

SPACE FOR THE WELL-CONNECTED

Airgate Business Park
291 Coward Street
Mascot, NSW



Integrate location



Airgate Business Park is strategically located in Mascot's freight and logistics hub, offering high quality warehouse space just moments from Sydney Airport.

Users enjoy outstanding connectivity to Sydney's motorway network and proximity to Port Botany, enabling efficient distribution to metropolitan areas and beyond.

VIEW FROM ABOVE

Airgate Business Park - aerial view



950M

to Mascot Shops

1.1KM

to Mascot Station

1.6KM

to M8 Motorway

2KM

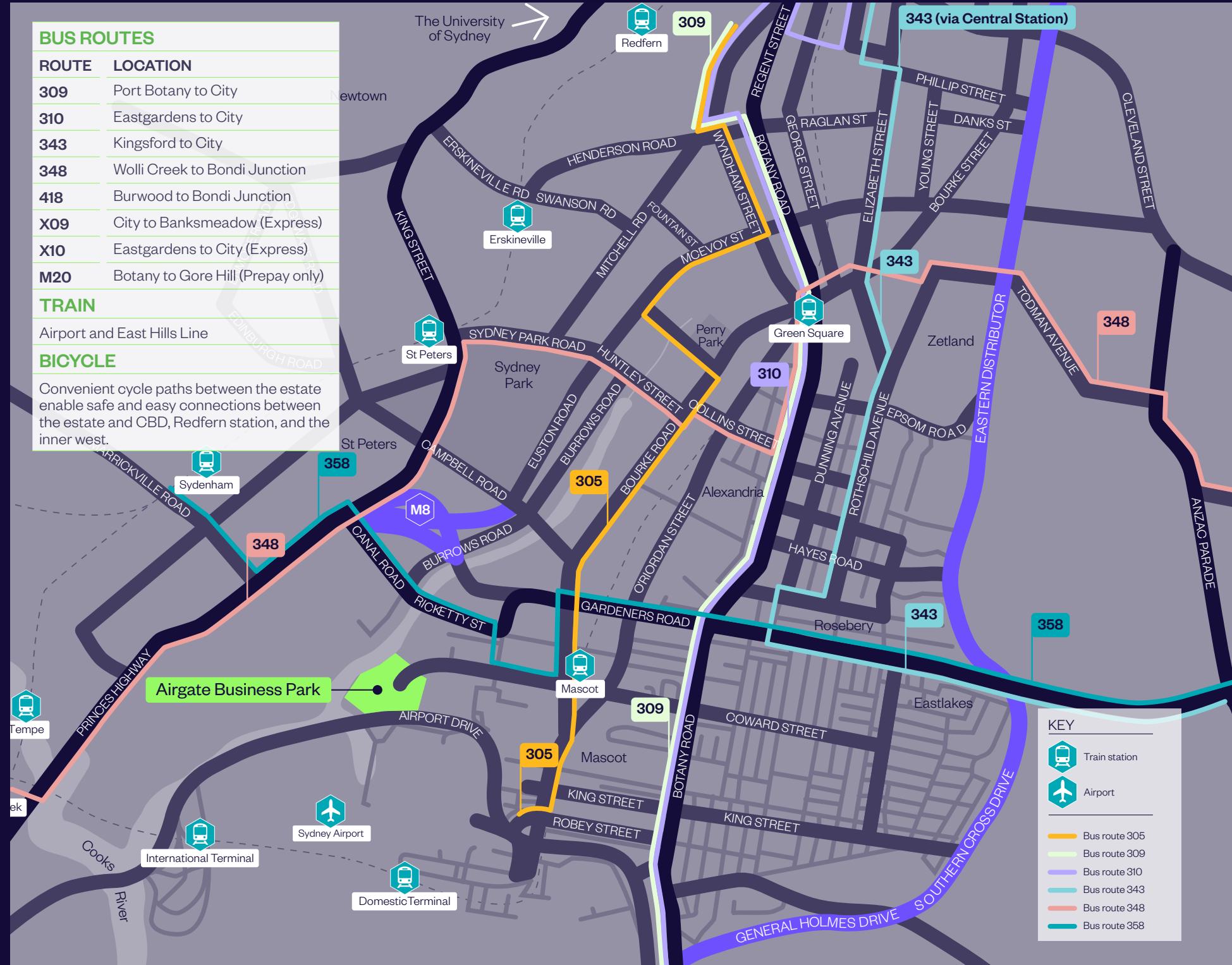
to Sydney Airport

7.2KM

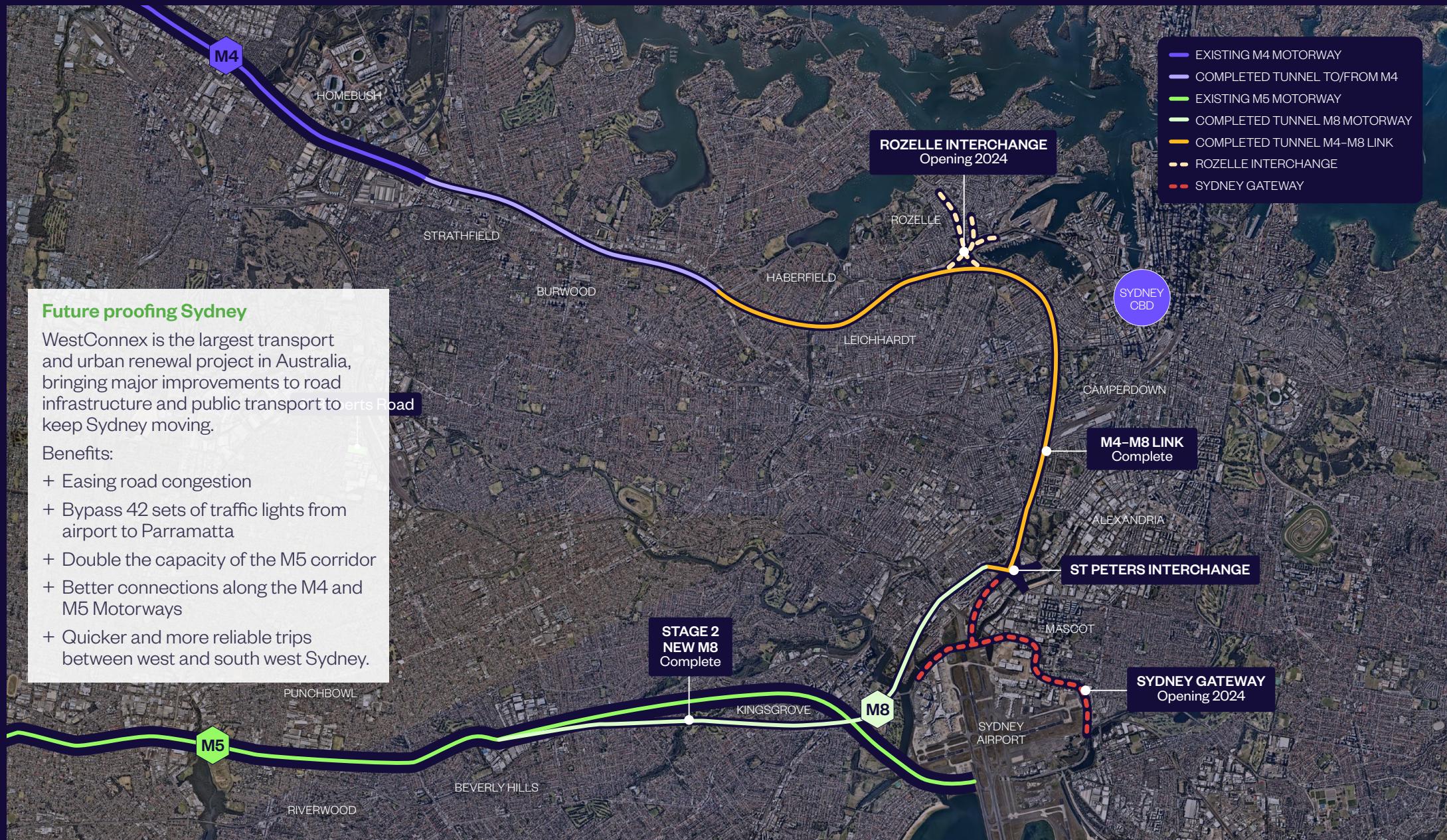
to Port Botany

Easy Access

ACCESS



WESTCONNEX – IMPROVING ACCESS



NEARBY AMENITY AND SERVICES



Food and beverage

- + Sugarbaby Espresso Cafe
- + Oliver Brown Cafe
- + Plus Two Espresso
- + La Bufala
- + Hinataya Japanese
- + Thai Thae
- + WAN Ramen Bar
- + Camy's Chargrill Chicken.

Child care and early education

- + MindChamps Early Learning
- + Active Kids Mascot
- + Storyhouse Early Learning Mascot
- + Toybox Early Learning
- + Little Angels Learning.

Health and fitness

- + Anytime Fitness
- + Mascot Medical Centre
- + Snap Fitness 24/7 Mascot
- + Lionel Bowen Park.

Other amenity

- + Woolworths
- + BWS
- + KEPCY Laundry
- + Priceline Pharmacy.

Key area statistics

 3.7m
TOTAL POPULATION

 1.3m
TOTAL HOUSEHOLDS

 \$220.2bn
TOTAL PURCHASING POWER

Total spend on

 \$5.8bn
CLOTHING

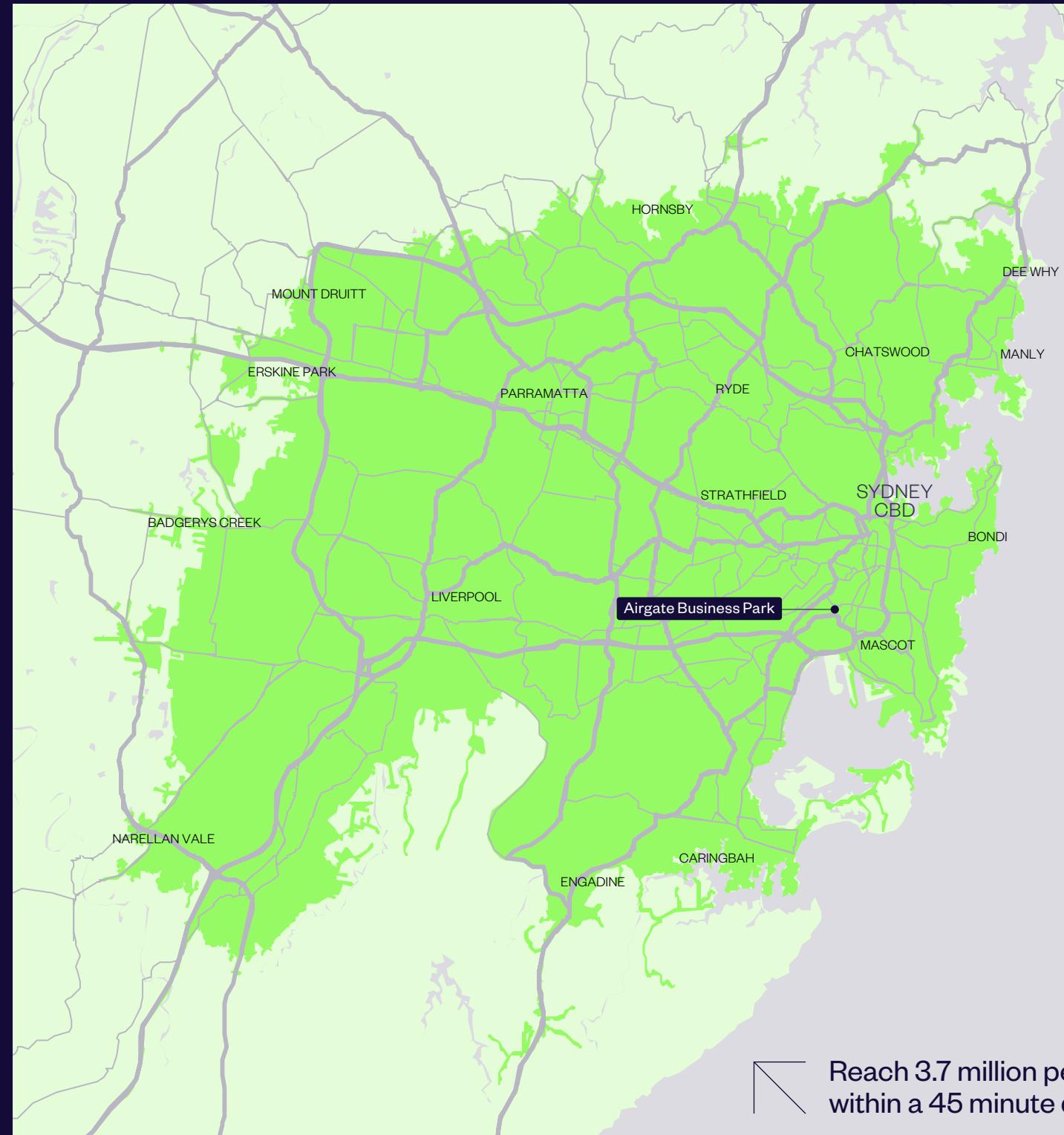
 \$18.9bn
FOOD + BEVERAGE

 \$4.6bn
PERSONAL CARE

 \$1.2bn
ONLINE SHOPPING

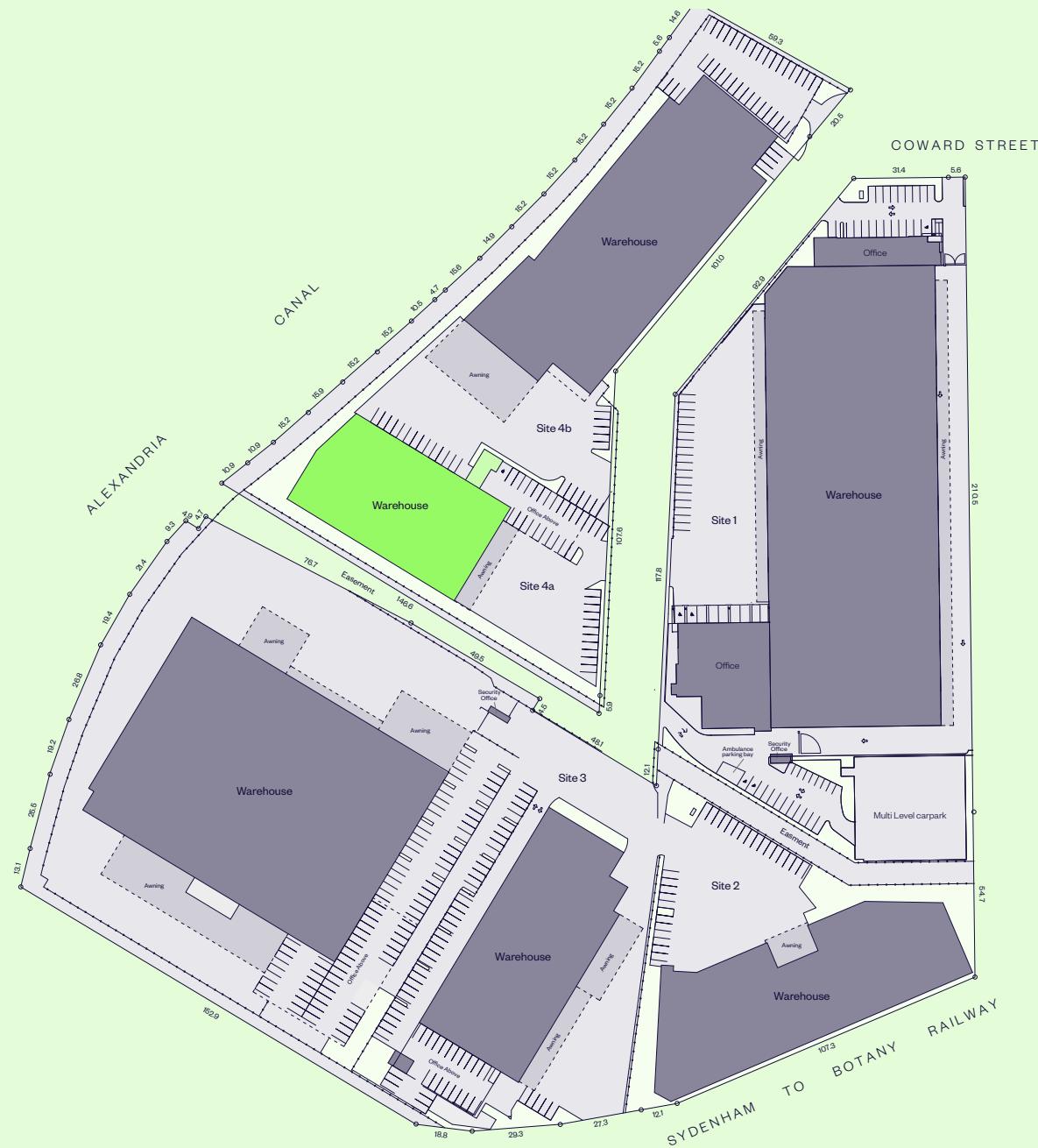
WITHIN 45 MINUTE DRIVE TIME

Source: Esri and Michael Bauer Research



Reach 3.7 million people
within a 45 minute drive

MASTERPLAN



FOR LEASE

FEATURES



- + Quality 3,103 sqm freestanding warehouse + office facility
- + 697 sqm light-filled corporate office
- + 2,406 sqm clearspan warehouse
- + Internal clearance height of 10-10.9m
- + Two on-grade roller shutters
- + One recessed dock
- + Secure site with large exclusive yard area
- + On-site parking.



BUILDING PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,406.0
Level 1	
Office	697.2
Total building area	3,103.2



SERVICE

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



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.



Here's a snapshot of some of our initiatives across our Australian portfolio.



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.

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.

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.

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.

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
- + We use drought tolerant plants combined with ballast rock
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated
- + 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

30M+ items

400,000 eye screenings

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

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

Completed by The Fred Hollows Foundation through Goodman funded projects.

CONTACT



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