



GOOD IS FAST CONNECTIONS

GREAT IS WHAT YOU DO FROM HERE

Newington Business Park
2 Holker Street & 4 Avenue of the Americas
Newington, NSW

MAKING
SPACE
FOR
GREATNESS



strategic location



Newington Business Park is a multi-unit estate offering high quality warehouse and office space suitable for a range of business uses.

Join other high profile customers including eBay, Adidas and IAG.

VIEW FROM ABOVE





CONNECTIVITY

Private vehicle

The estate is strategically located within two kilometres of Parramatta Road and the M4 Motorway enabling efficient access to Sydney's metropolitan areas.

Bus

A number of buses service the area and the nearby Newington Marketplace and Sydney Olympic Park offer a range of shops and services.

50M

to Newington Marketplace

1KM

to Olympic Park station

3.7KM

to M4 Motorway

9KM

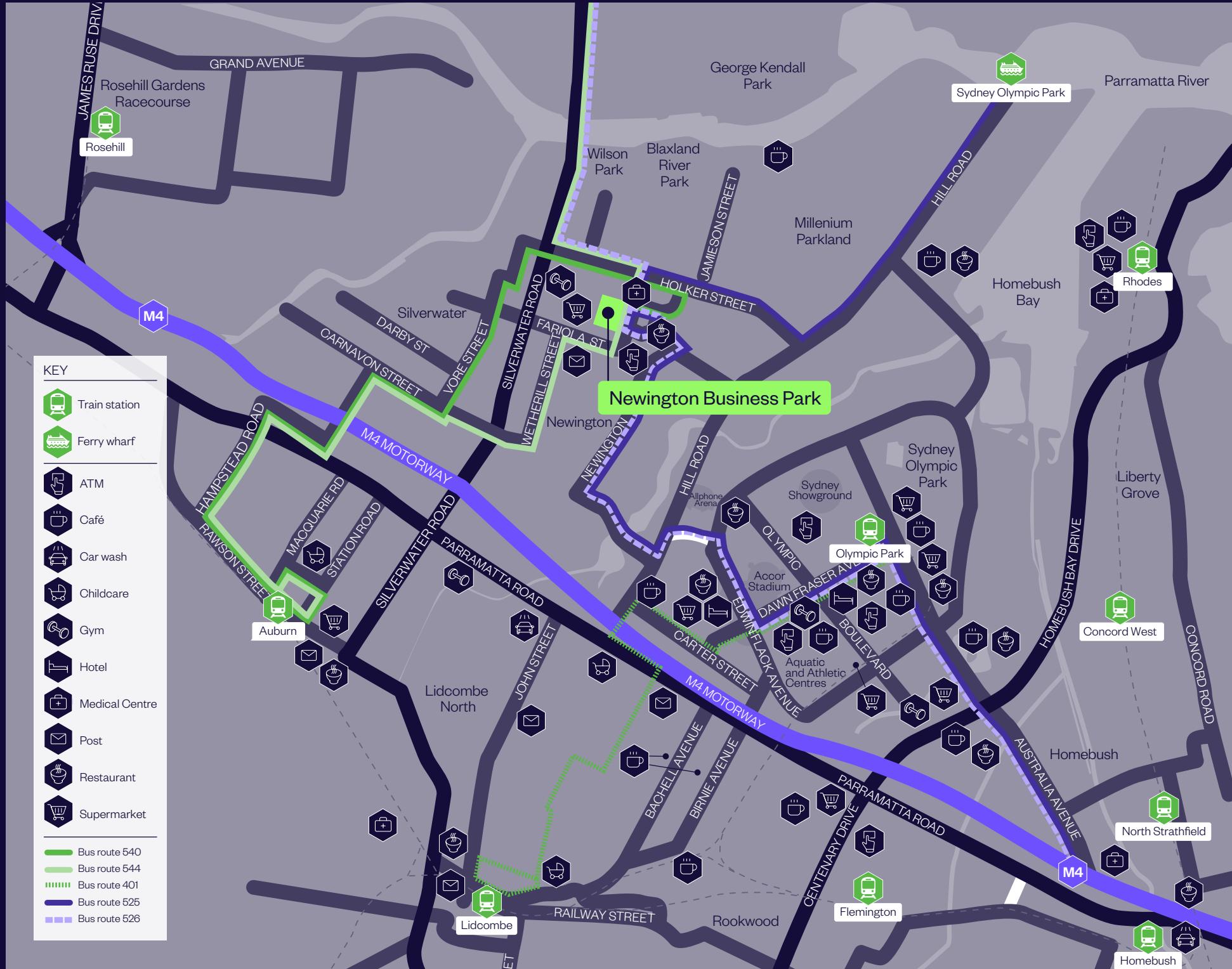
to Parramatta CBD

20KM

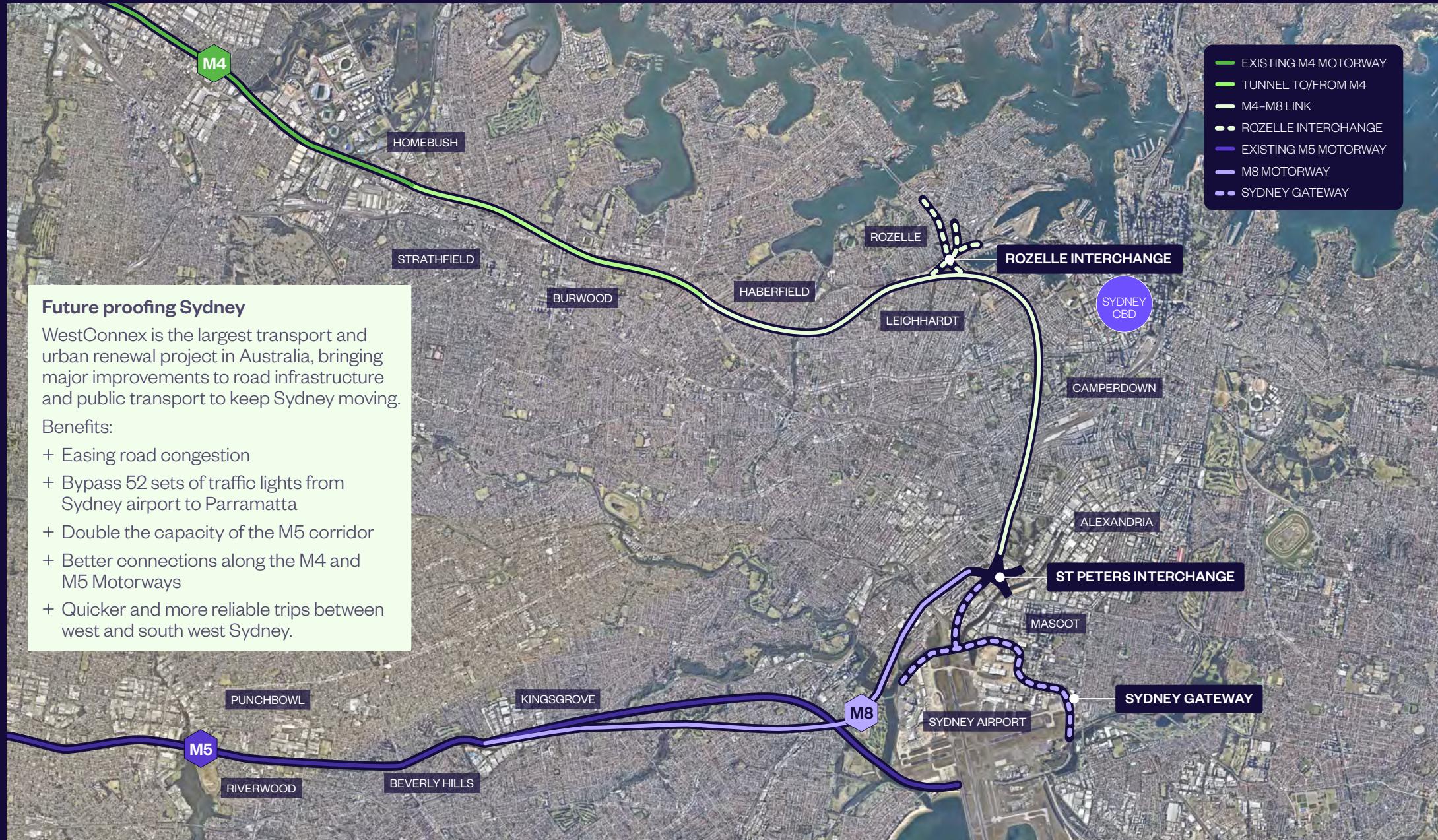
to Sydney CBD

Easy access

ACCESS



WESTCONNEX – IMPROVING ACCESS



NEARBY AMENITY AND SERVICES



Newington Marketplace is a short walk from the estate, offering access to a range of shops and services.

- + Annaya Artisan Cafe Bakery
- + Woolworths
- + Subway
- + The Fishbowl
- + Yum Yum Kebabs
- + Jags Ristorante
- + Amcal + Pharmacy
- + Newington Dry Cleaners
- + Newington Medical.

Key area statistics



8.7m

TOTAL POPULATION



3.0m

TOTAL HOUSEHOLDS



\$543.7bn

TOTAL PURCHASING POWER

Total spend on



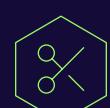
\$15.7bn

CLOTHING



\$49.3bn

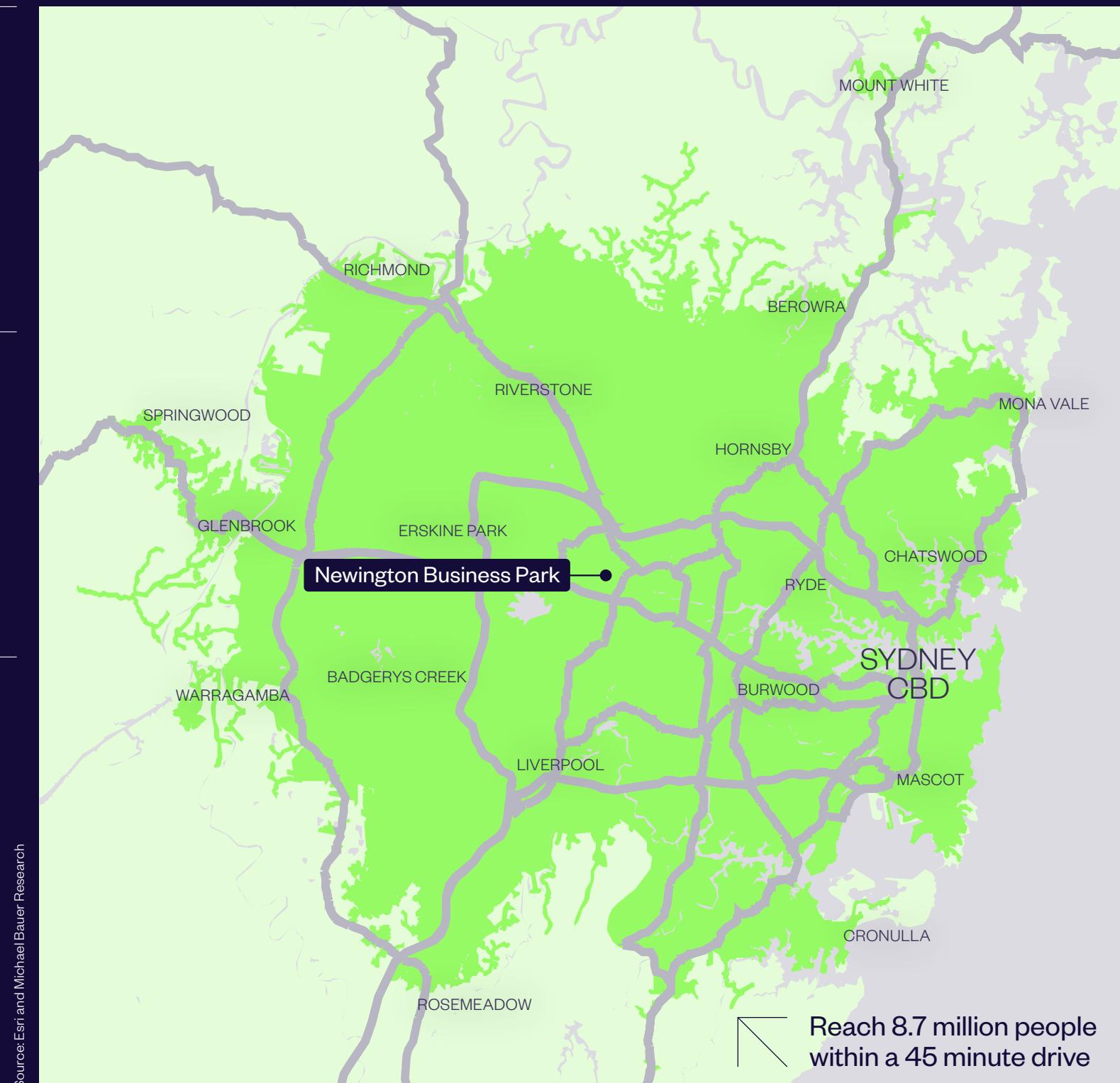
FOOD + BEVERAGE



\$12.0bn

PERSONAL CARE

WITHIN
45 MINUTE
DRIVE TIME



FEATURES



Unit 6 – 2 Holker Street

- + 716 sqm warehouse
- + 176 sqm first floor office
- + Internal clearance up to 8m
- + Roller shutter access
- + Available April 2026.



Unit 7 – 4 Avenue of the Americas

- + 488 sqm warehouse
- + 262 sqm office space over 2 levels
- + Internal clearance up to 7.7m
- + Roller shutter access
- + Available June 2026.



Estate features

- + On-site parking
- + Close to amenities
- + Boutique estate.

FEATURES

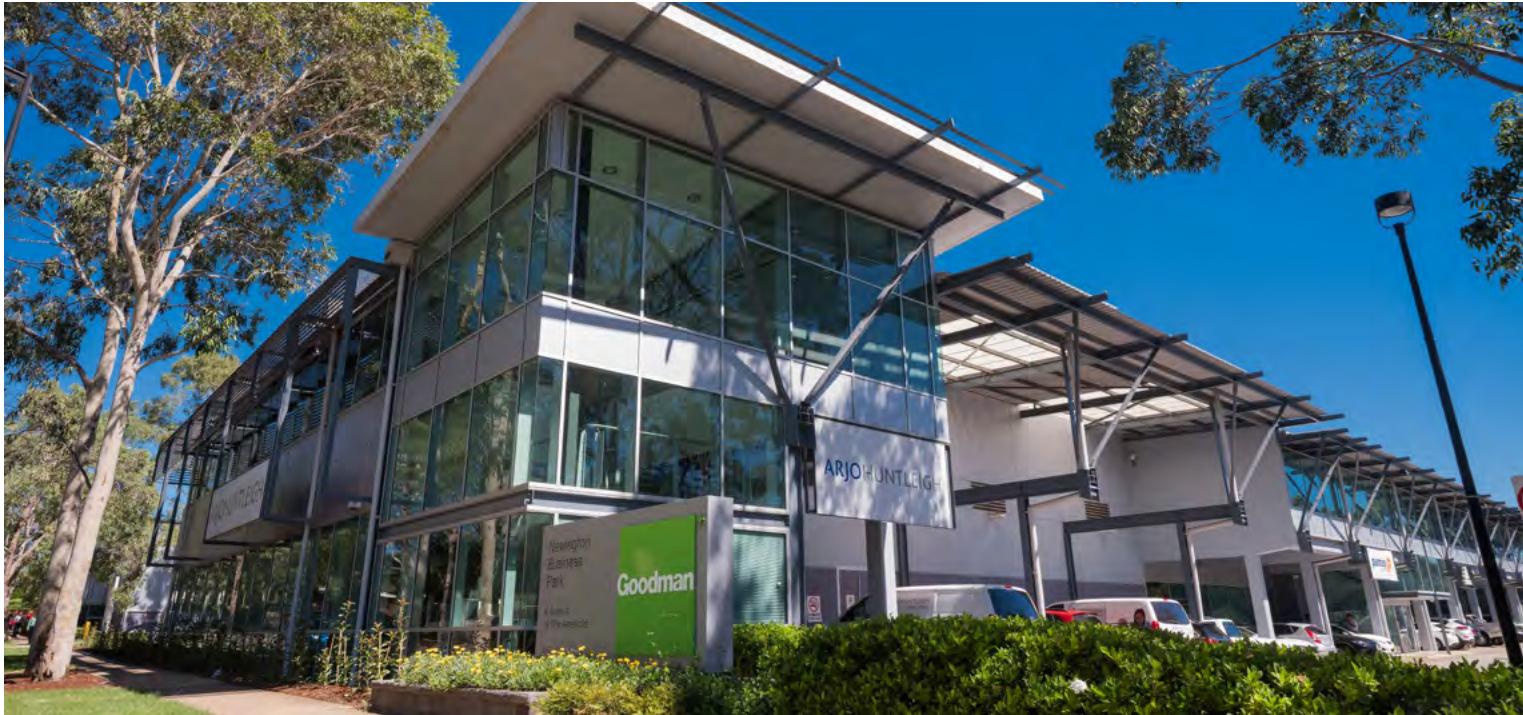


Unit 12 – 4 Avenue of the Americas

- + 523 sqm warehouse
- + 271 sqm office space over two levels
- + Internal clearance up to 8.1m
- + Roller shutter access
- + Available April 2026.

Estate features

- + On-site parking
- + Close to amenities
- + Boutique estate.

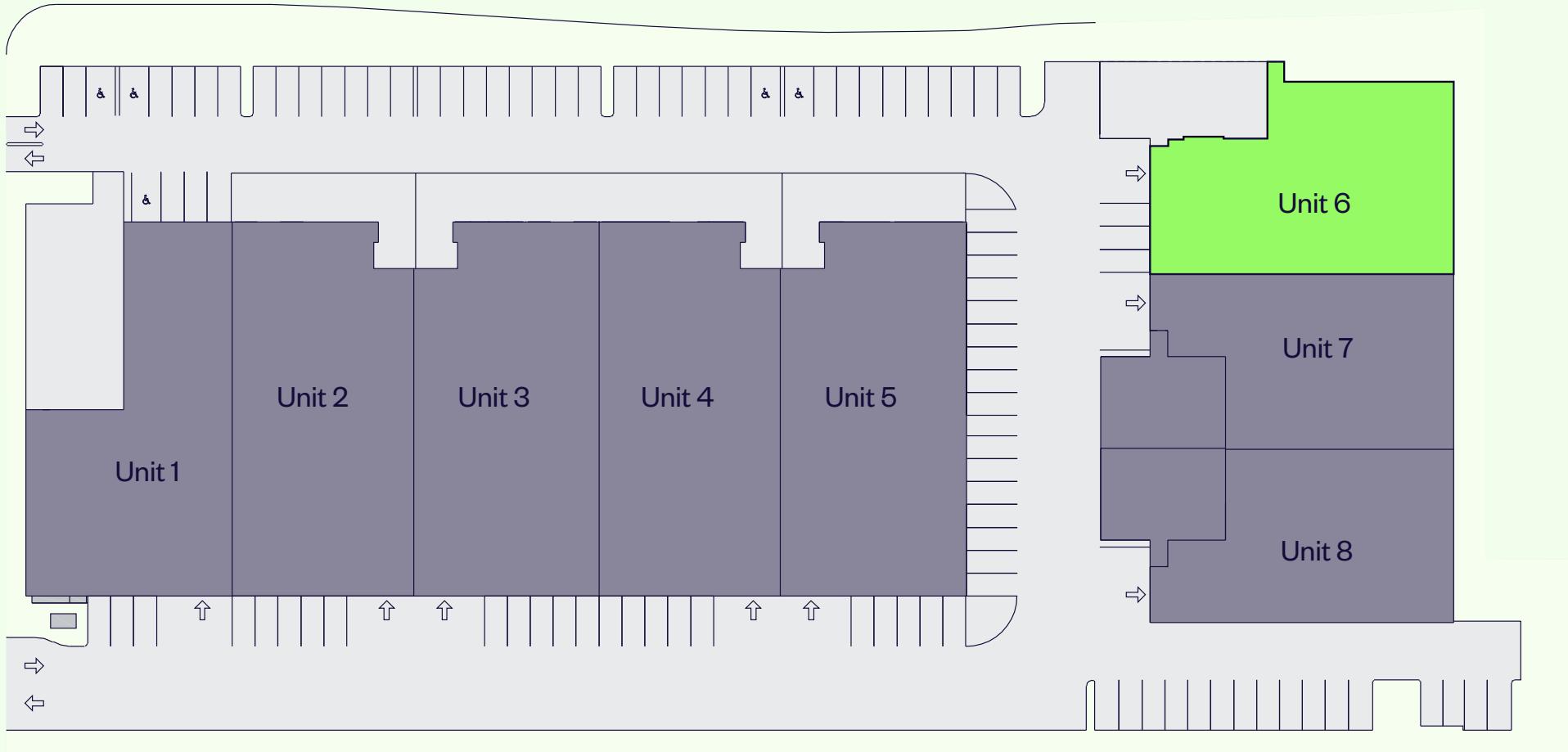


SITE PLAN - 2 HOLKER STREET



HOLKER STREET

ROAD
ACCESS

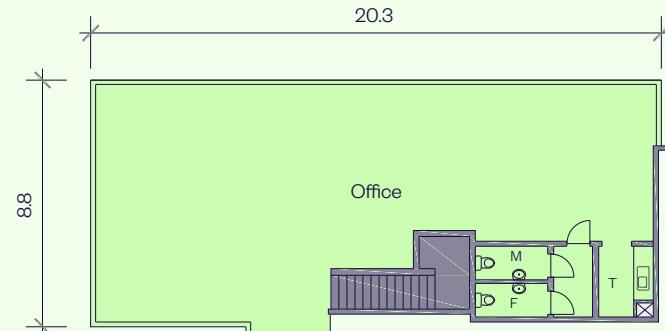


FOR LEASE

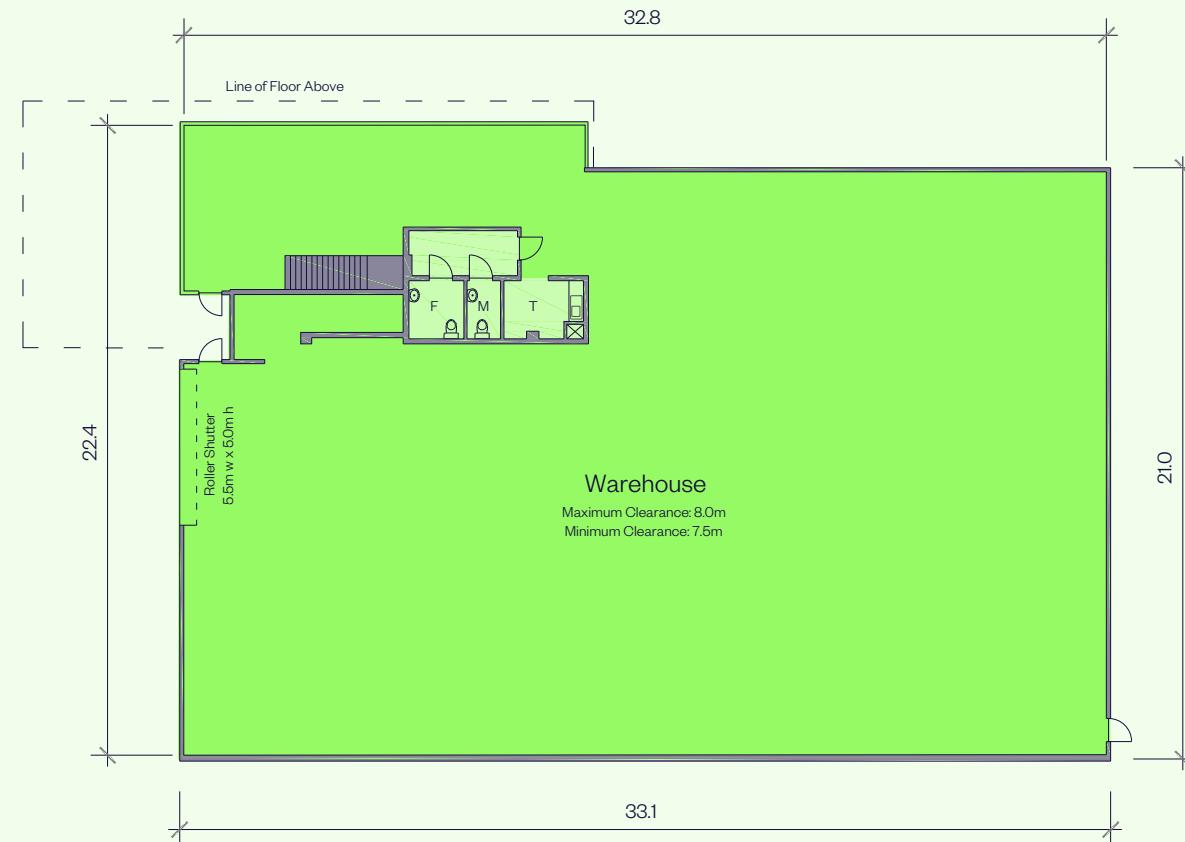
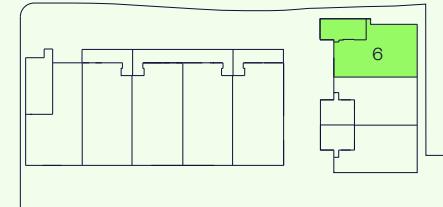
UNIT 6 PLAN

2 HOLKER STREET

AREA SCHEDULE	SQM
Ground floor	
Warehouse	715.8
First floor	
Office	175.5
Total building area	891.3



HOLKER STREET



SITE PLAN – 4 AVENUE OF THE AMERICAS

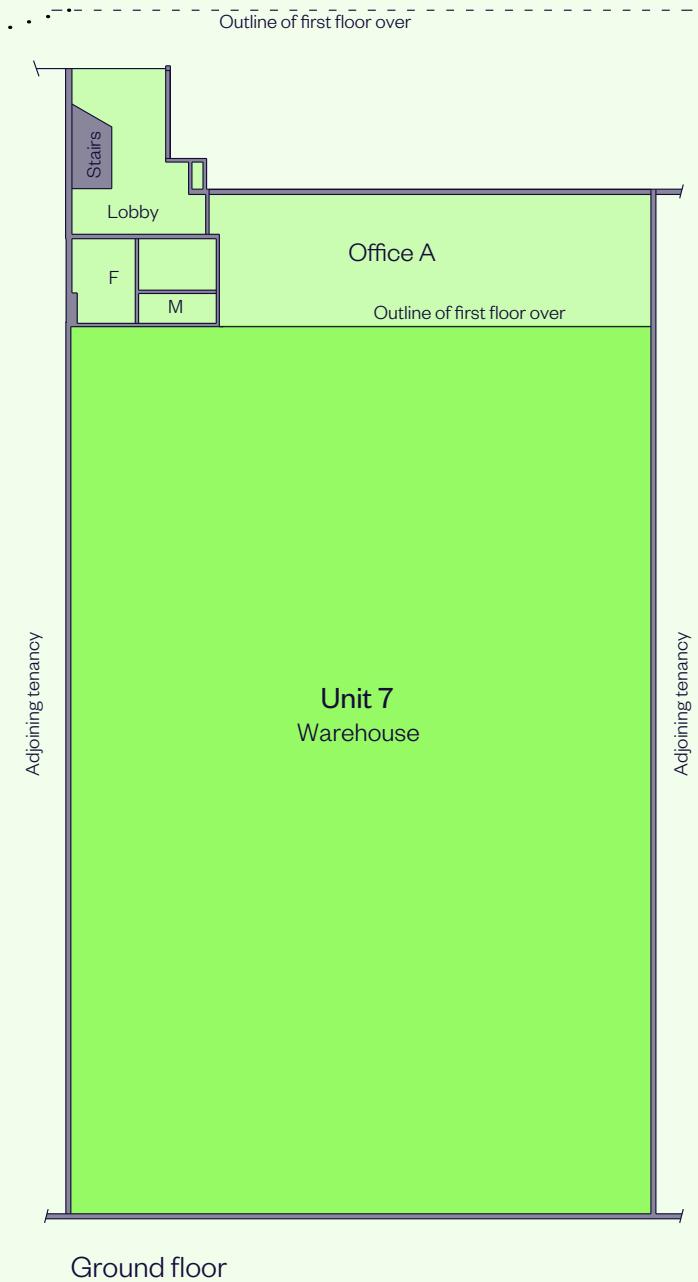
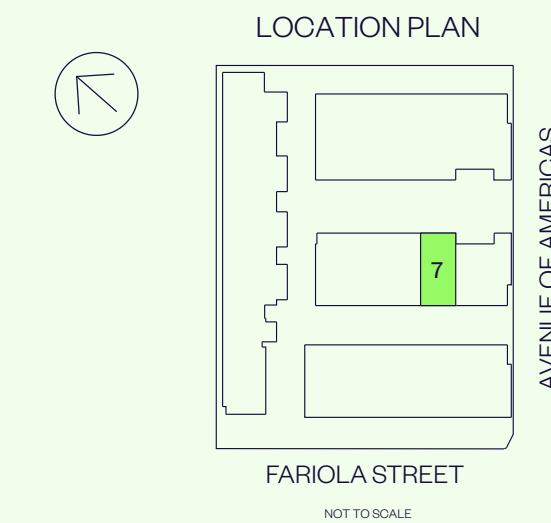
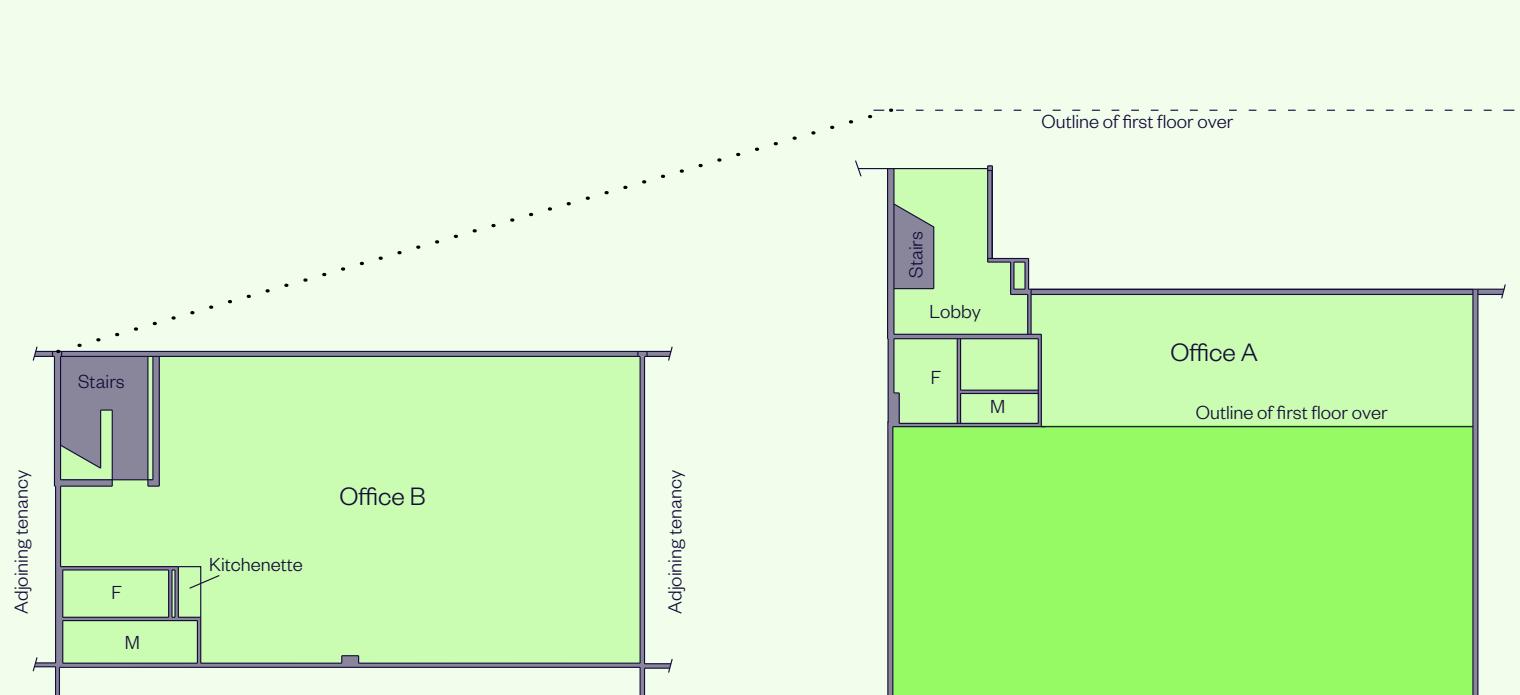


FOR LEASE

UNIT 7 PLAN

4 AVENUE OF THE AMERICAS

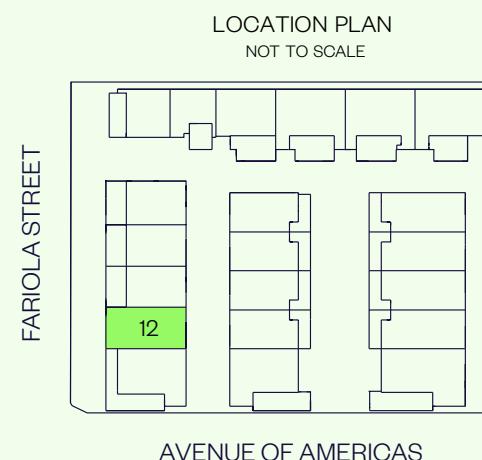
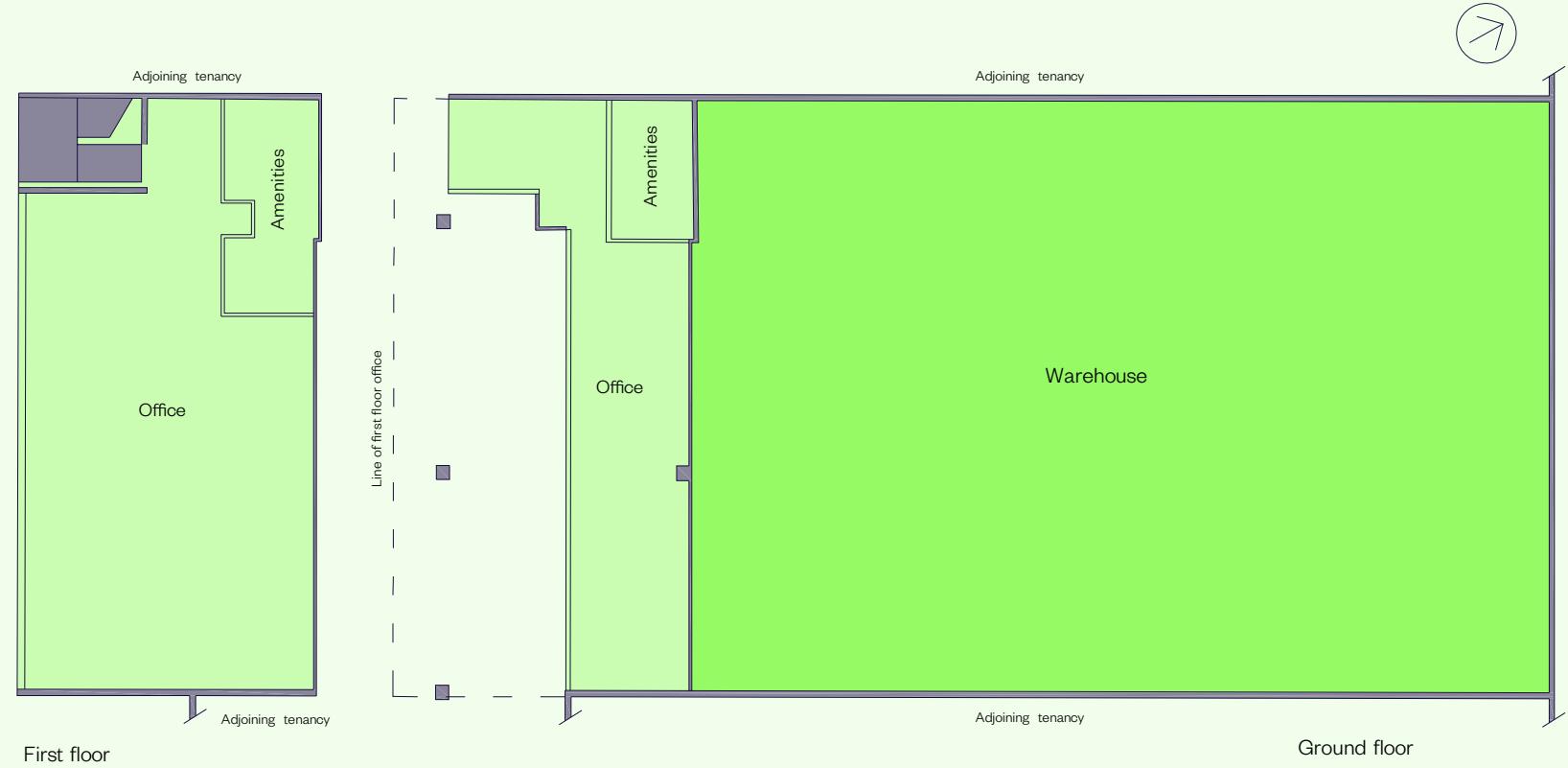
AREA SCHEDULE	SQM
Ground floor	
Warehouse	488.2
Office A	87.4
First floor	
Office B	174.7
Total building area	750.3



UNIT 12 PLAN

4 AVENUE OF THE AMERICAS

AREA SCHEDULE	SQM
Ground floor	
Warehouse	522.7
Office	88.7
First floor	
Office	182.1
Total building area	793.5



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.

Carbon neutral organisation

Goodman proactively monitors the carbon footprint under our operational control. We purchase 100% renewable electricity and offset residual emissions with high quality carbon offsets to achieve carbon neutral in operations certification via Climate Active.

Climate resilience

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include installation of solar PV, inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 66MW of rooftop solar on more than 200 of our buildings in Australia. That's more than 200,000 solar panels – enough to power 15,700 homes, or the equivalent of taking 34,000 passenger vehicles off the road.

LED lighting and motion sensors

100% of the portfolio has LED lighting and motion sensors. This will support energy efficient operations, and provides optimum lighting comfort for our customers.

Electric vehicle charging

We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers on their electric vehicle requirements.

Building certifications

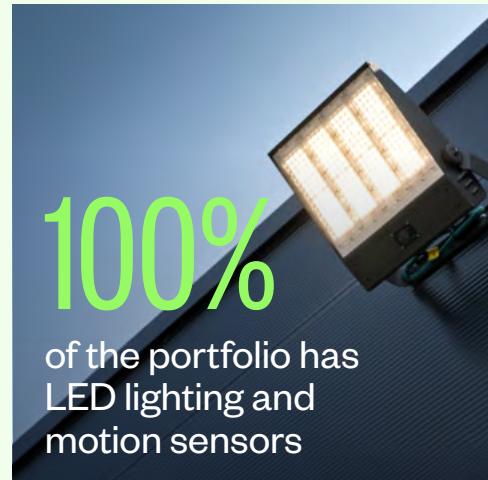
Goodman is targeting 5 star Green Star Buildings rating on all new warehouse developments. This third-party certification demonstrates best practice in environmentally sustainable design.

Active water monitoring and management

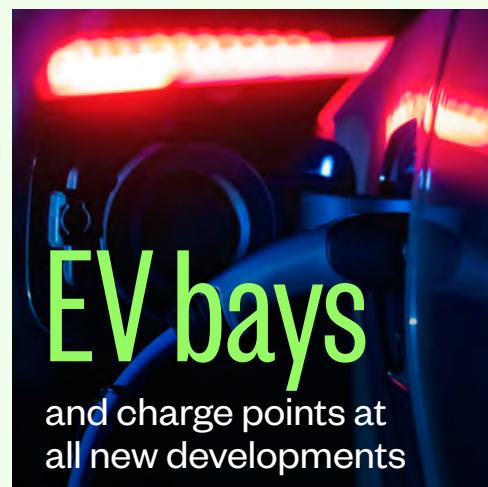
Goodman have implemented several sustainable landscaping initiatives in an effort to reduce potable water consumption across the portfolio. These include rainwater tanks, smart potable water meters and drought tolerant planting.



200,000+
solar panels installed



100%
of the portfolio has
LED lighting and
motion sensors



EV bays
and charge points at
all new developments

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 over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

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, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and 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



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