- + 15m wide awnings provide all-weather loading
- + 7 tonne point load to warehouse slab
- + 500kW rooftop solar system
- + Targeting 5 Star Green Star Buildings rating
- + LED lighting and daylight harvesting
- + B-double approved access
- + 24/7 access.



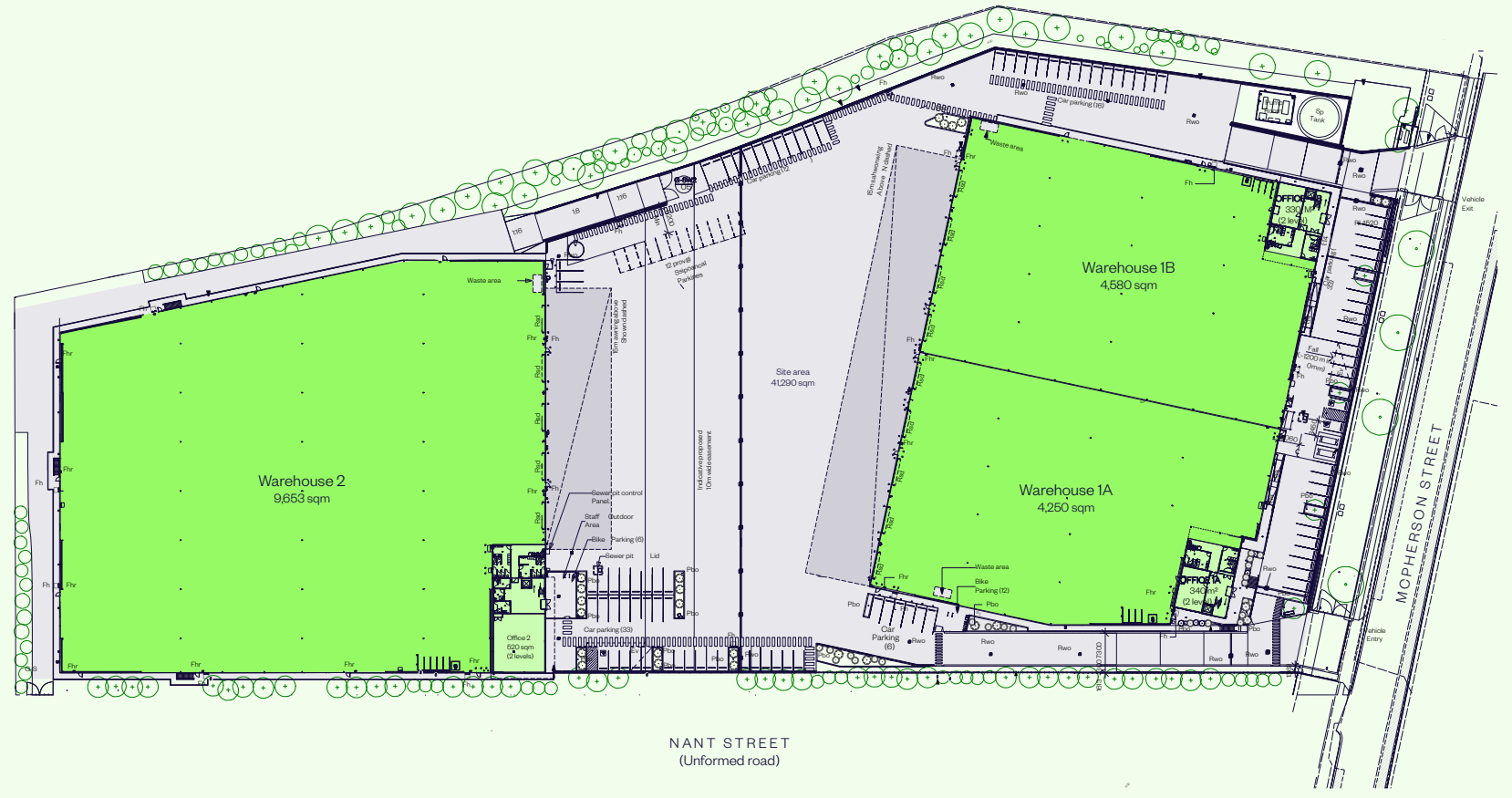
Artist's impression – Building 2 office arrival



Artist's impression – Estate entry

SITE PLAN

AREA SCHEDULE	SQM
Site area	41,290
Building 1	9,502
Building 2	10,174
Total building area	19,676



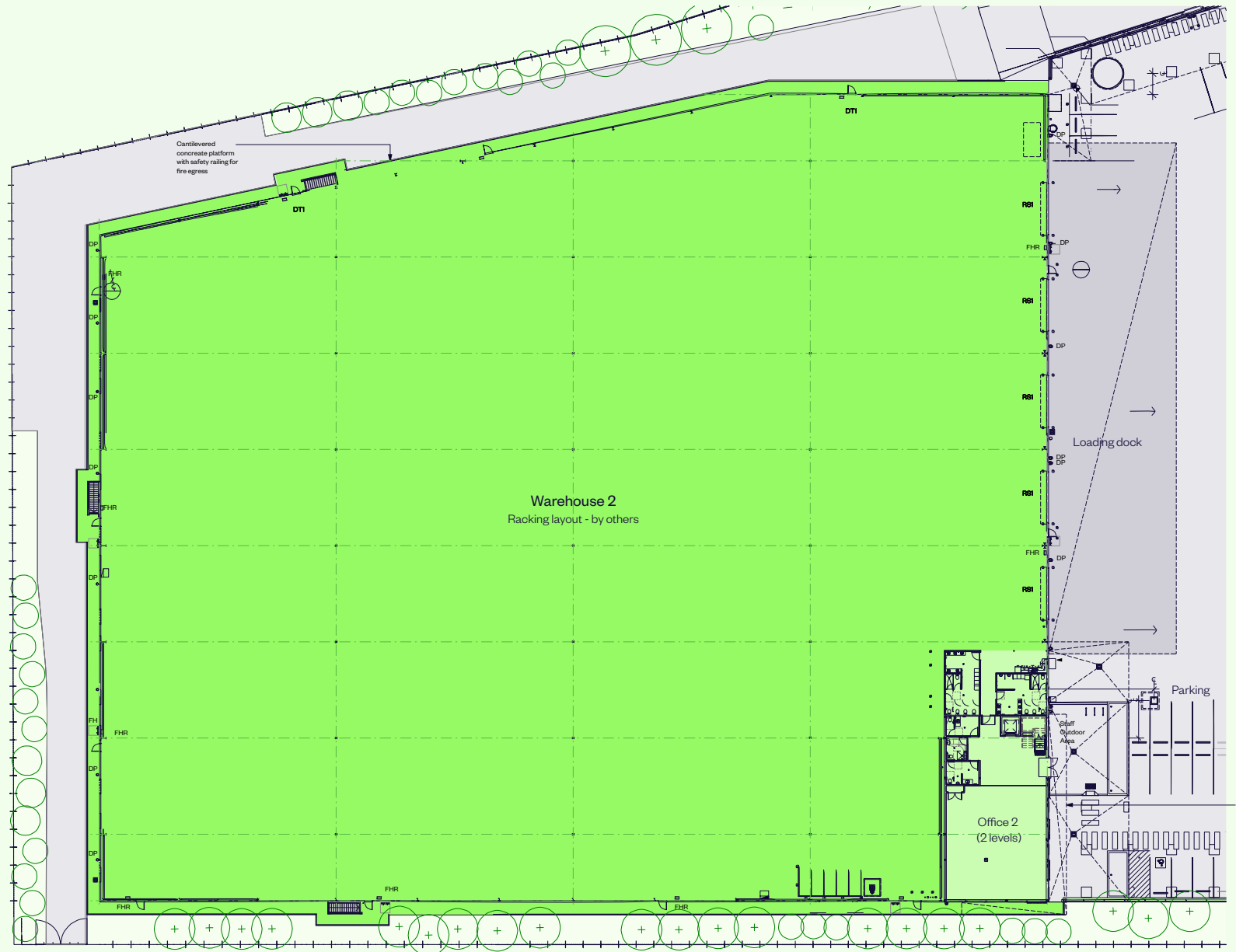
BUILDING 1

AREA SCHEDULE	SQM
Warehouse 1A	4,250
Office 1A (2 levels)	342
Warehouse 1B	4,580
Office 1B (2 levels)	330
Total building area	9,502



BUILDING 2

AREA SCHEDULE	SQM
Warehouse 2	9,653
Office 2 (2 levels)	521
Total building area	10,174



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.

GOODMAN GLOBAL OVERVIEW

We invest in business parks, office parks, industrial estates, warehouses and distribution centres.
We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

As at 30 September 2023

\$82.9BN

total assets
under management

14

total number of
countries operating in

1,700+

business space
customer base (approx.)

\$12.7BN

development work
in progress

23.8M

sqm of business space
under management (approx.)

1,000+

dedicated property
professionals (approx.)

438

business space properties
under management

26

offices
worldwide

GOODMAN AUSTRALIA DEVELOPMENT

Goodman is Australia's largest developer of industrial property. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

As at 30 September 2023

53%

of developments are completed with existing customers

19

projects in progress

487,507 SQM

development work in progress

\$2.3BN

development work in progress



Industry sectors include:

Logistics

Warehouse+distribution

E-retail

Retail

Automotive

Professional services

Pharmaceuticals/Medical

IT/Technology

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 future-proof 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 50MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 200,000 solar panels – enough to power 12,000 homes, or the equivalent of taking 30,000 passenger vehicles off the road.

LED lighting + motion sensors

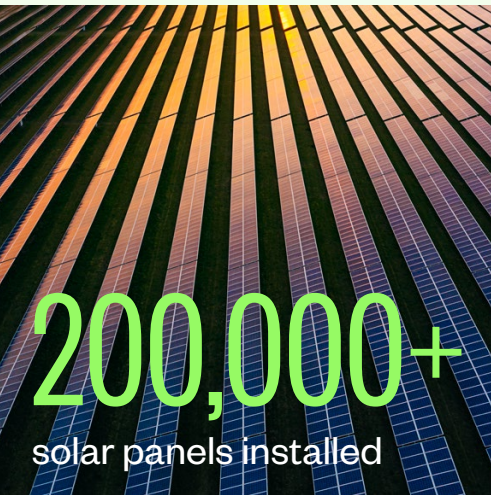
100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers.

Electric vehicle future

We recognise our role in preparing our estates, our people, and our customers for an EV 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.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



Sustainability

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

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 US



ENQUIRE NOW

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