

# LOCATION+ SPACE

GREYSTANES PARK WEST  
8 PICRITE CLOSE, GREYSTANES, NSW





# Opportunity

Greystanes Park West is a premium industrial estate located in the established industrial precinct of Greystanes. With excellent access to the M4 Motorway and Great Western Highway via Prospect Highway, this quality freestanding facility offers 15,733 sqm of high clearance warehouse with associated office space.



**JOIN NEIGHBOURING HIGH  
PROFILE CUSTOMERS  
INCLUDING DHL, LAMINEX,  
3M AND IRON MOUNTAIN**



# Access

Users enjoy logistical efficiencies with the M4 Motorway and Great Western Highway located within two kilometres of the estate, ideal for metro and interstate delivery. Public transport is also easily accessed with a bus stop located outside the property on Prospect Highway providing services between Blacktown and Fairfield.



## CENTRALLY CONNECTED



**1.5KM**  
to M4  
Motorway



**7.2KM**  
to M7  
Motorway



**1.8KM**  
to Great  
Western Highway

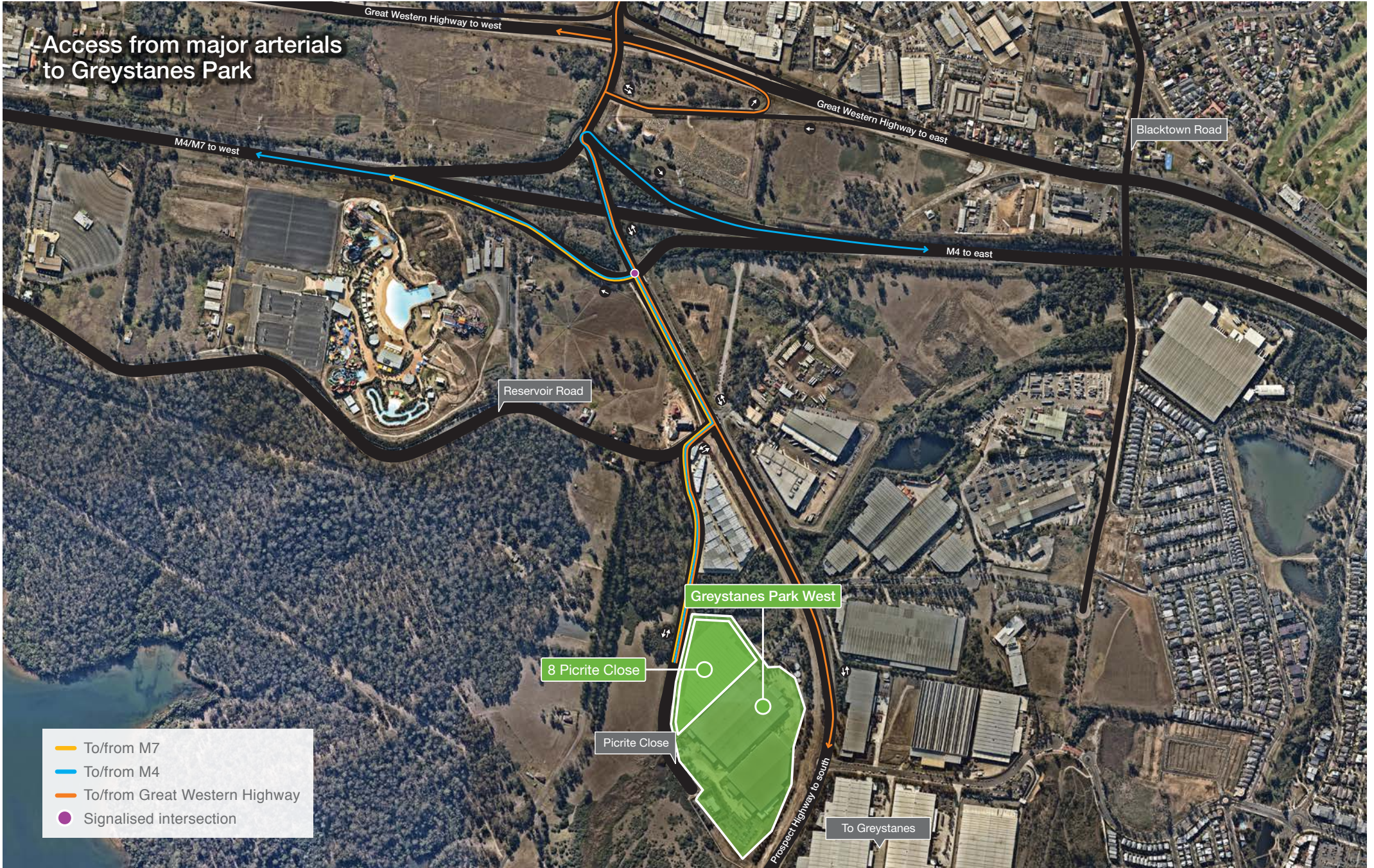


**1.2KM**  
to Pemulway  
Marketplace



**6.2KM**  
to  
Blacktown







# Functional workspace

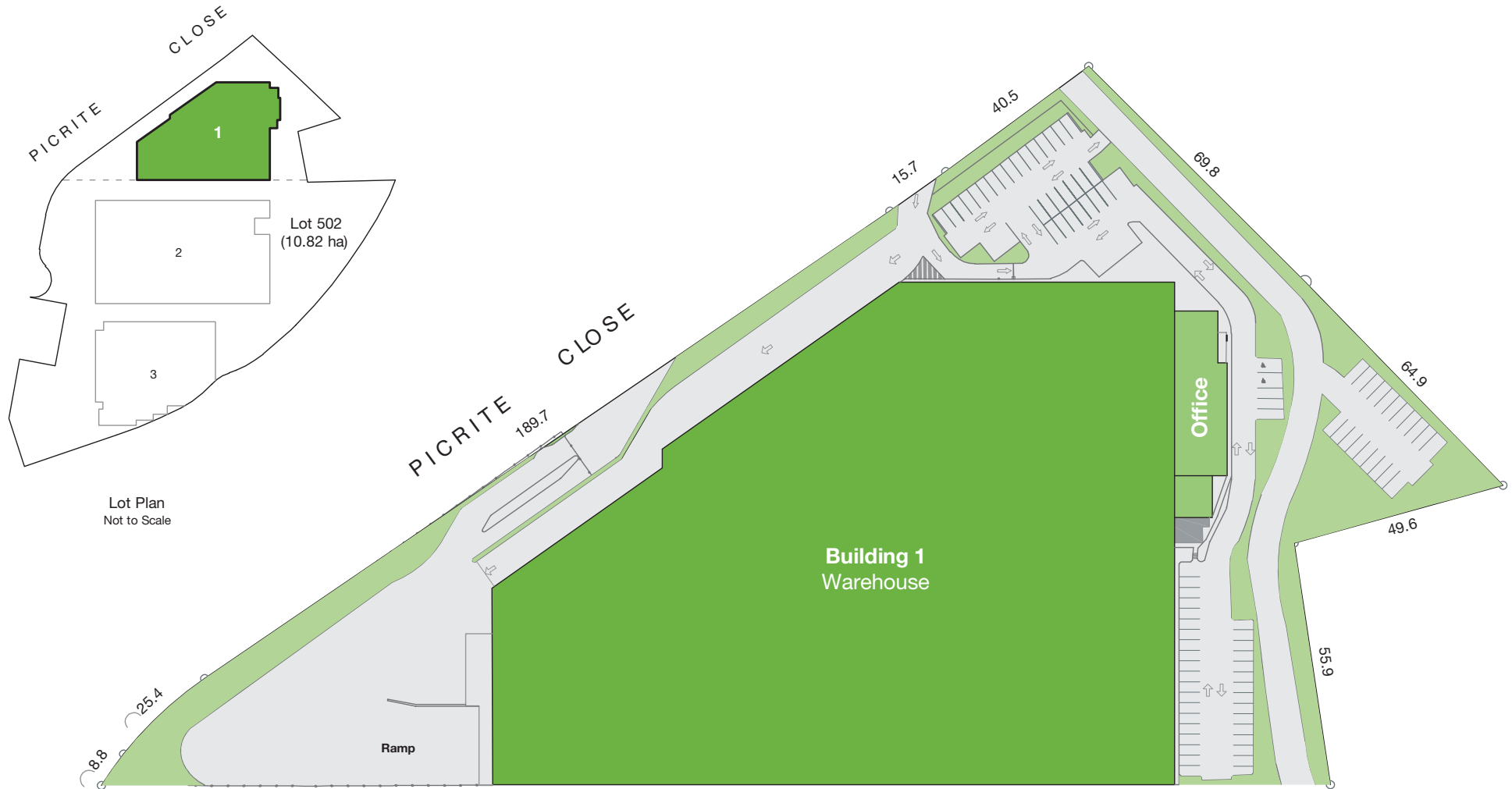
- + 14,628 sqm warehouse
- + 1,105 sqm two-level office
- + Freestanding highly secure facility with full height concrete walls
- + Internal warehouse clearance of 9.7–11.2 metres
- + Five on-grade roller shutters and four loading docks with ramp access
- + Awnings provide all-weather loading
- + Truck maneuvering areas
- + B-double access
- + ESFR sprinklers
- + 100 on-site parking spaces
- + 24-hour operation.



**VIEW 3D  
PLANS HERE**



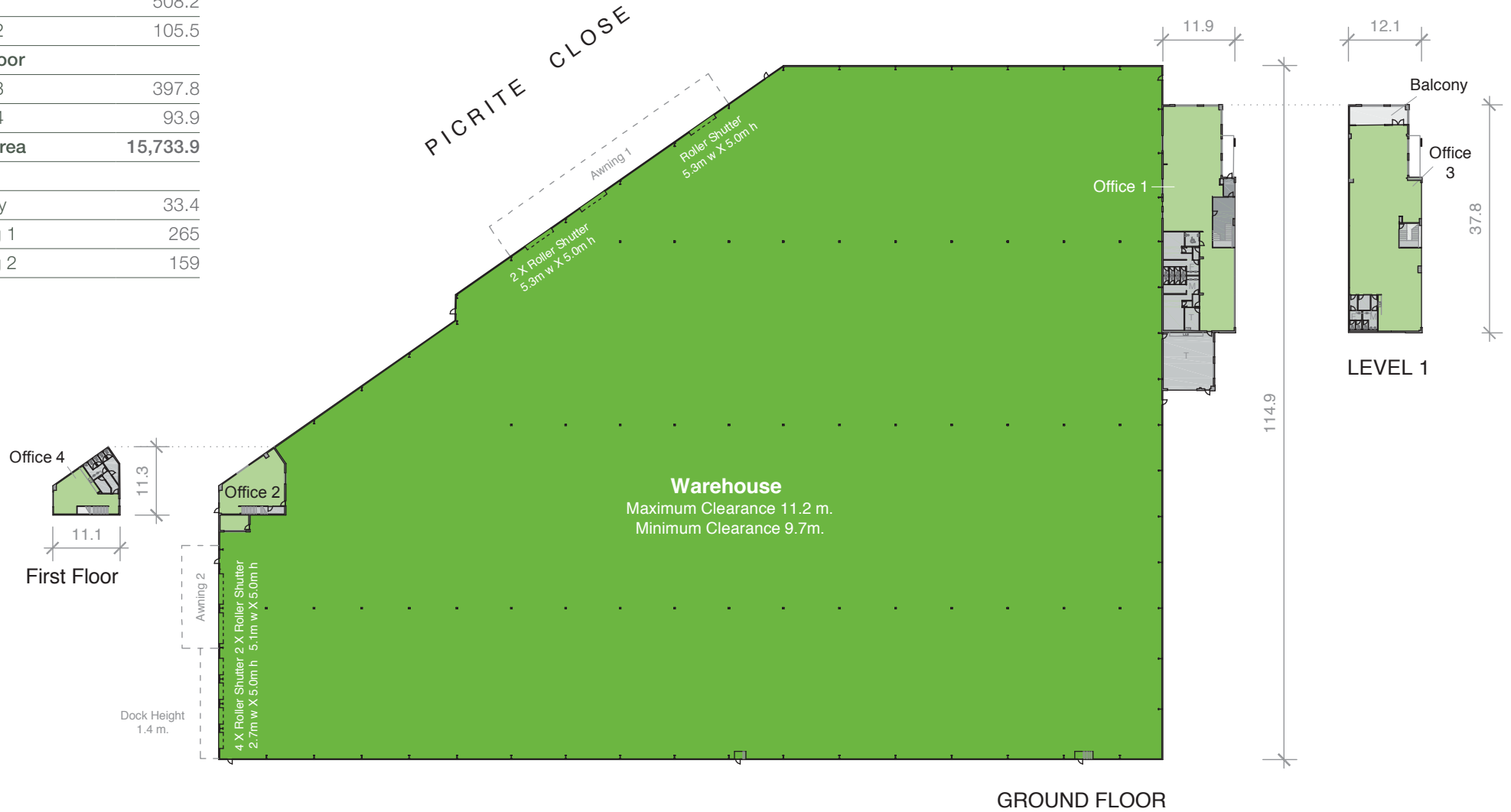
AREA SCHEDULE	SQM
Building area	15,733.9



Hardstand expansion as shown is subject to council approval

# WAREHOUSE 1 PLAN

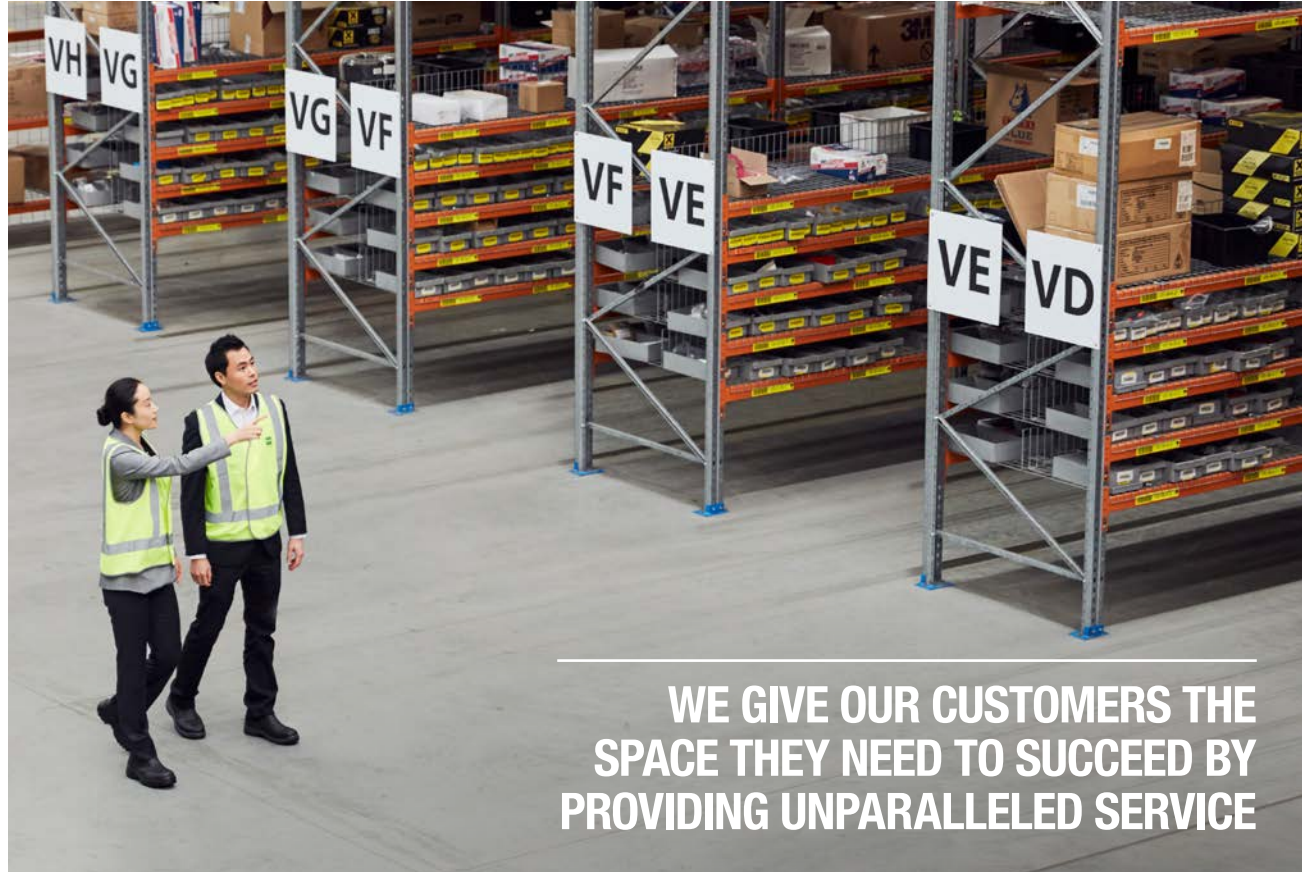
AREA SCHEDULE	SQM
<b>Ground floor</b>	
Warehouse	14,628.5
Office 1	508.2
Office 2	105.5
<b>First floor</b>	
Office 3	397.8
Office 4	93.9
<b>Total area</b>	<b>15,733.9</b>
Balcony	33.4
Awning 1	265
Awning 2	159





# Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



**WE GIVE OUR CUSTOMERS THE SPACE THEY NEED TO SUCCEED BY PROVIDING UNPARALLELED SERVICE**

# Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.





# Contact

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