

+ MAKING SPACE FOR GREATNESS

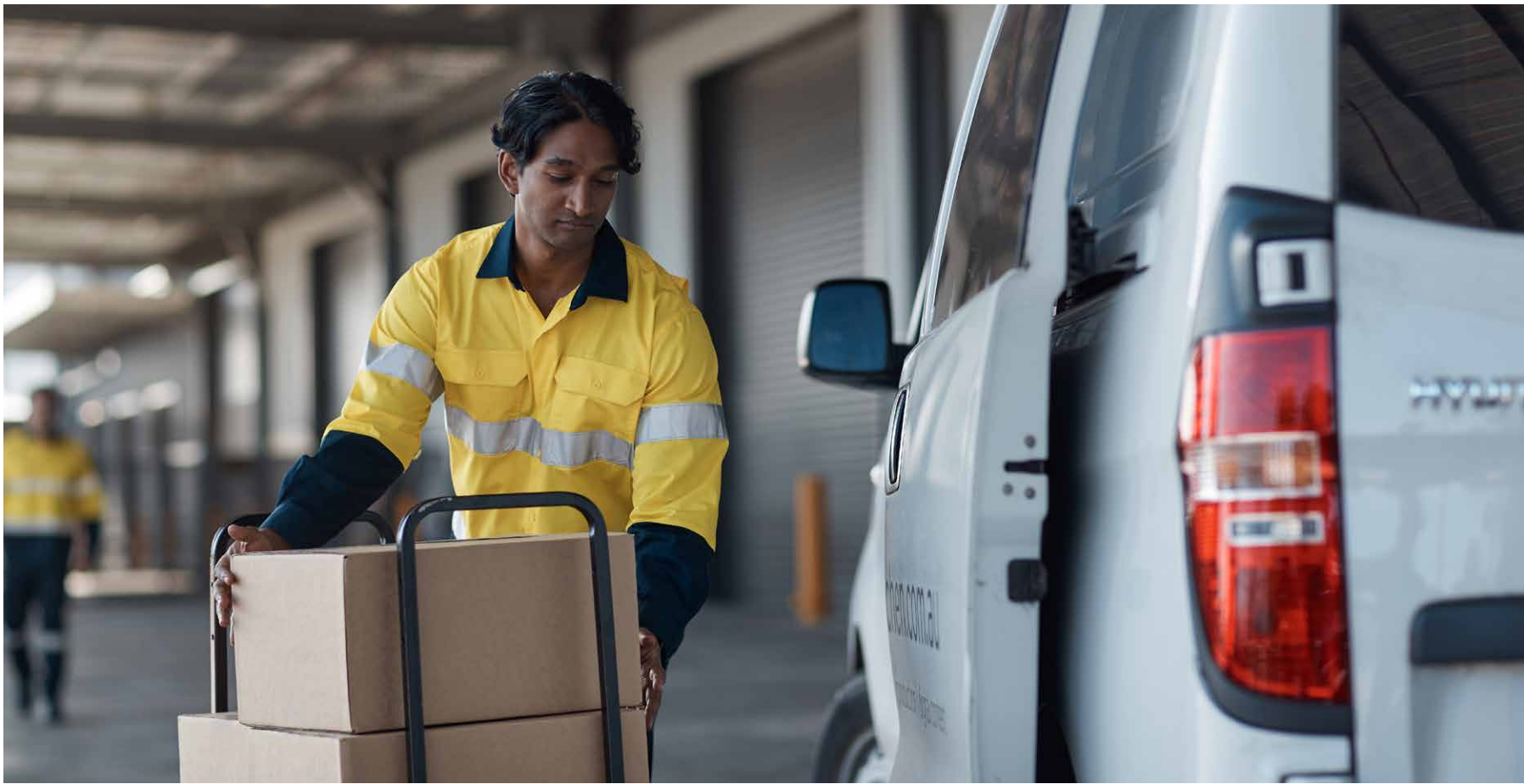
Goodman

SPACE FOR GREATER CONNECTIVITY

Abbott Industrial Estate
152 Miller Street
Chester Hill, NSW



Strategic location



Abbott Industrial Estate is strategically located in close proximity to Sydney's major arterial roads and public transport.

The estate offers flexible spaces suitable to a variety of creative, light industrial, bulky goods storage and distribution users.

0.9KM

to Chester Hill station

1.9KM

to Hume Highway

3.1KM

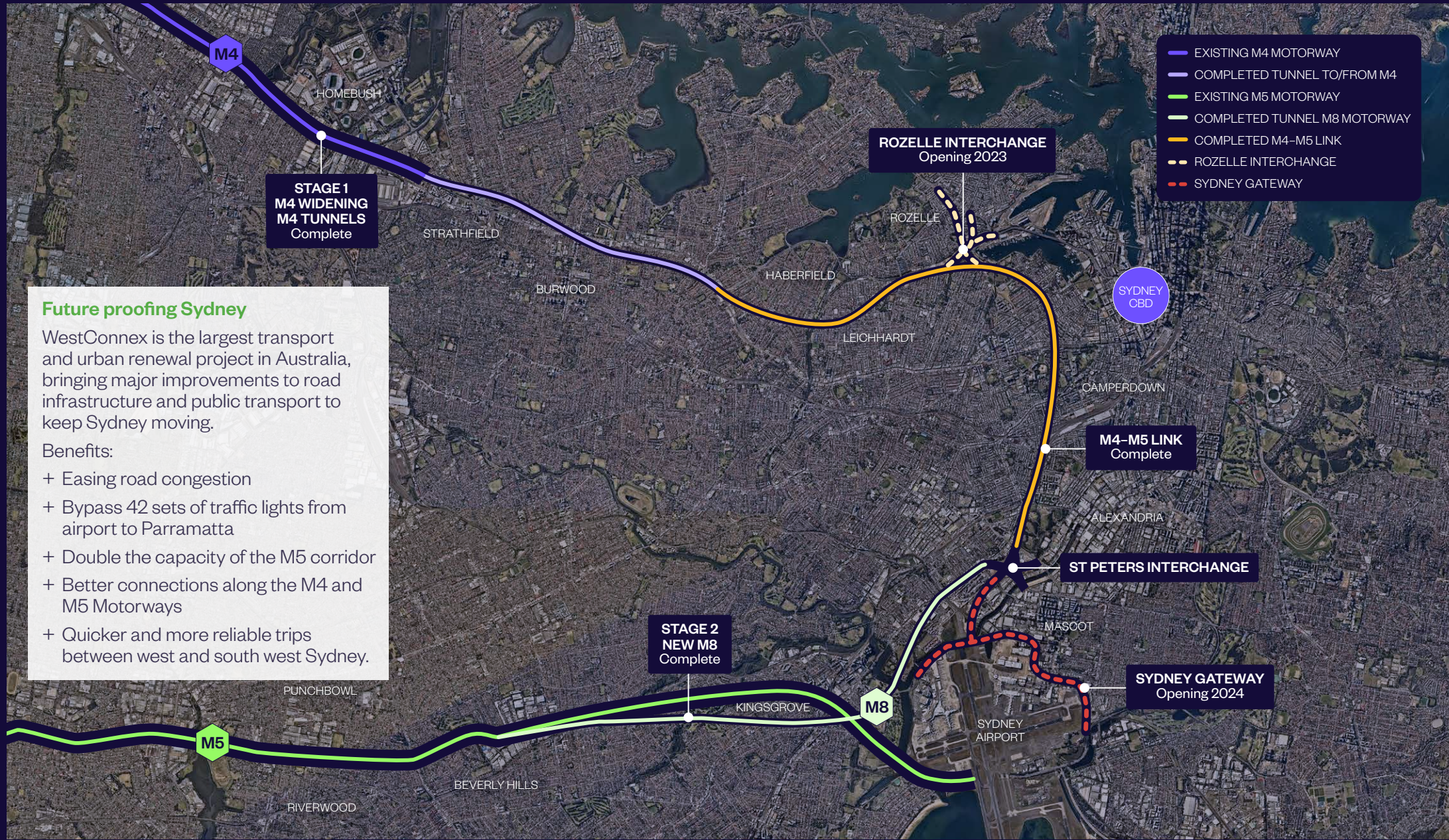
to Bass Hill Plaza

7.3KM

to M4 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 42 sets of traffic lights from 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
- COMPLETED TUNNEL TO/FROM M4
- EXISTING M5 MOTORWAY
- COMPLETED TUNNEL M8 MOTORWAY
- COMPLETED M4-M5 LINK
- ROZELLE INTERCHANGE
- SYDNEY GATEWAY

**STAGE 1
M4 WIDENING
M4 TUNNELS
Complete**

**ROZELLE INTERCHANGE
Opening 2023**

SYDNEY
CBD

**M4-M5 LINK
Complete**

ST PETERS INTERCHANGE

**STAGE 2
NEW M8
Complete**

**SYDNEY GATEWAY
Opening 2024**

M4

M8

M5

HOME BUSH

STRATHFIELD

BURWOOD

HABERFIELD

LEICHHARDT

CAMPERDOWN

ALEXANDRIA

MASOOT

KINGSGROVE

SYDNEY
AIRPORT

PUNCHBOWL

BEVERLY HILLS

RIVERWOOD

Key area statistics



4.0m

TOTAL POPULATION



1.3m

TOTAL HOUSEHOLDS



\$230.8bn

TOTAL PURCHASING POWER

Total spend on



\$6.1bn

CLOTHING



\$20.0bn

FOOD + BEVERAGE



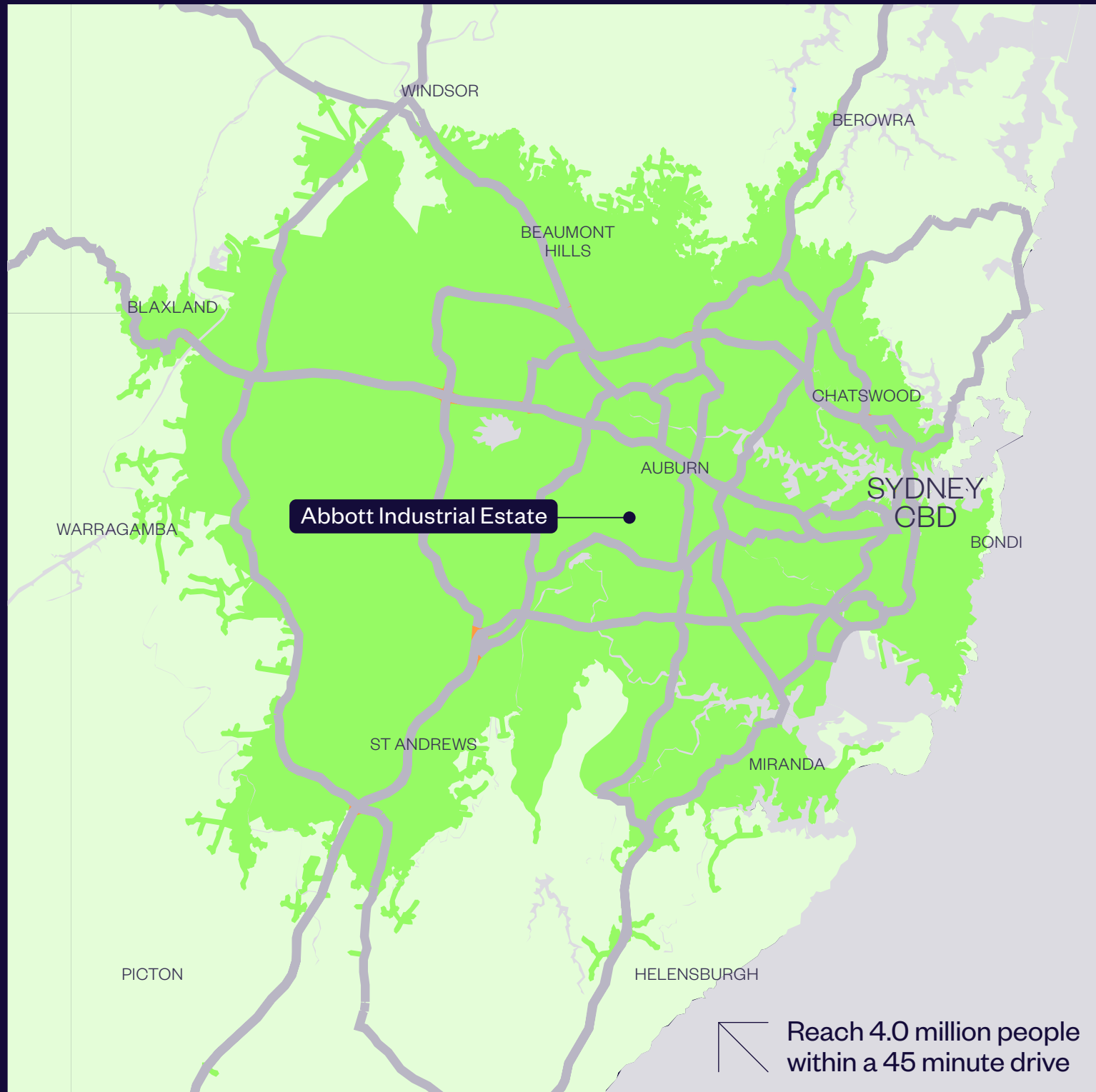
\$4.9bn

PERSONAL CARE



\$1.3bn

ONLINE SHOPPING



Source: Esri and Michael Bauer Research

WITHIN
45 MINUTE
DRIVE TIME



Reach 4.0 million people
within a 45 minute drive

FEATURES



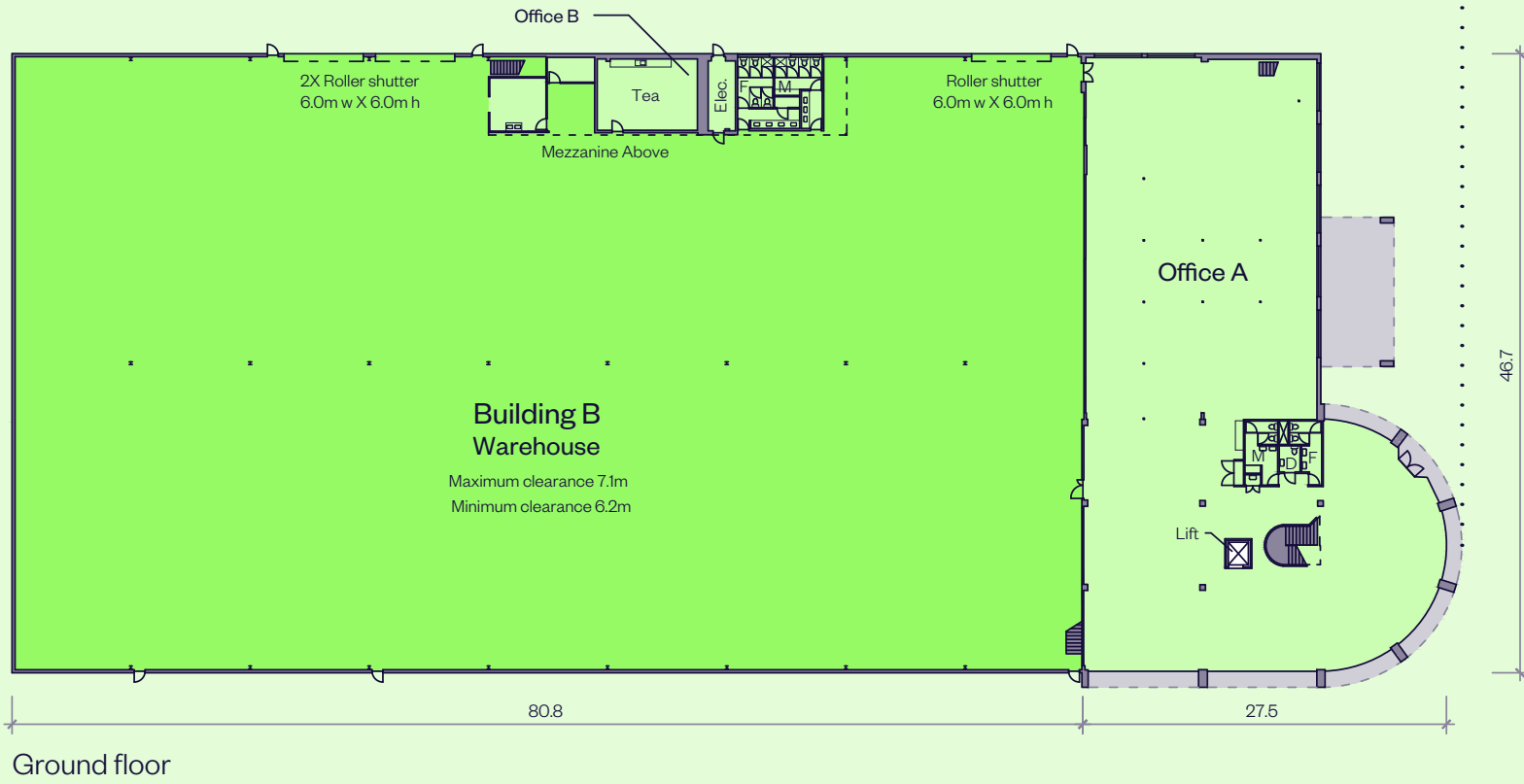
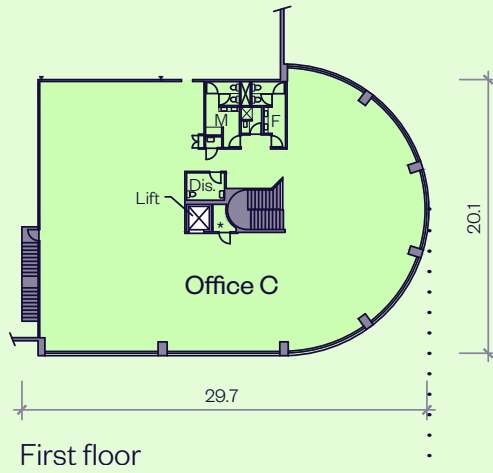
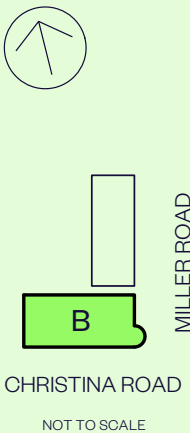
Warehouse B

- + 3,656 sqm warehouse with internal clearance up to 7.1m
- + 1,644 sqm office split over two levels
- + Access via three on-grade roller shutters
- + On-site parking.

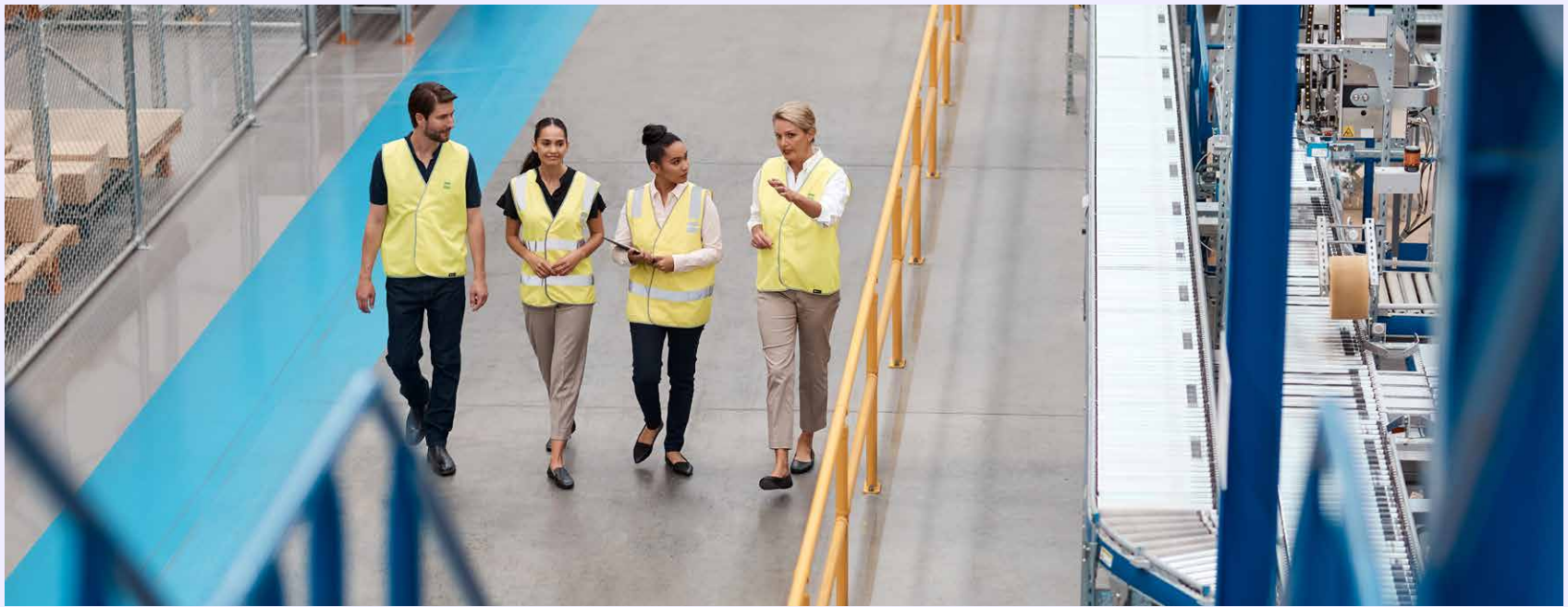


WAREHOUSE B PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,656.2
Office A	973.6
Office B	126.0
First floor	
Office C	543.9
Total building area	5,299.7



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 65,000 years.



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, language and traditions.

Goodman has been moving through the Reflect stage of our Reconciliation Action Plan (RAP). A RAP is designed to provide tangible and genuine benefits for Aboriginal and Torres Strait Islander peoples around the core pillars of relationships, respect and opportunities. Like anything we do, it's important that our first RAP is authentic and ambitious—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.

GOODMAN FOUNDATION



In 2022, the Goodman Foundation contributed \$11.6 million to community and philanthropic causes including \$213,000 raised directly by Goodman staff.



We have enabled:

245M meals

Delivered by our founding food rescue partners (OzHarvest, UKHarvest, KiwiHarvest and NZ Food Network) since 2004.

30M+ items

Distributed by Good360 Australia since it was founded by Goodman Foundation in 2013.

400,000 eye screenings

Completed by The Fred Hollows Foundation through Goodman funded projects.

CONTACT



ENQUIRE NOW

Dylan Carroll
Asset Manager
T. 02 9230 7360
M. 0424 953 102
dylan.carroll@goodman.com

Jessica Wrate
Portfolio Manager
T. 02 9230 7161
M. 0414 930 422
jessica.wrate@goodman.com

Goodman
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
T. 02 9230 7400

[VIEW THIS PROPERTY ONLINE](#)

