

+ MAKING SPACE FOR GREATNESS

Goodman



SPACE FOR DRIVING DISTRIBUTION

MFive Industry Park
1 Moorebank Avenue
Moorebank, NSW

Strategic location



MFive Industry Park is ideally located on Moorebank Avenue only one kilometre from the M5 Motorway, providing excellent access to Sydney's major arterial roads.

Moorebank is an established industrial location in Sydney's south west, just under 30 kilometres from Sydney Airport and Port Botany.

VIEW FROM ABOVE



Moorebank Avenue

M5 Motorway

Heathcote Road

Newbridge Road

Hume Highway

Casula

Building 2B, Tenancy B

MFive Industry Park

Liverpool CBD
Liverpool train station →



MFive Industry Park is ideally located on Moorebank Avenue only one kilometre from the M5 Motorway, providing excellent access to Sydney's major arterial roads.

Moorebank is an established industrial location in Sydney's south west, just under 30 kilometres from Sydney Airport and Port Botany.

Westfield Liverpool is within two kilometres of the estate offering a range of shops, services and entertainment.

CENTRAL
CONNECTION

1KM

to M5 Motorway

1KM

to Liverpool
train station

2KM

to Westfield
Liverpool

6KM

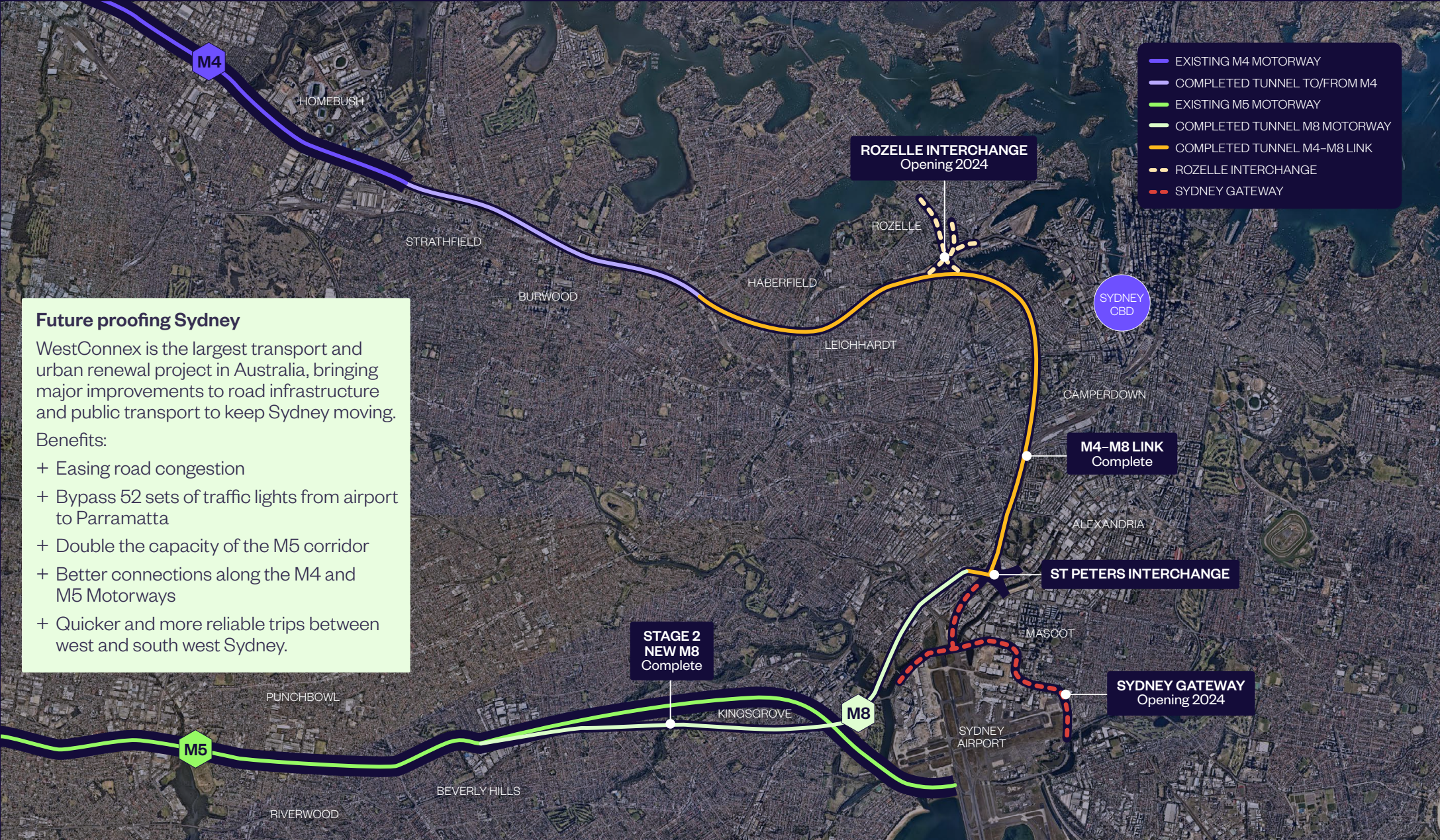
to M7 Motorway

23.4KM

to Sydney Airport

**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 52 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.

ROZELLE INTERCHANGE
Opening 2024

SYDNEY
CBD

M4-M8 LINK
Complete

ST PETERS INTERCHANGE

**STAGE 2
NEW M8**
Complete


SYDNEY GATEWAY
Opening 2024

M4

M5

M8

Key area statistics

 **3.9m**
TOTAL POPULATION

 **1.3m**
TOTAL HOUSEHOLDS

 **\$225.8bn**
TOTAL PURCHASING POWER

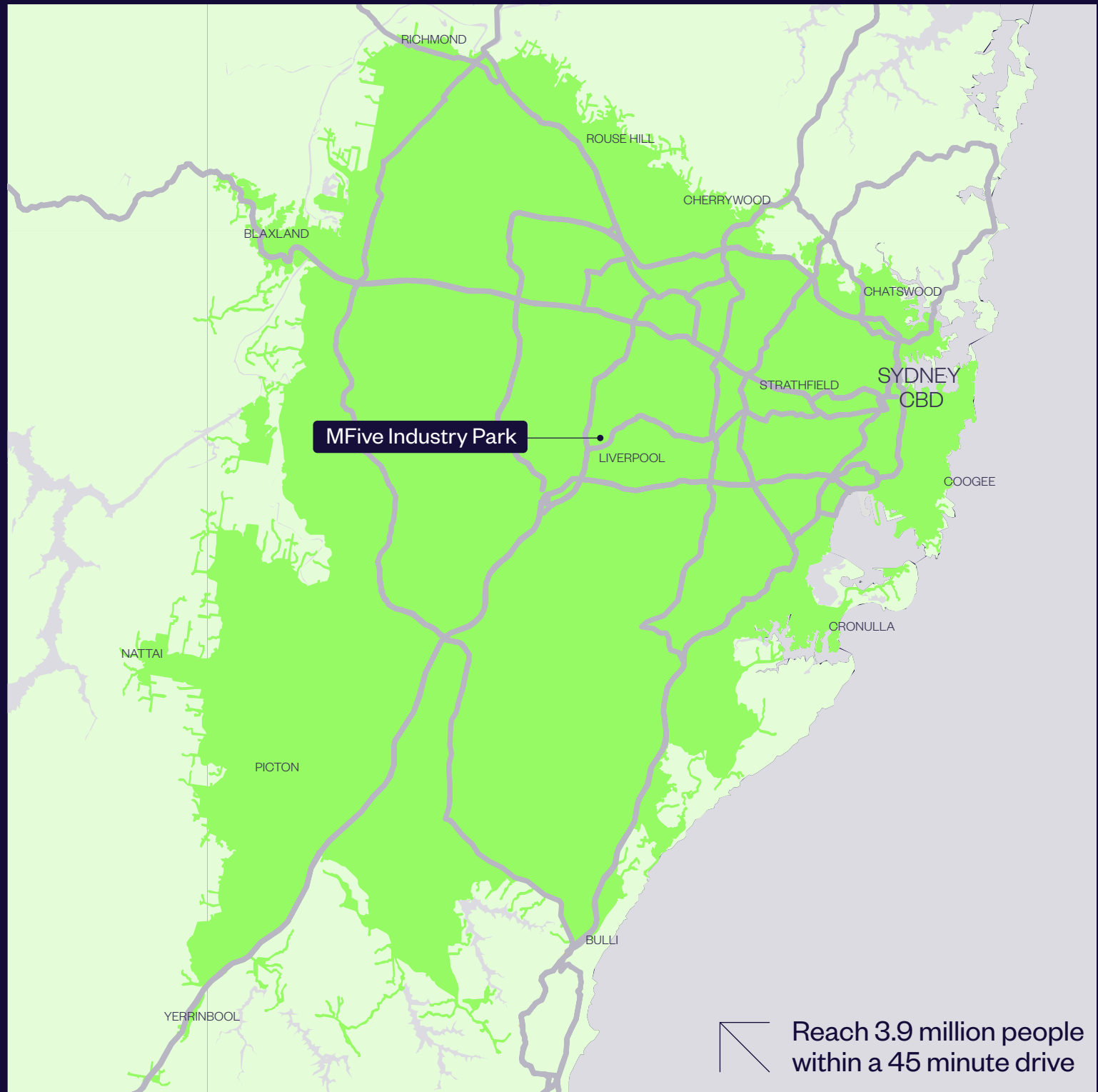
Total spend on

 **\$6.0bn**
CLOTHING

 **\$19.7bn**
FOOD + BEVERAGE

 **\$4.8bn**
PERSONAL CARE

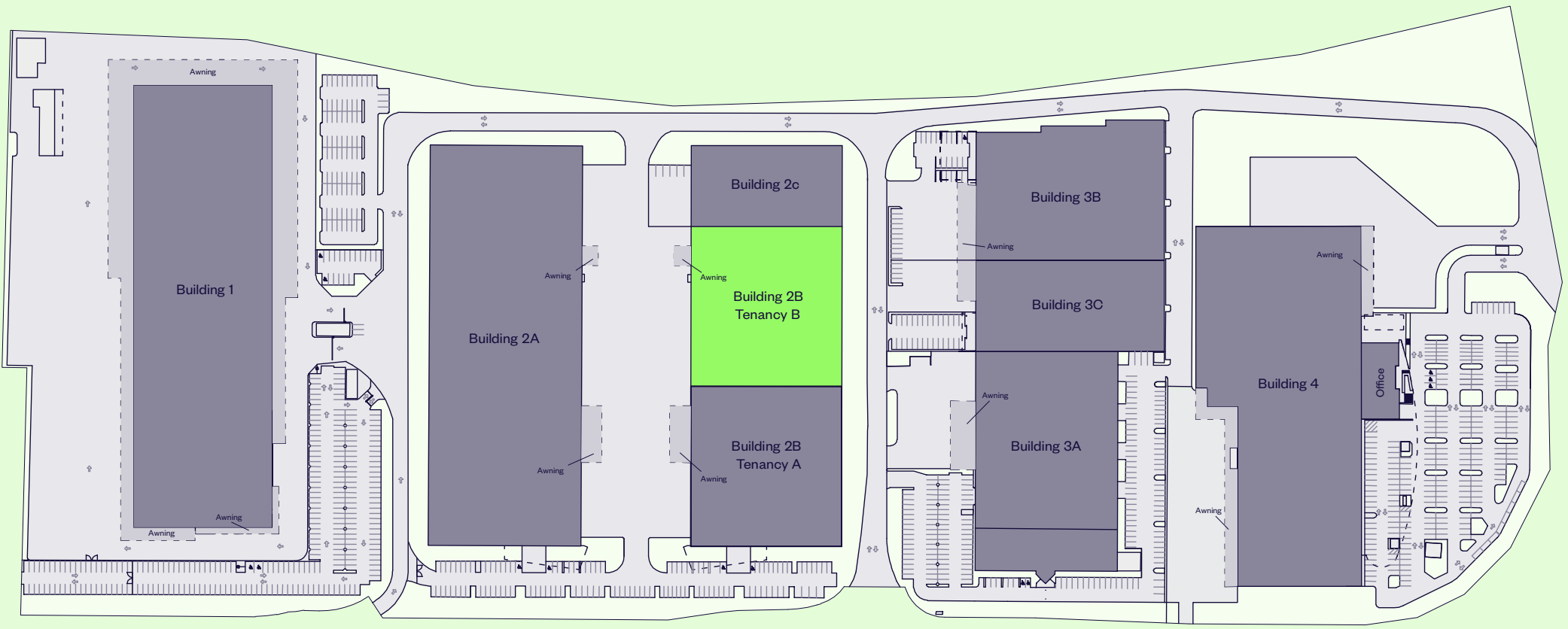
 **\$1.3bn**
ONLINE SHOPPING



Source: Esri and Michael Bauer Research

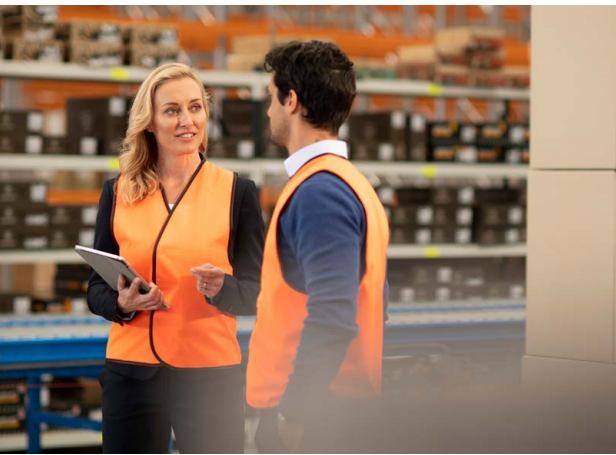
**WITHIN
45 MINUTE
DRIVE TIME**

SITE PLAN

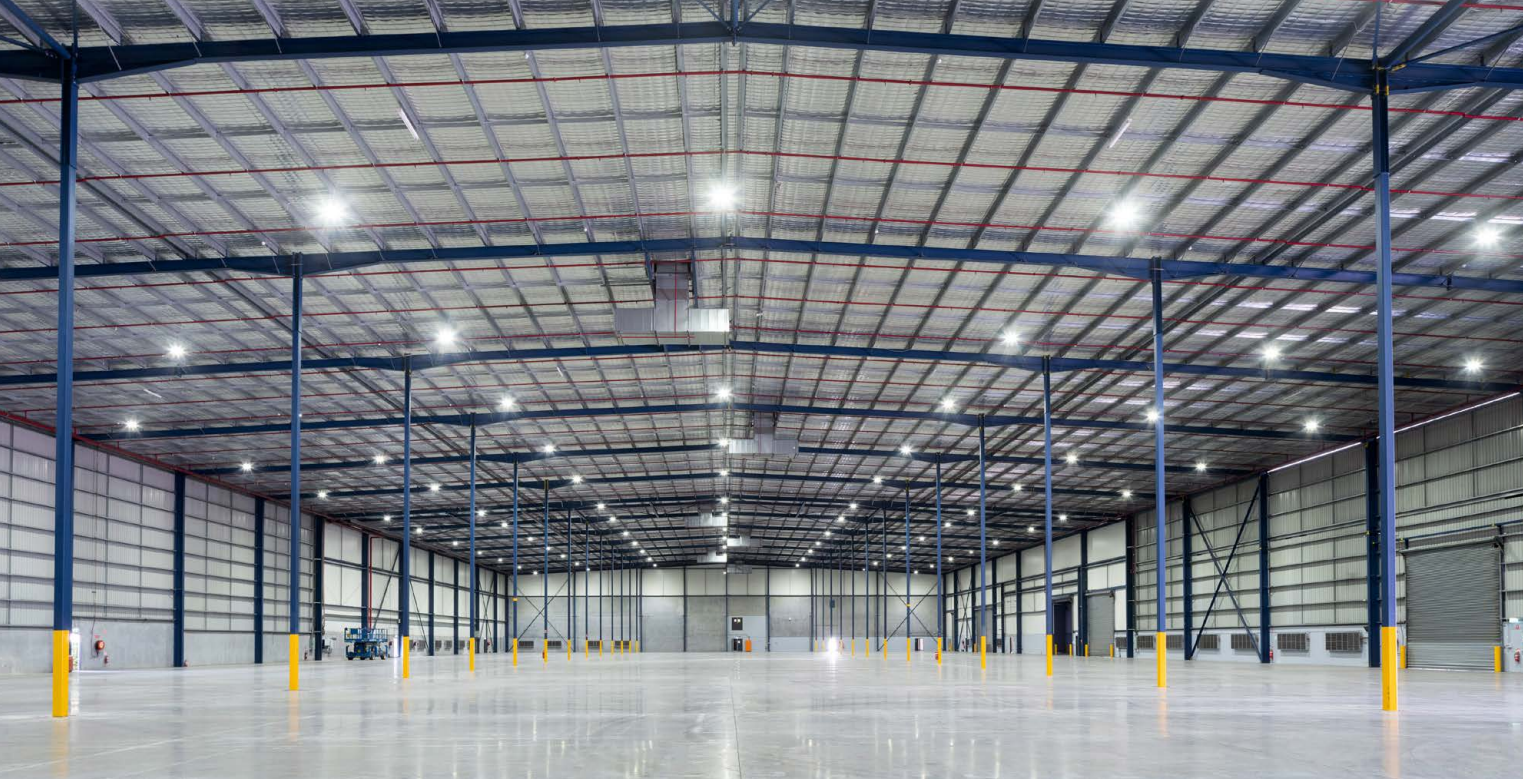


■ FOR LEASE

FEATURES

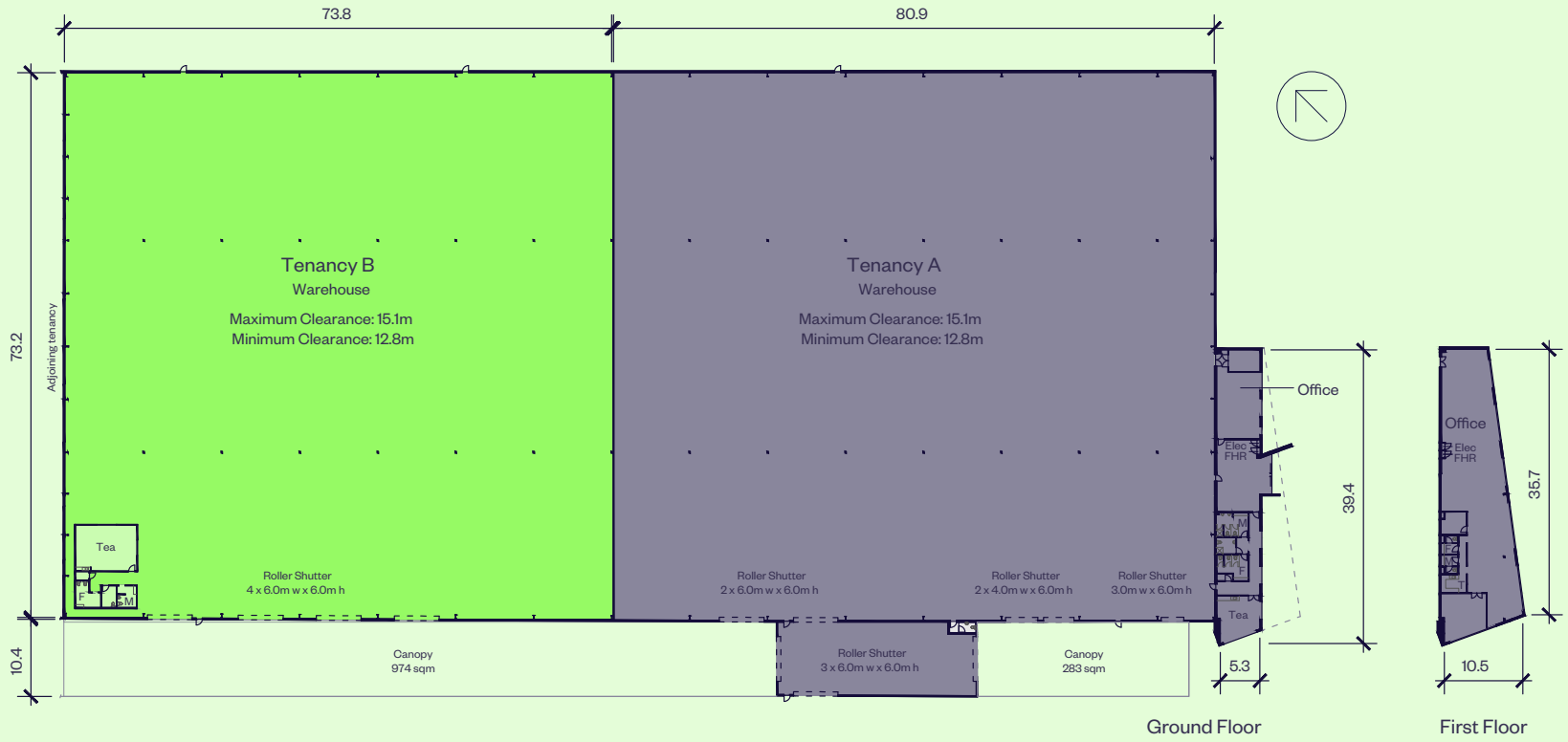


- + Functional 5,446 sqm high clearance warehouse
- + Internal warehouse clearance up to 15.1m
- + Access via 4 on-grade roller shutters
- + Shared hardstand area with large awning across loading areas
- + Ample on-site parking.



BUILDING 2B PLAN

AREA SCHEDULE	SQM
Tenancy B	
Warehouse	5,445.6
Total Tenancy B	5,445.6



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.

SERVICE

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.

LEARN MORE ABOUT THE GOODMAN FOUNDATION



CONTACT



GET IN TOUCH

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](#)

