



SPACE FOR AIR, LAND AND SEA ACCESS

PortAir Industrial Estate
1A Hale Street
Botany, NSW

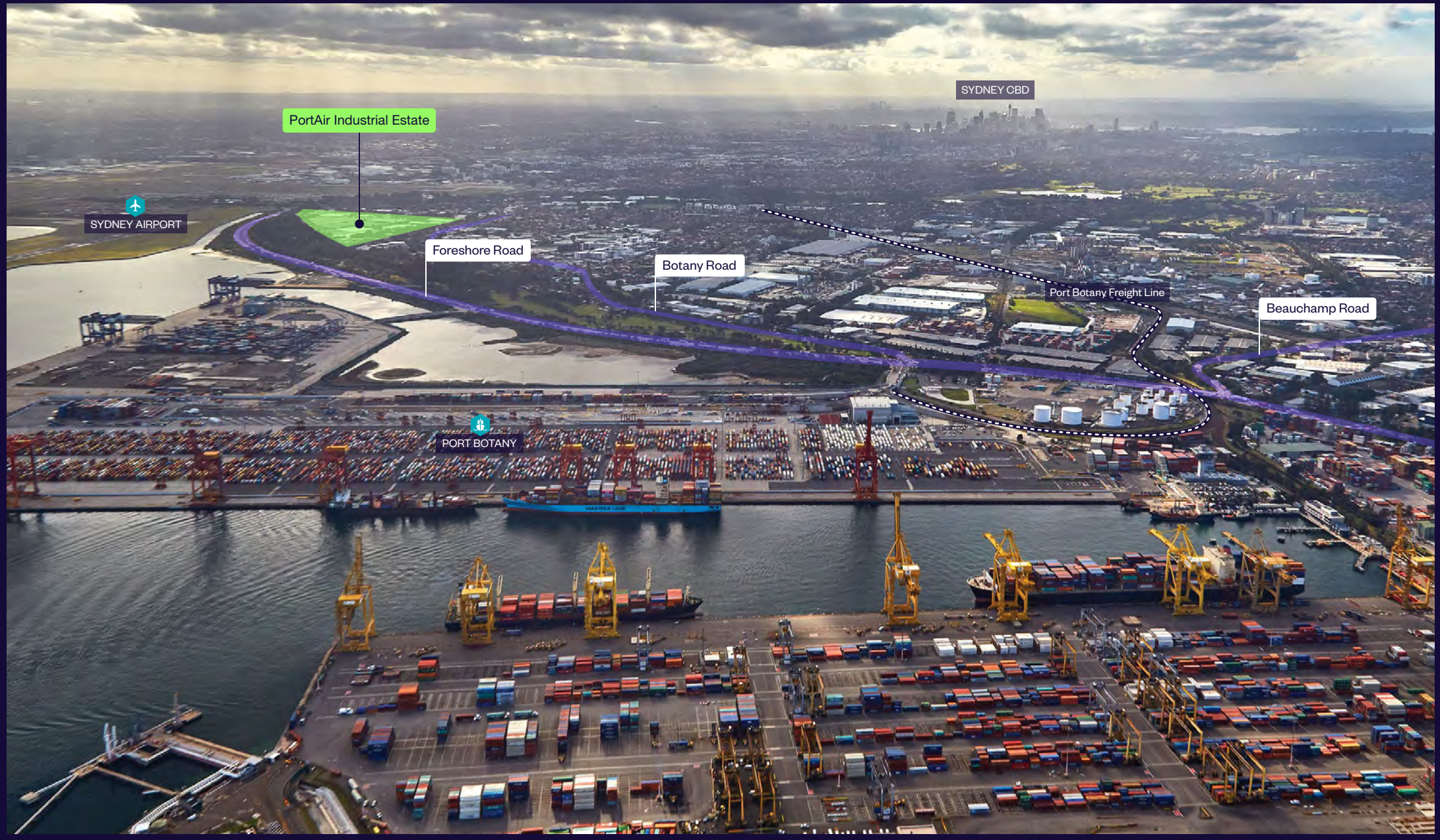
Strategic location



PortAir Industrial Estate is a premium estate that offers high-quality warehouse and office space in South Sydney. Positioned between Sydney Airport and Port Botany Container Terminal, the estate offers excellent access to major road, air and sea transport networks.

With only one 4,500 sqm unit available for lease, now is the time to join FedEx Express, StarTrack, UPS, Swisse and more in this prime location.

VIEW FROM ABOVE



✈️
SYDNEY AIRPORT

PortAir Industrial Estate

Foreshore Road

Botany Road

SYDNEY CBD

Port Botany Freight Line

Beauchamp Road

🚢
PORT BOTANY



Close proximity to Sydney Airport and Port Botany provides significant logistical efficiencies for users.

Sydney's motorway network is easily accessed via Foreshore Road with connections to the Eastern Distributor, M5 and M8 Motorways.

CENTRAL CONNECTION

2.4KM

to Port Botany

2.4KM

to Sydney Airport

2.5KM

to M5 East Motorway

4.5KM

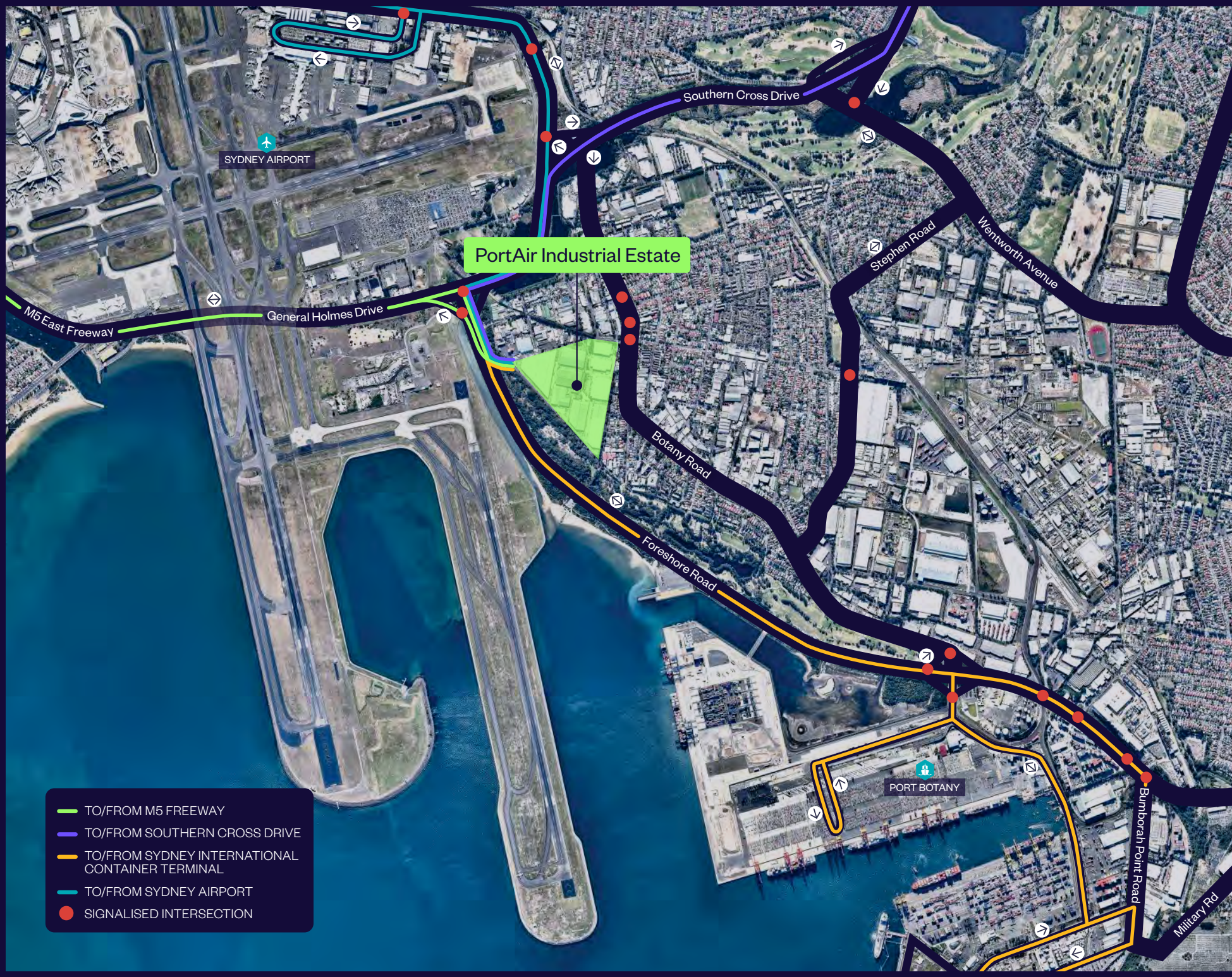
to M8 Motorway

8.7KM

to Sydney CBD

**Easy
access**

ACCESS



- TO/FROM M5 FREEWAY
- TO/FROM SOUTHERN CROSS DRIVE
- TO/FROM SYDNEY INTERNATIONAL CONTAINER TERMINAL
- TO/FROM SYDNEY AIRPORT
- SIGNALISED INTERSECTION

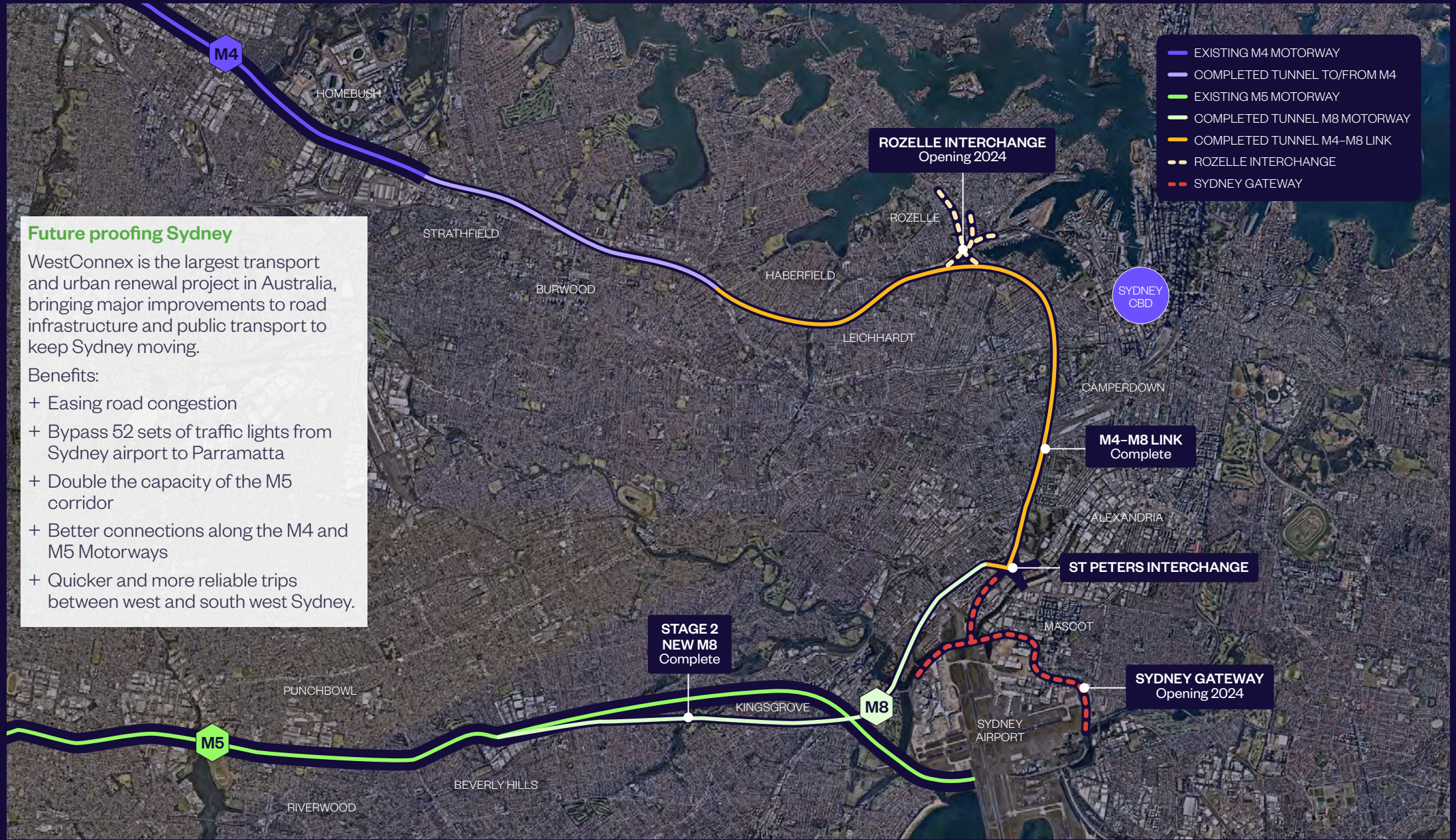
WESTCONNEX – IMPROVING ACCESS

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 52 sets of traffic lights from Sydney 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.



NEARBY AMENITY AND SERVICES



Food and beverage

- + Botannix Studio Café
- + Bourke Street Bakery
- + Burger Head Botany
- + Deluca Botany
- + Filante Woodfire Pizzeria
- + Brasserie Bread
- + Pier Hotel.

Child care and early education

- + Kiddie Cloud Early Learning Centre
- + Zig & Zag Long Day Care Centre
- + Hippo's Friends Childcare Centre
- + Muchkins Kindy.

Health and fitness

- + Anytime Fitness
- + Tribe Functional Training Botany
- + CrossFit Botany
- + Botannix Yoga Studio
- + ROOTS Brazilian Jiu-Jitsu
- + Movement 101.

Other amenity

- + Power Paws Pet Care
- + Southpoint Shopping Centre
- + Chemist Warehouse Botany
- + IGA Xpress
- + Botany Medical Centre.



WITHIN 45 MINUTE DRIVE TIME

Key area statistics



3.6m
TOTAL POPULATION



1.2m
TOTAL HOUSEHOLDS



\$207.8bn
TOTAL PURCHASING POWER

Total spend on



\$5.2bn
CLOTHING



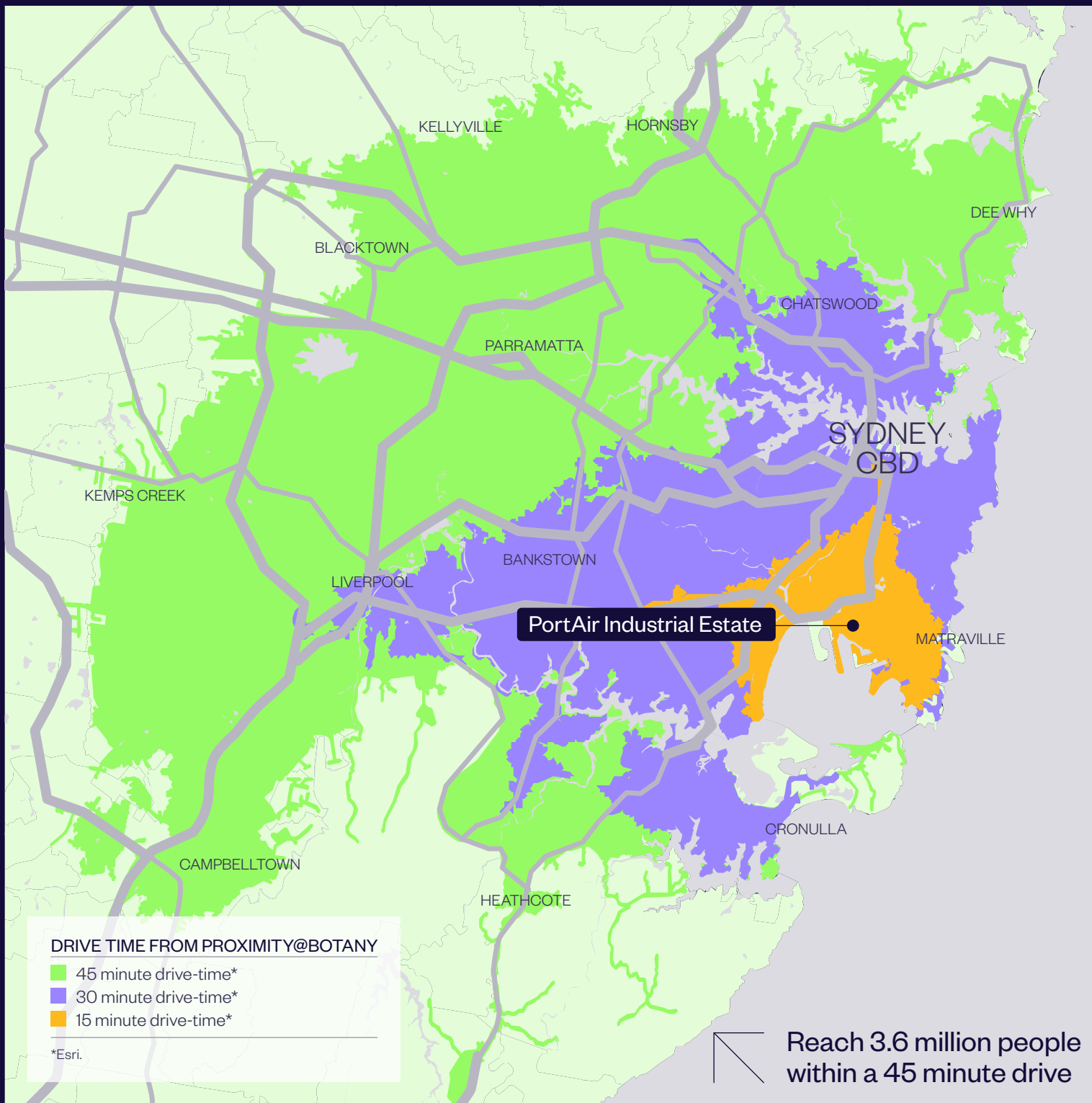
\$17.0bn
FOOD + BEVERAGE



\$4.2bn
PERSONAL CARE



\$1.2bn
ONLINE SHOPPING



MASTERPLAN



■ FOR LEASE

FOLKESTONE PARADE

HALE STREET

FEATURES



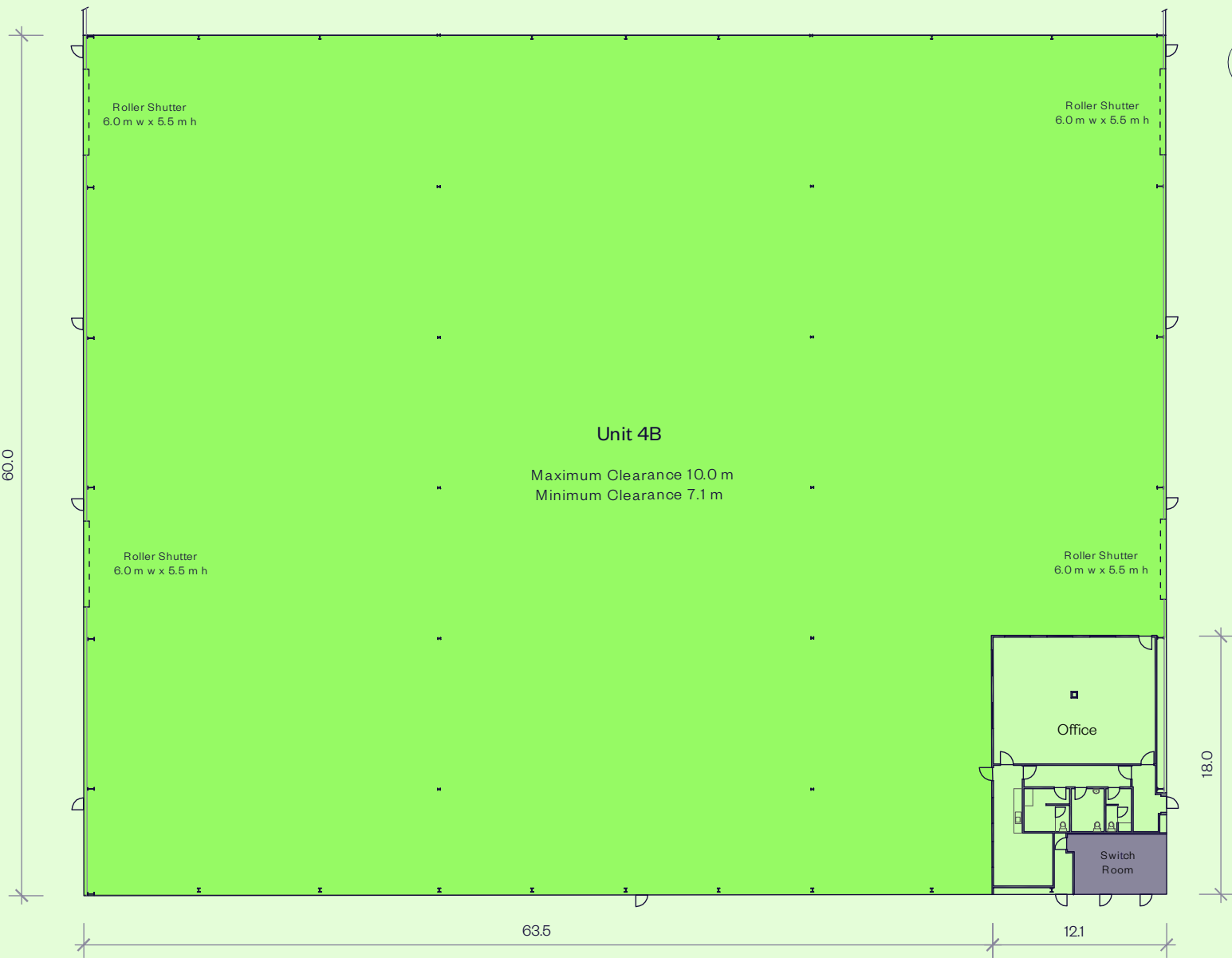
Unit 4B

- + Quality 4,302 sqm high clearance warehouse (max. 10m)
- + 200 sqm recently refurbished office space
- + Access from two sides of the warehouse via four on-grade roller doors
- + ESFR sprinklers
- + B-double approved access
- + On-site Building Manager
- + Ample parking.



UNIT 4B PLAN

AREA SCHEDULE	SQM
Warehouse	4,301.9
Office	200.0
Total building area	4,501.9



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.



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.

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.

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.

CONTACT



ENQUIRE NOW

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