



# LOCATION+ ADVANTAGE

**BUNGARRIBEE INDUSTRIAL ESTATE**

CORNER GREAT WESTERN HIGHWAY AND RUDDERS STREET, HUNTINGWOOD, NSW



# Opportunity

Bungarribee Industrial Estate is located within the established industrial precinct of Huntingwood. The estate has been developed to accommodate purpose-built facilities for Metcash, Linfox and Toll IPEC due to its quality masterplanning, sustainability initiatives and strategic location.

The last remaining site is now available for lease, boasting a brand new 17,002 sqm standalone warehouse and office facility with excellent exposure and access to the Great Western Highway.



**“ENJOY  
BRAND NEW  
FACILITIES WITH  
OUTSTANDING  
ACCESS TO  
SYDNEY’S  
MAJOR ROAD  
NETWORKS”**









# A clever move

The estate is accessed directly from the Great Western Highway and Huntingwood Drive. This strategic location provides excellent transport links to greater metropolitan Sydney and the interstate road network via the M4, M7 and M2 Motorways.



## CENTRALLY CONNECTED



**2KM**  
to M7 Motorway



**3.9KM**  
to M4 Motorway

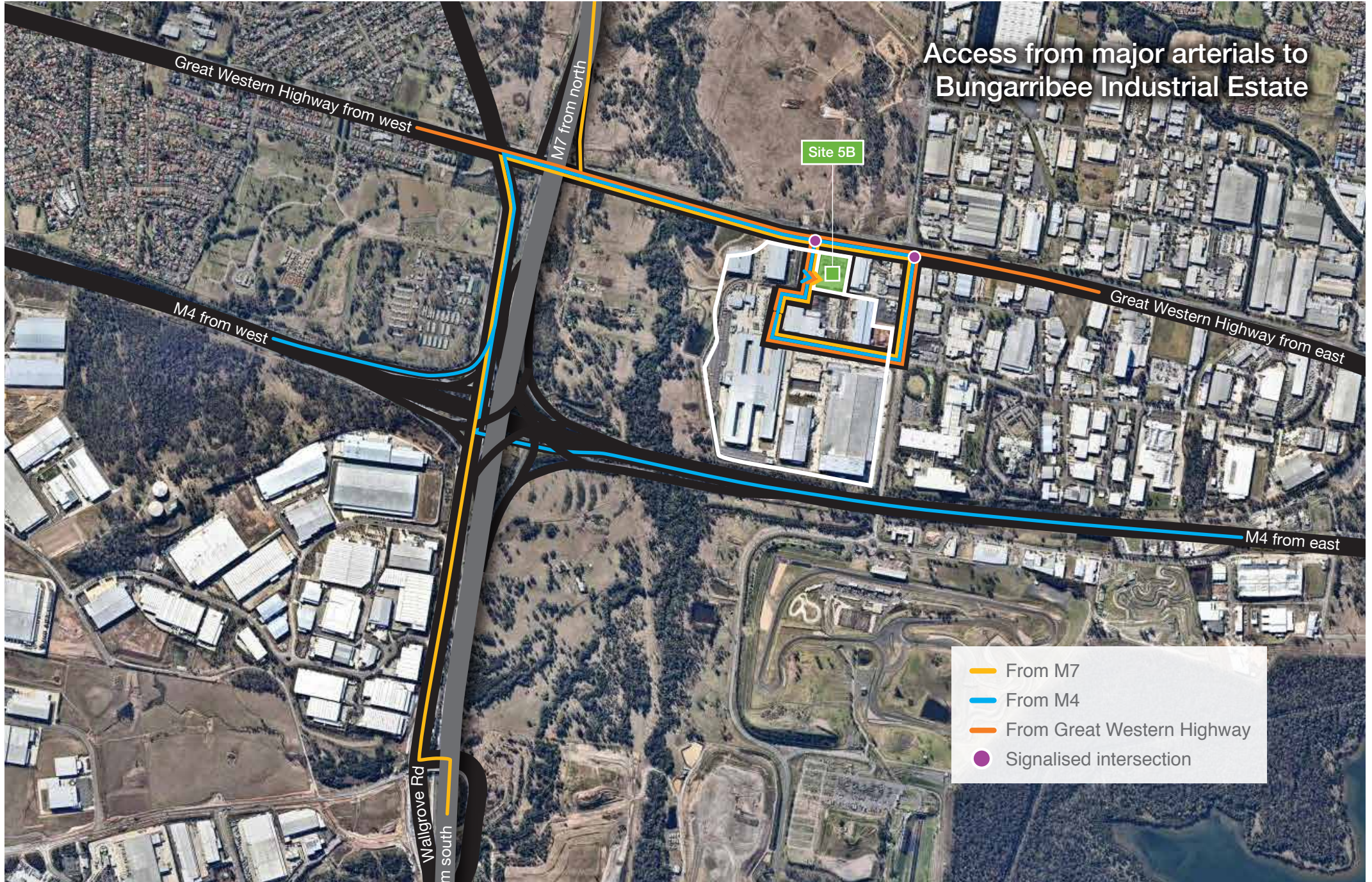


**6.3KM**  
to Blacktown



**39KM**  
to Sydney CBD







# Modern+ workspace

Site 5B is a brand new development offering:

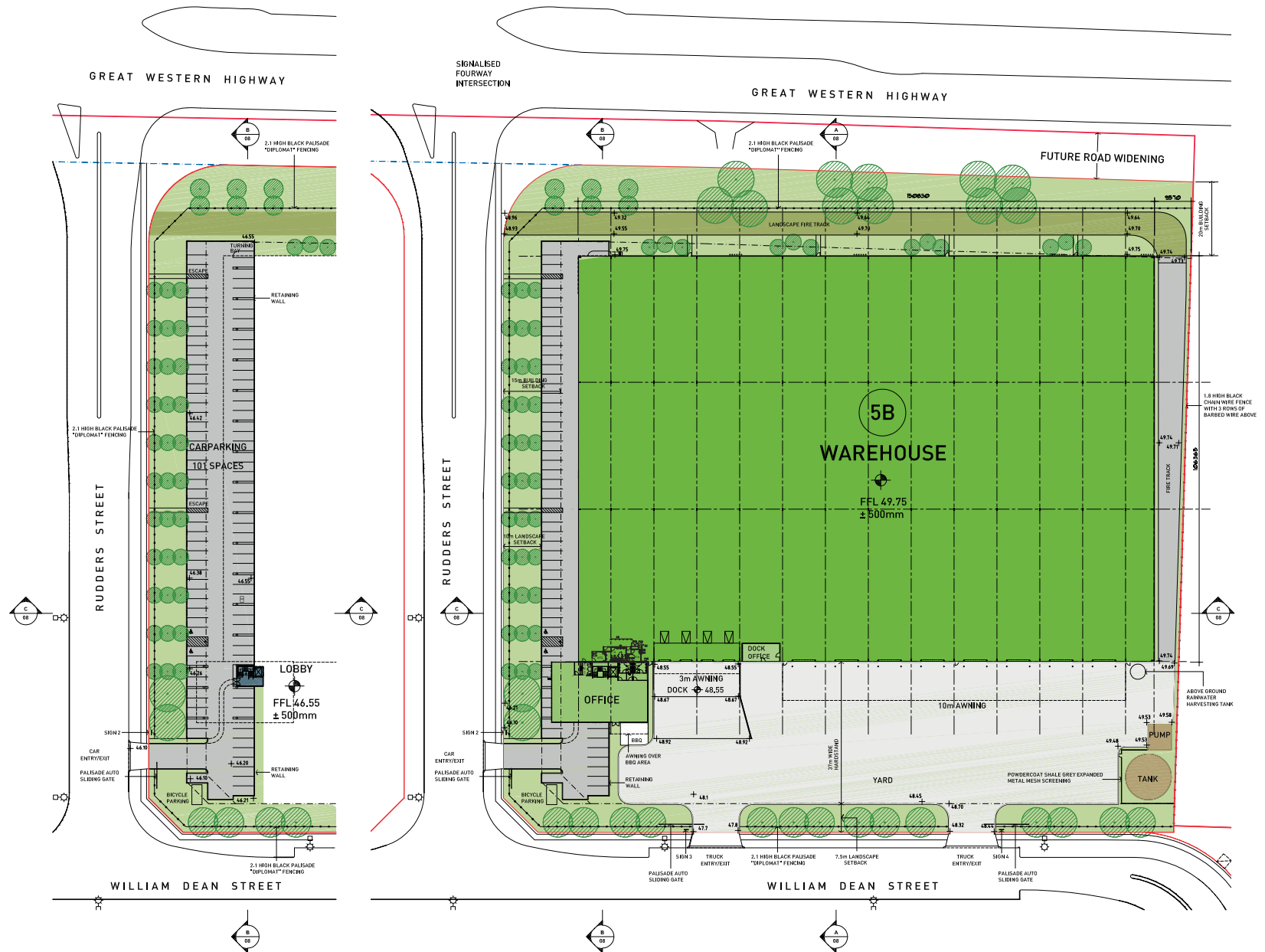
- + 16,149 sqm warehouse with minimum 11.5m internal warehouse clearance
- + Modern 853 sqm two-level office
- + Access via 8 on-grade roller shutters and 4 recessed docks
- + Warehouse lighting and design services to accommodate full racking fit-out
- + Secure lockable yard area
- + 37 metre wide drive-through hardstand with separate entry and exit driveways
- + ESFR sprinklers
- + Separate car and truck entry/exit points
- + Branding opportunities with direct exposure to the Great Western Highway
- + Available June 2016

**“JOIN THE LIKES OF TOLL,  
METCASH AND LINFOX  
AT THIS PREMIUM  
INDUSTRIAL ESTATE”**



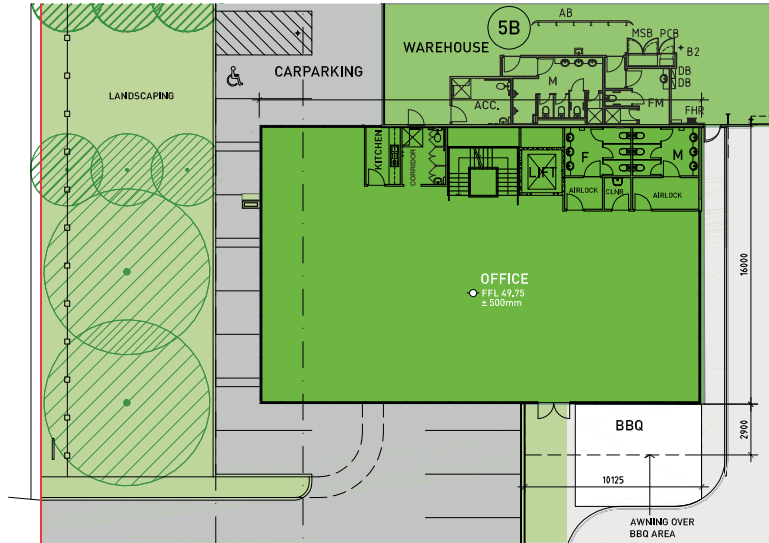


AREA SCHEDULE	SQM
<b>Unit 5B</b>	
Site area	30,613
Warehouse	16,149
Office (2 levels)	853
<b>Total building</b>	<b>17,002</b>
Hardstand	5,106
Car parking spaces	101

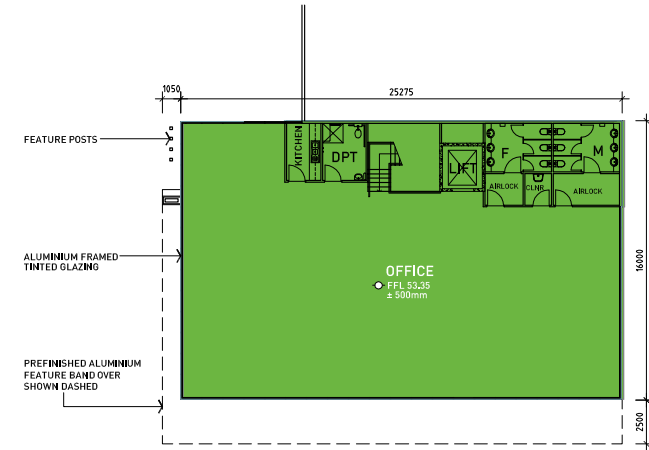




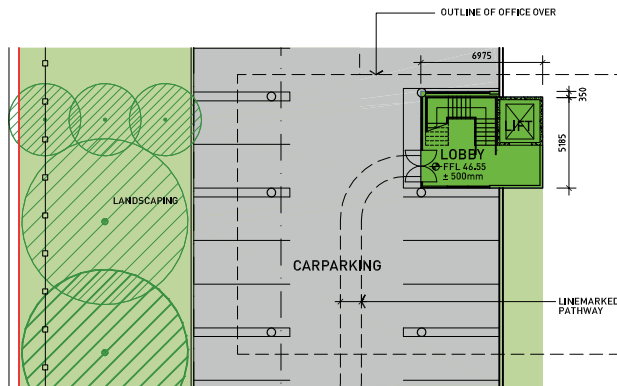
AREA SCHEDULE	SQM
<b>Unit 5B</b>	
Lobby	42.6
Ground floor office	404.4
Level 1 office	405.9
<b>Total office area</b>	<b>852.9</b>



OFFICE (GROUND FLOOR)



OFFICE (FIRST FLOOR)



LOBBY (LOWER GROUND FLOOR)



# ESD initiatives

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool.

At Goodman we work closely with customers to integrate Ecologically Sustainable Design principles into our developments. The following initiatives are incorporated within the Goodman Standard base building brief.

- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + Fluorescent lighting to the warehouse
- + Movement sensor lighting where appropriate
- + Precast concrete walls to improve the life cycle of the building
- + Translucent sheeting to enhance natural light without increased heat load
- + Native plants and drip irrigation landscaping
- + AAA rated hydraulic fittings and fixtures
- + Increased insulation to the warehouse
- + Night purging
- + Solar heated hot water
- + Low VOC paint
- + Test fire water re-use



**“AT GOODMAN  
WE WORK  
CLOSELY WITH  
CUSTOMERS  
TO INTEGRATE  
ESD PRINCIPLES  
INTO OUR  
DEVELOPMENTS”**





# 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.



# 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.

**“SUPERIOR  
CUSTOMER  
SERVICE  
IS AT THE  
HEART OF  
EVERYTHING  
WE DO”**





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