

**GOOD IS
HAVING YOUR
OWN SPACE**

**GREAT IS
WHAT YOU
DO WITH IT**

BRICKWORKS

**MAKING
SPACE
FOR
GREATNESS**

Goodman

Oakdale West Industrial Estate
Unit 5B
3 Tundra Close,
Kemps Creek, NSW

We don't believe in good. Or good enough.

We don't believe in the short-term or taking short-cuts.

We don't believe in putting business before people.

Or anything before quality. We believe in great.

Although we don't believe we're quite there yet.

We believe in the importance of location and sustained growth and doing it right the first time. We believe in

having integrity, always. We believe that knowledge is everything and perfection is in the details. That it is the

little things that add up to make the biggest difference.

That's why there's a plus in our logo.

It's a reminder to keep going above and beyond for our customers, our partners and our staff. To be the

best, we believe, relies on every single one of us

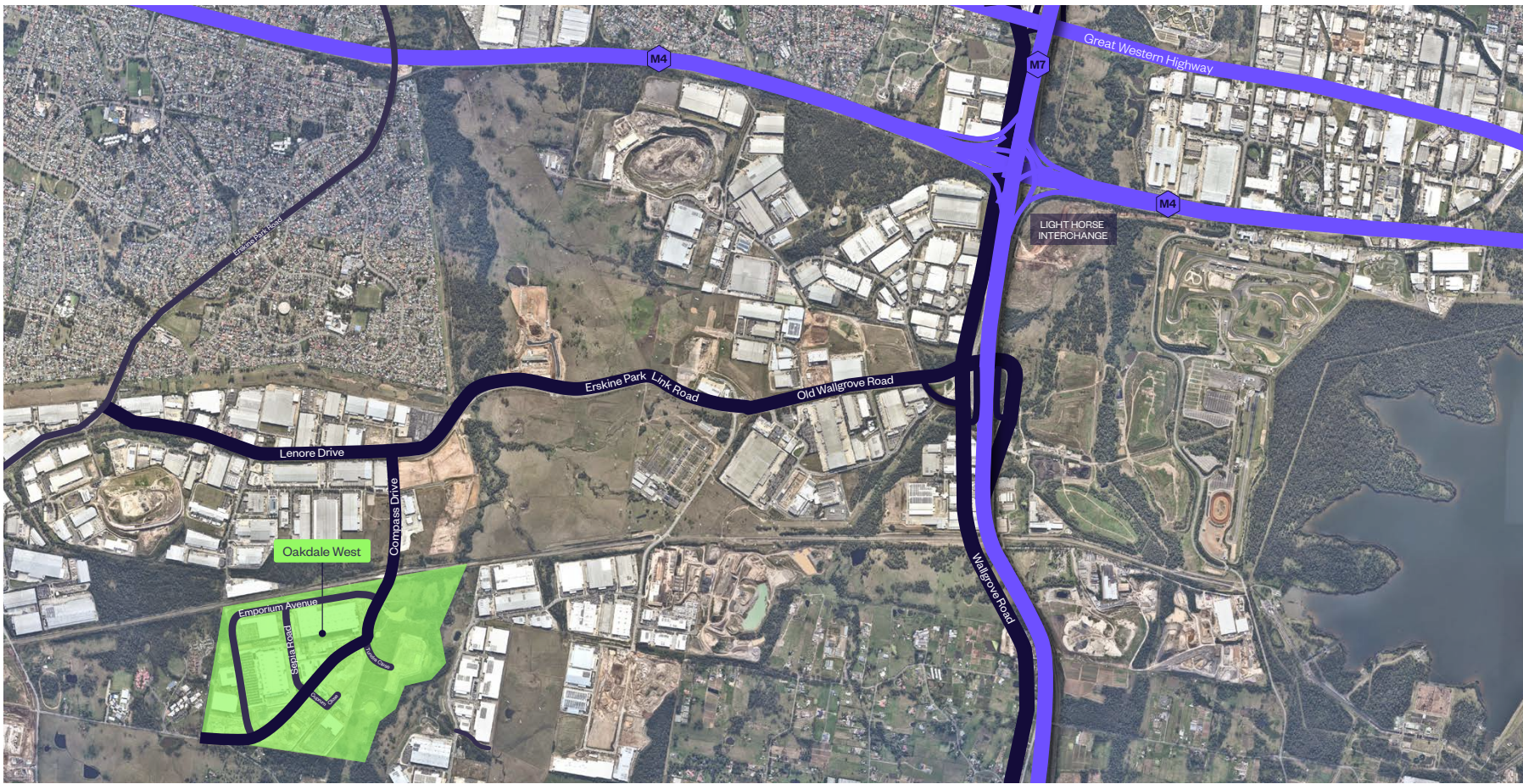
working together.

To this end, we believe we can be better than good.

We believe we can be great.



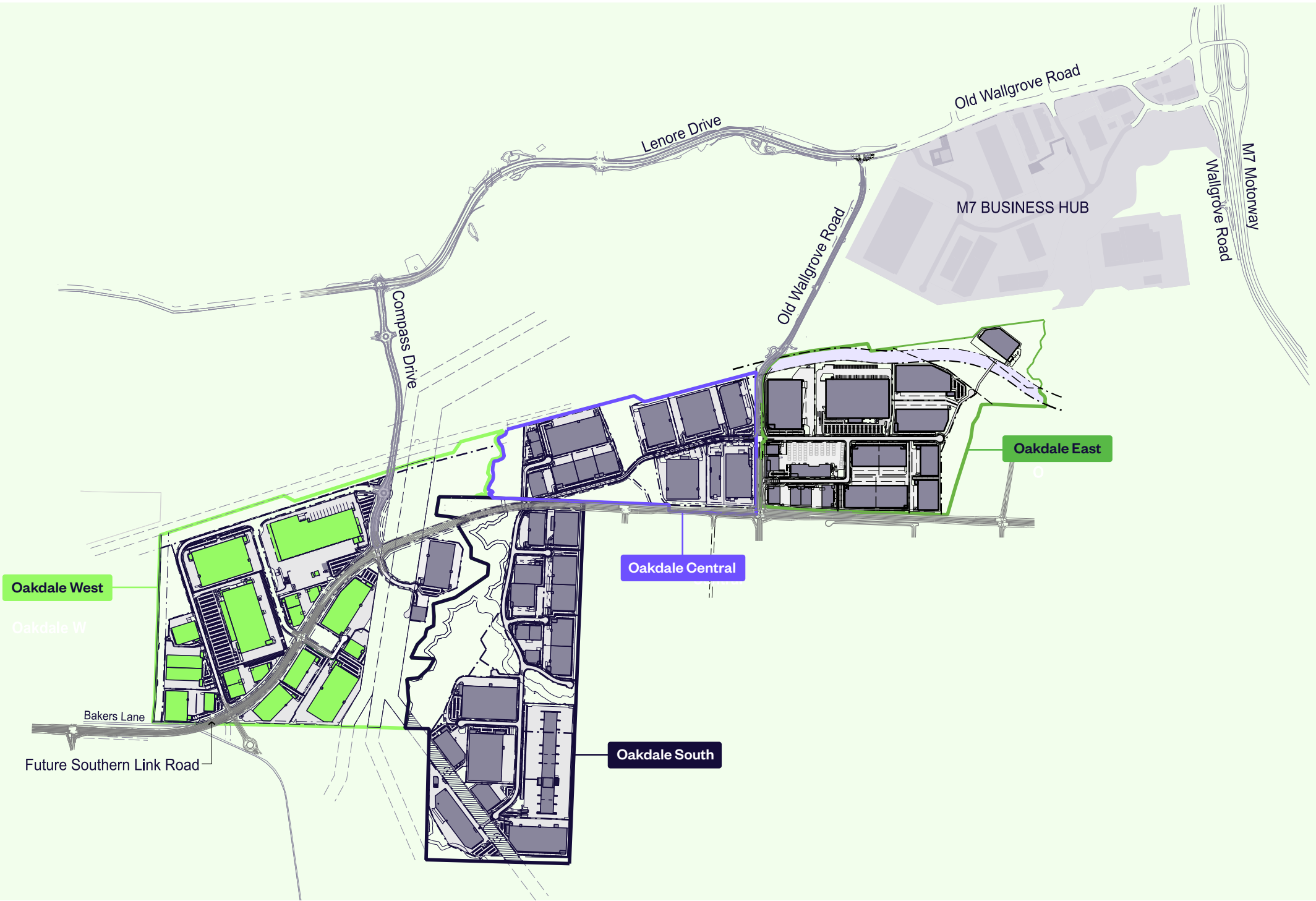
Outstanding opportunity



Oakdale West is a highly sought after precinct, ideally located within Western Sydney's logistics hub of Kemps Creek.

Unit 5B offers a brand new standalone warehouse and office space, featuring a secure 58 metre hardstand with a 20 metre awning for all-weather loading.

CONTEXT PLAN



Oakdale West

Oakdale W

Oakdale East

Oakdale Central

Oakdale South

Old Wallgrove Road

Lenore Drive

Old Wallgrove Road

M7 BUSINESS HUB

Wallgrove Road

M7 Motorway

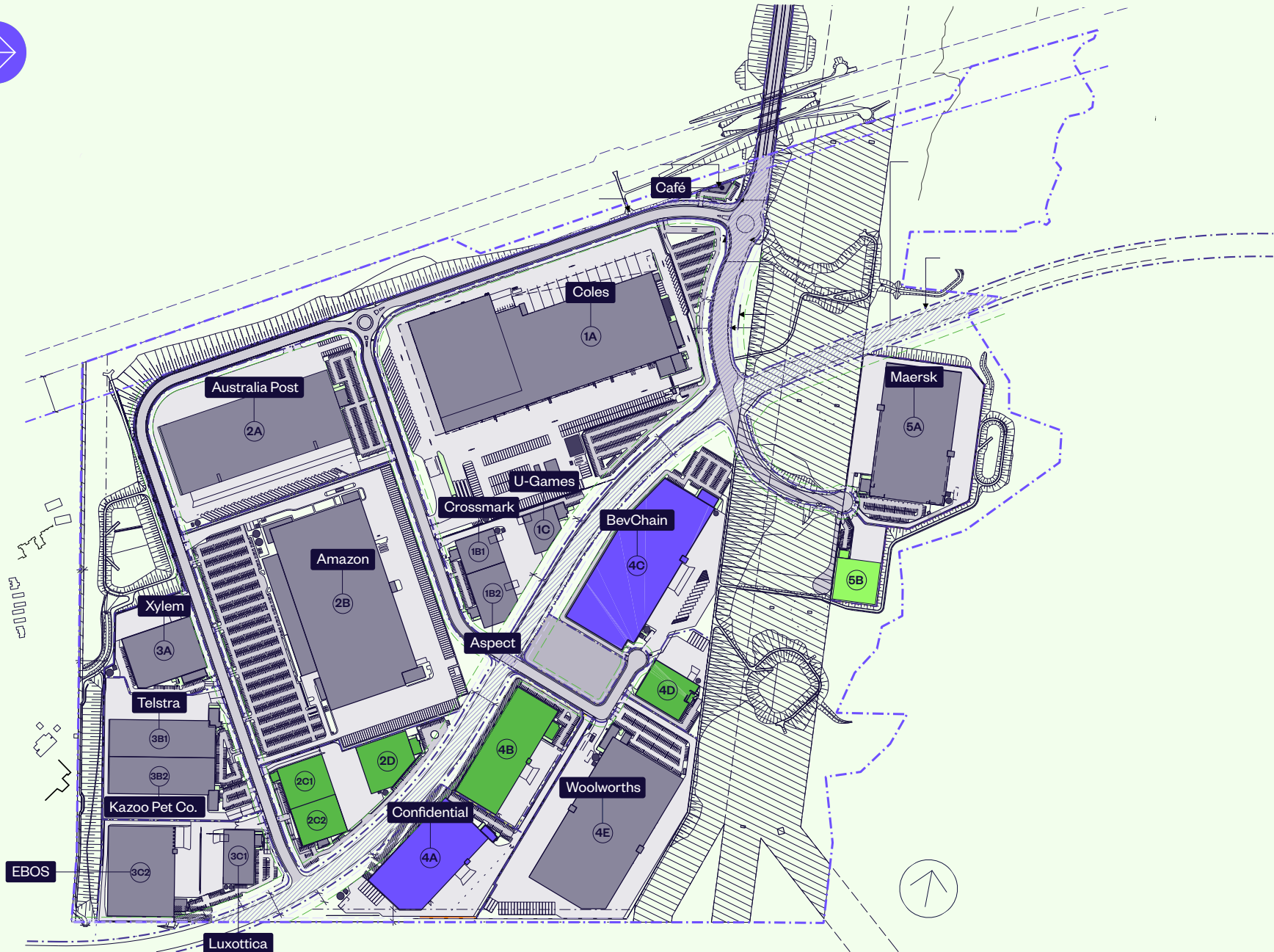
Compass Drive

Bakers Lane

Future Southern Link Road

MASTERPLAN

INTERACTIVE
3D MODEL



- Subject site
- Available
- Committed development
- Completed

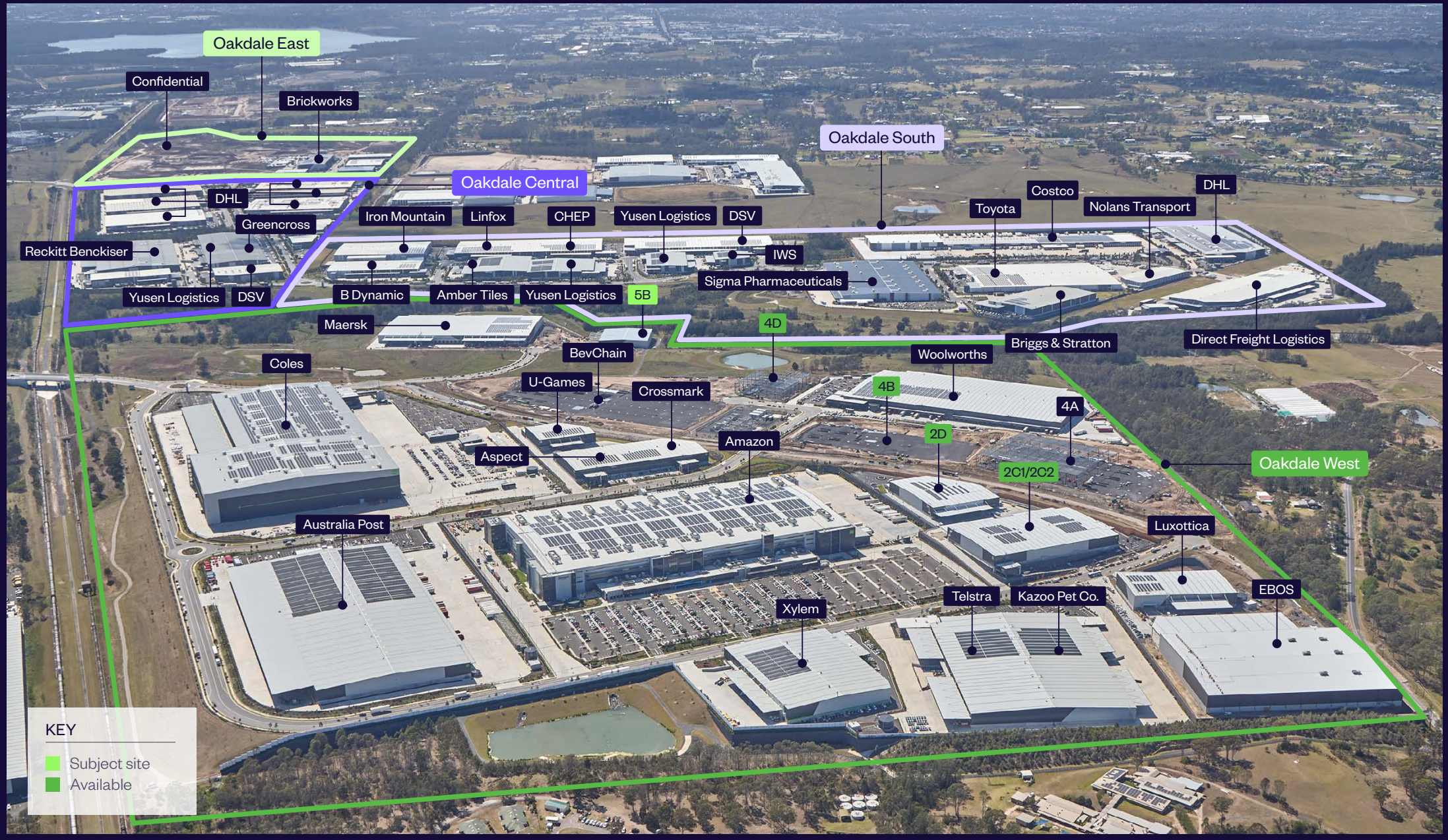
VIEW FROM ABOVE

Oakdale West Industrial Estate, February 2024



OUR CUSTOMERS

Oakdale West Industrial Estate, November 2023



FEATURES

Unit 5B

- + Brand new 4,661 sqm modern warehouse space
- + High-end office and amenities over two levels
- + Large 58m exclusive secure hardstand
- + 20m awning for all weather loading
- + Solar system included
- + Secure exclusive on-site parking including EV charging.



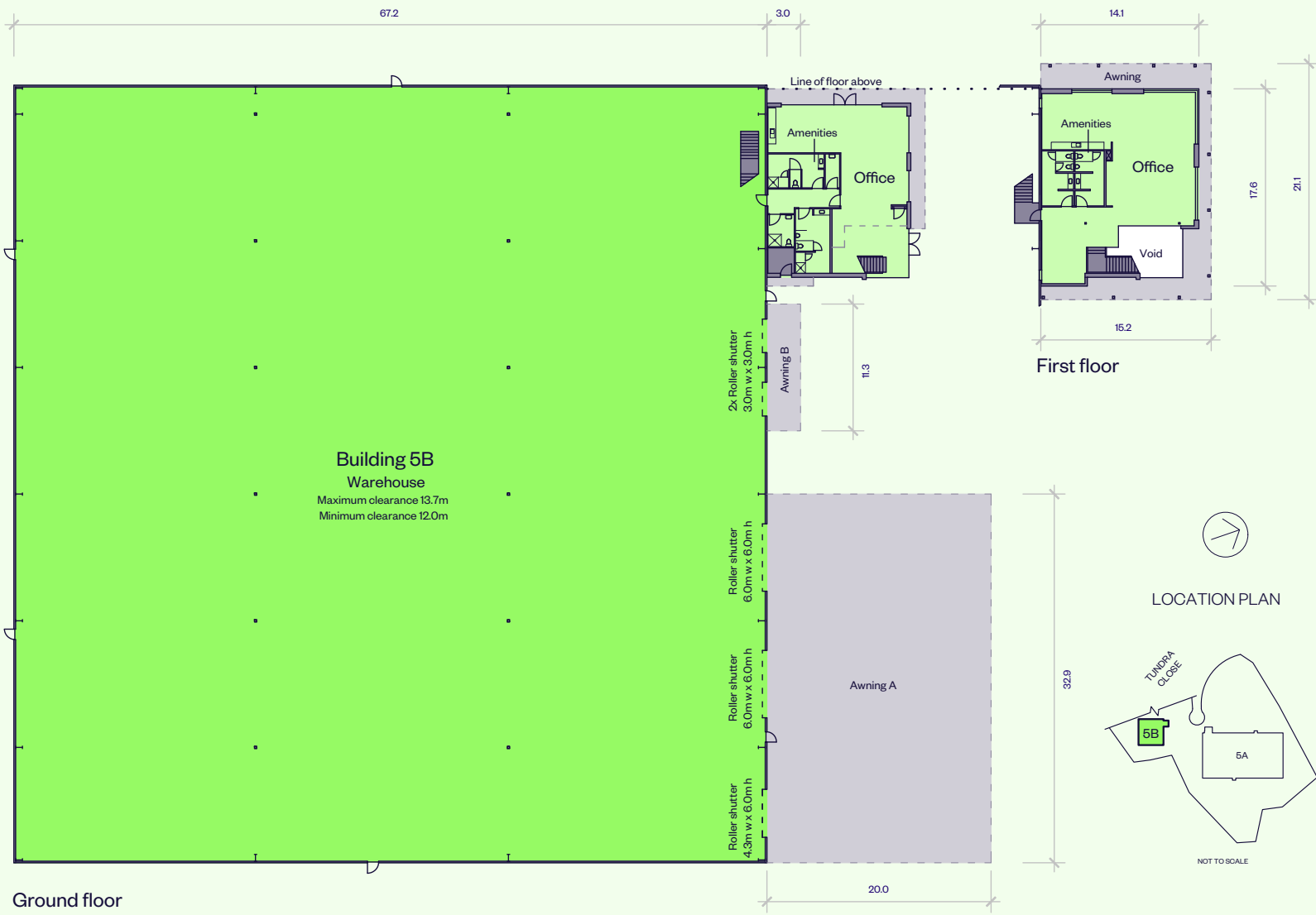
VIEW FROM ABOVE

Oakdale West Industrial Estate, April 2024



UNIT 5B WAREHOUSE PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	4,673.8
Office	201.3
First floor	
Office	198.7
Total building area	5,073.8
Awning A	658.0
Awning B	34.0





Car / truck

Users enjoy unrivalled motorway connectivity to the greater Sydney metropolitan areas and interstate routes with direct access to the M7 and M4 Motorways via Compass Drive and Old Wallgrove Road.

Bus

The existing 779 bus route has been extended from St Marys station, offering a service into Oakdale West Industrial Estate.

Train

The closest train stations include Rooty Hill and St Marys on the T1 Western Line, offering regular services between Emu Plains, Blacktown, Parramatta and Sydney's CBD.

CONNECTIVITY

Key area statistics

 **3.8m**
TOTAL POPULATION

 **1.3m**
TOTAL HOUSEHOLDS

 **\$189.1bn**
TOTAL PURCHASING POWER

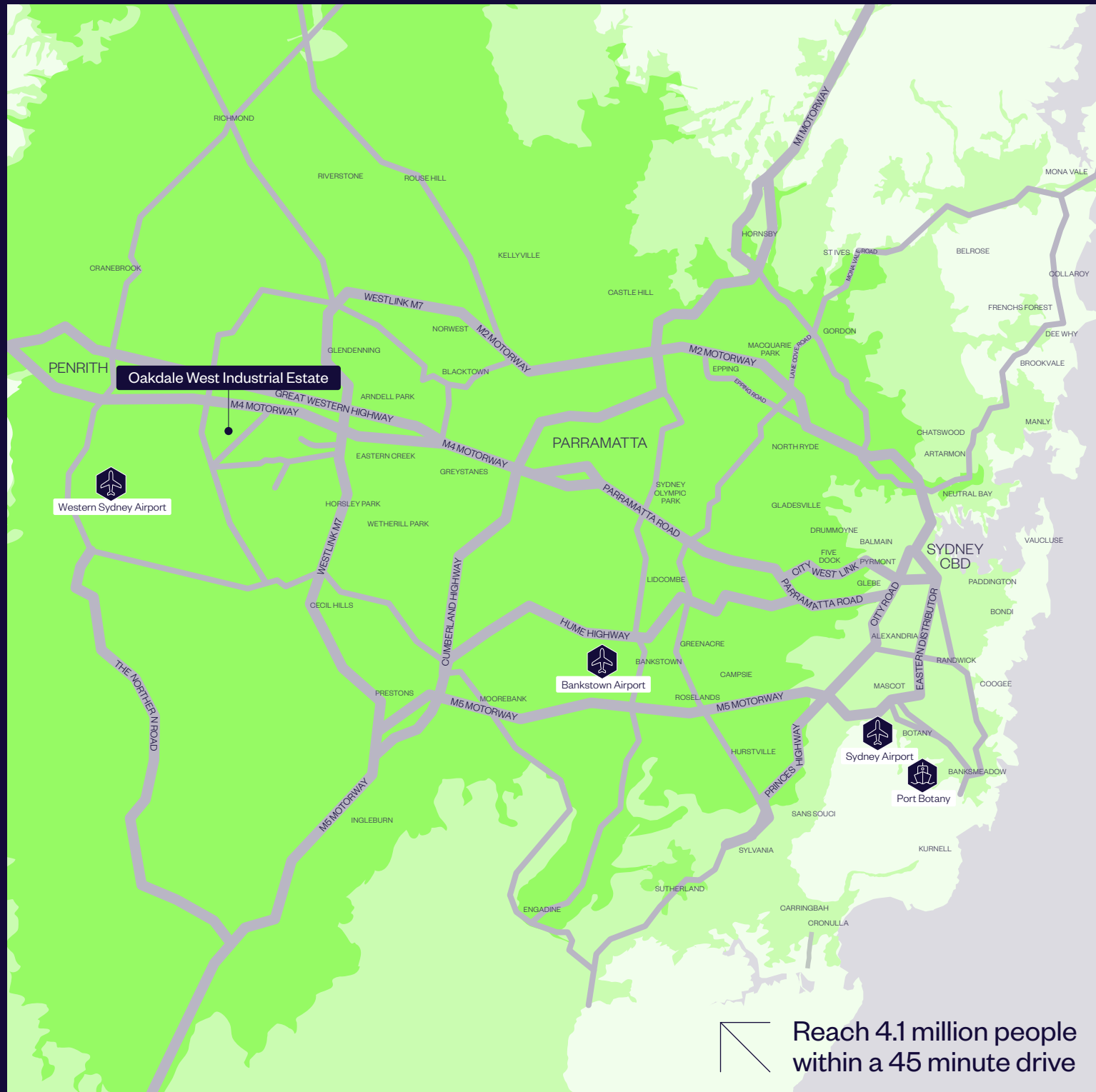
Total spend on

 **\$5.1bn**
CLOTHING


 **\$16.9bn**
FOOD + BEVERAGE

 **\$4.1bn**
PERSONAL CARE

 **\$1.1bn**
ONLINE SHOPPING



Source: Esri and Michael Bauer Research

 Reach 4.1 million people within a 45 minute drive

**WITHIN
45 MINUTE
DRIVE TIME**

EASY ACCESS

5.5KM

to M7 Motorway

20KM

to Western Sydney
Airport

6KM

to Rooty Hill Station

43KM

to Sydney CBD

7KM

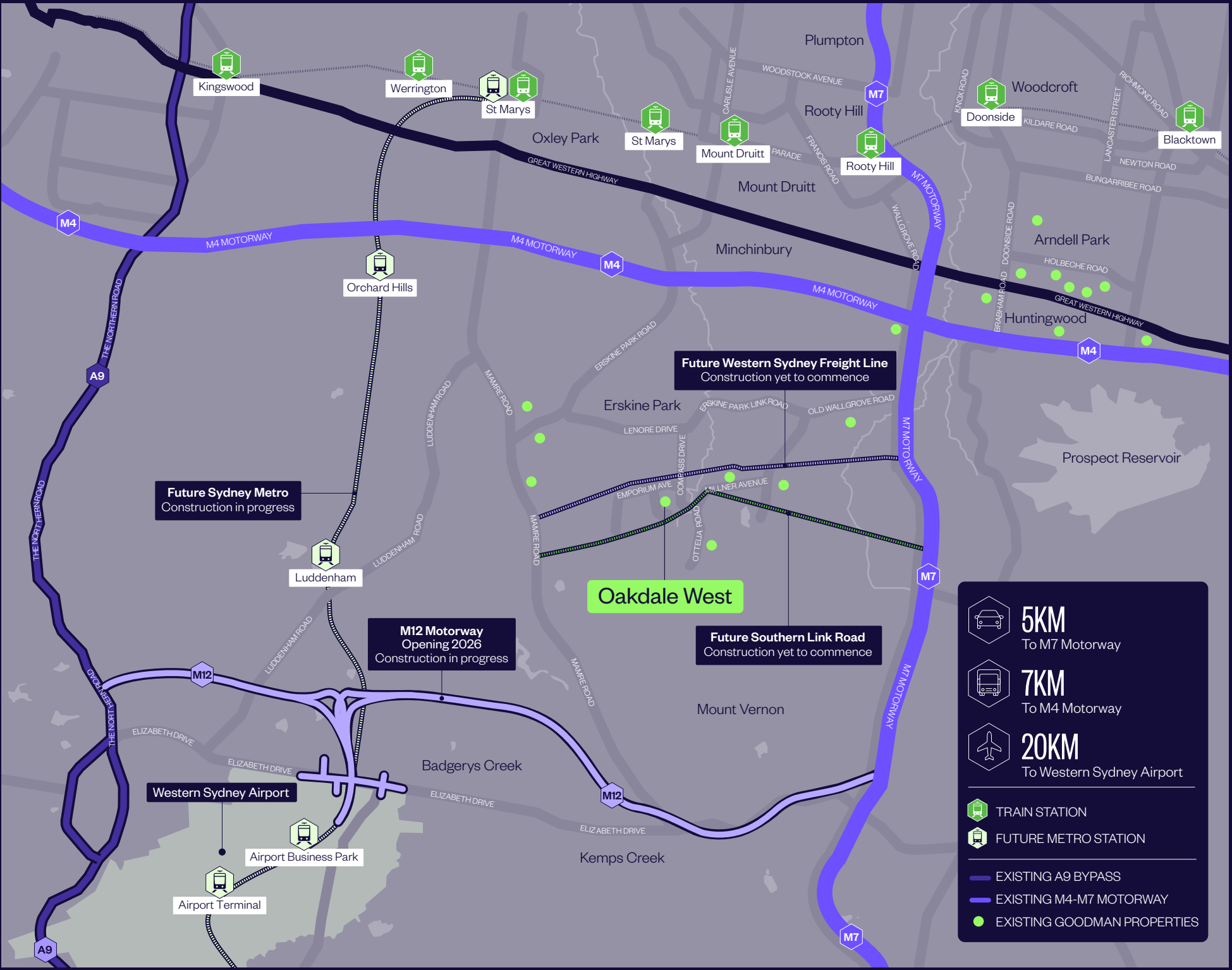
to M4 Motorway

Enjoy direct access to Sydney's
motorway network and beyond

14KM

to Blacktown

FUTURE TRANSPORT AND CONNECTIVITY



Future Sydney Metro
Construction in progress

Future Western Sydney Freight Line
Construction yet to commence

Mi2 Motorway
Opening 2026
Construction in progress

Future Southern Link Road
Construction yet to commence

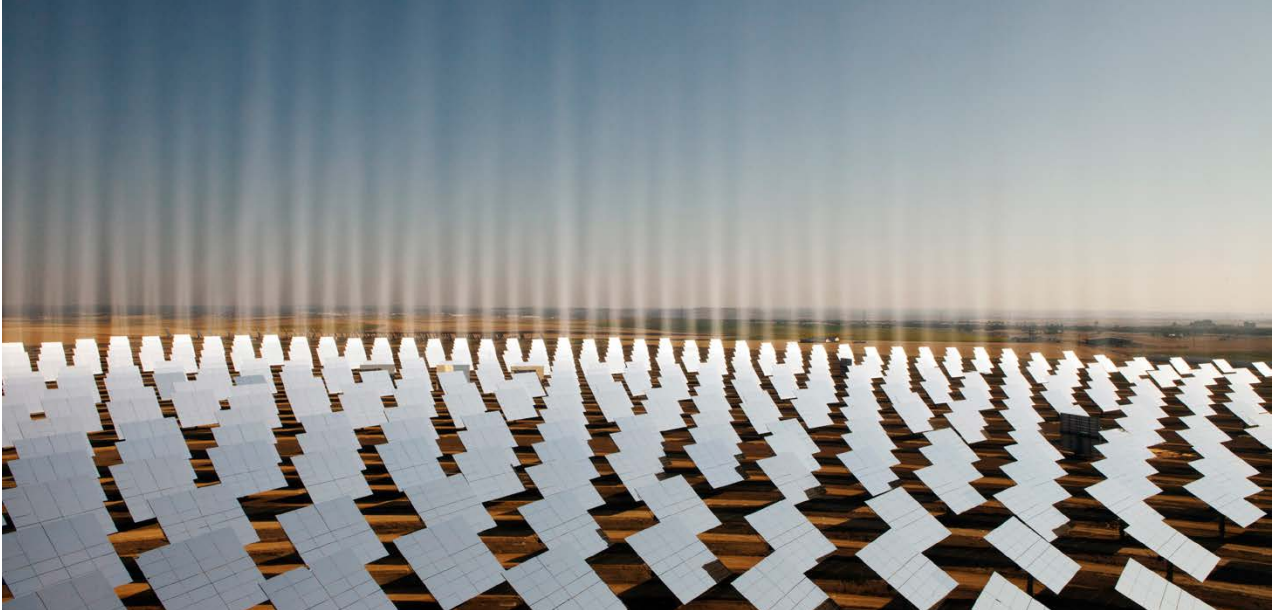
Oakdale West

- 
5KM
To M7 Motorway
- 
7KM
To M4 Motorway
- 
20KM
To Western Sydney Airport

-  TRAIN STATION
-  FUTURE METRO STATION

-  EXISTING A9 BYPASS
-  EXISTING M4-M7 MOTORWAY
-  EXISTING GOODMAN PROPERTIES

SUSTAINABILITY PROGRAM



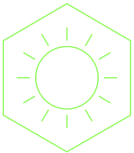
Goodman sustainability program FY23

As leaders in environmental social governance, Goodman takes a long-term, people-focused approach that leads to positive economic, environmental, and social outcomes for our business, our stakeholders and the world more broadly.

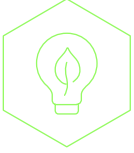
The Goodman Sustainability Strategy for 2030 has some significant targets and aspirations. The parts of this strategy that directly benefit our customers operations include the three points on the right.

All future developments:

- + Targeting 5-star Greenstar
- + Carbon neutral throughout the construction period
- + 250kw of solar included per 10,000 sqm of building area
- + EV charging available to 5% of car spaces.



100+MW solar installation
across our Australian portfolio by 2025

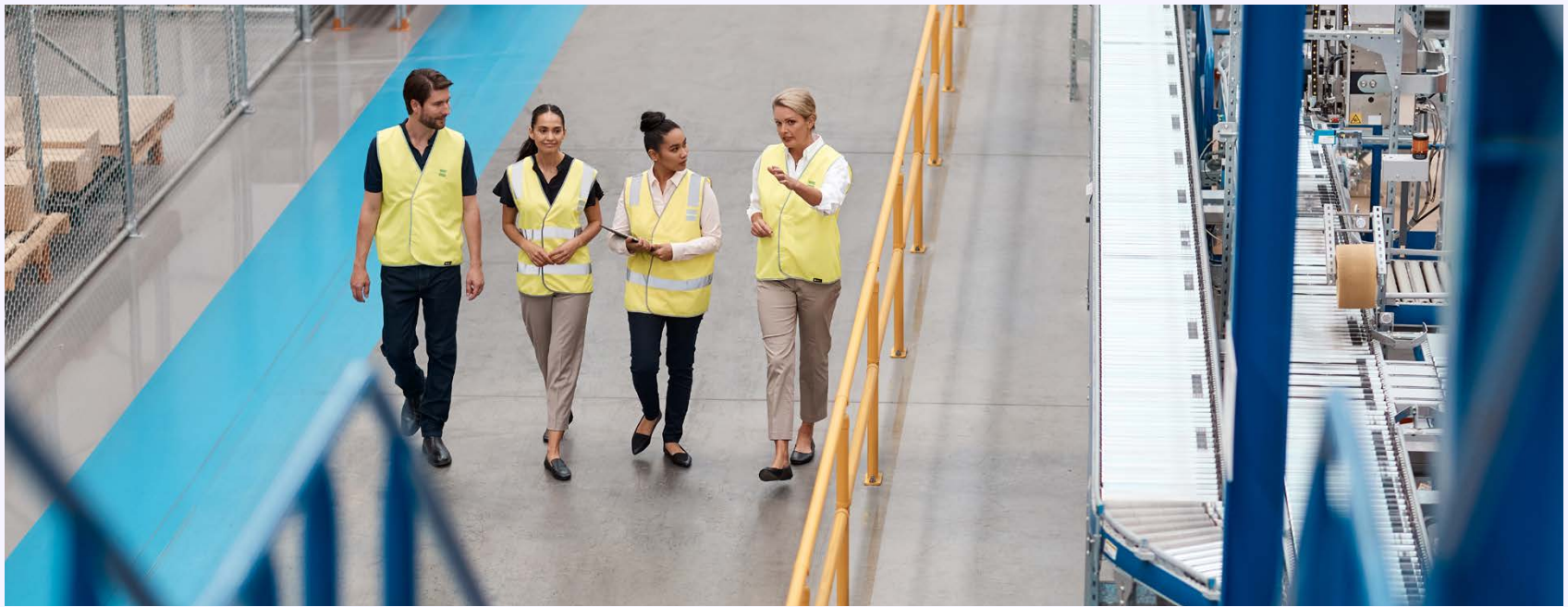


LED lighting upgrades
across the portfolio by June 2024



SMART energy solutions
for all Australian properties

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Goodman has in-house project managers which allow us to control every aspect of the development phase.

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

CONTACT



BRICKWORKS

ENQUIRE NOW

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