GOOD IS FAST CONNECTIONS

GREAT IS WHAT YOU DO FROM HERE

ROSEHILL INDUSTRIAL ESTATE
Cnr Shirley and Unwin Streets
Rosehill, NSW

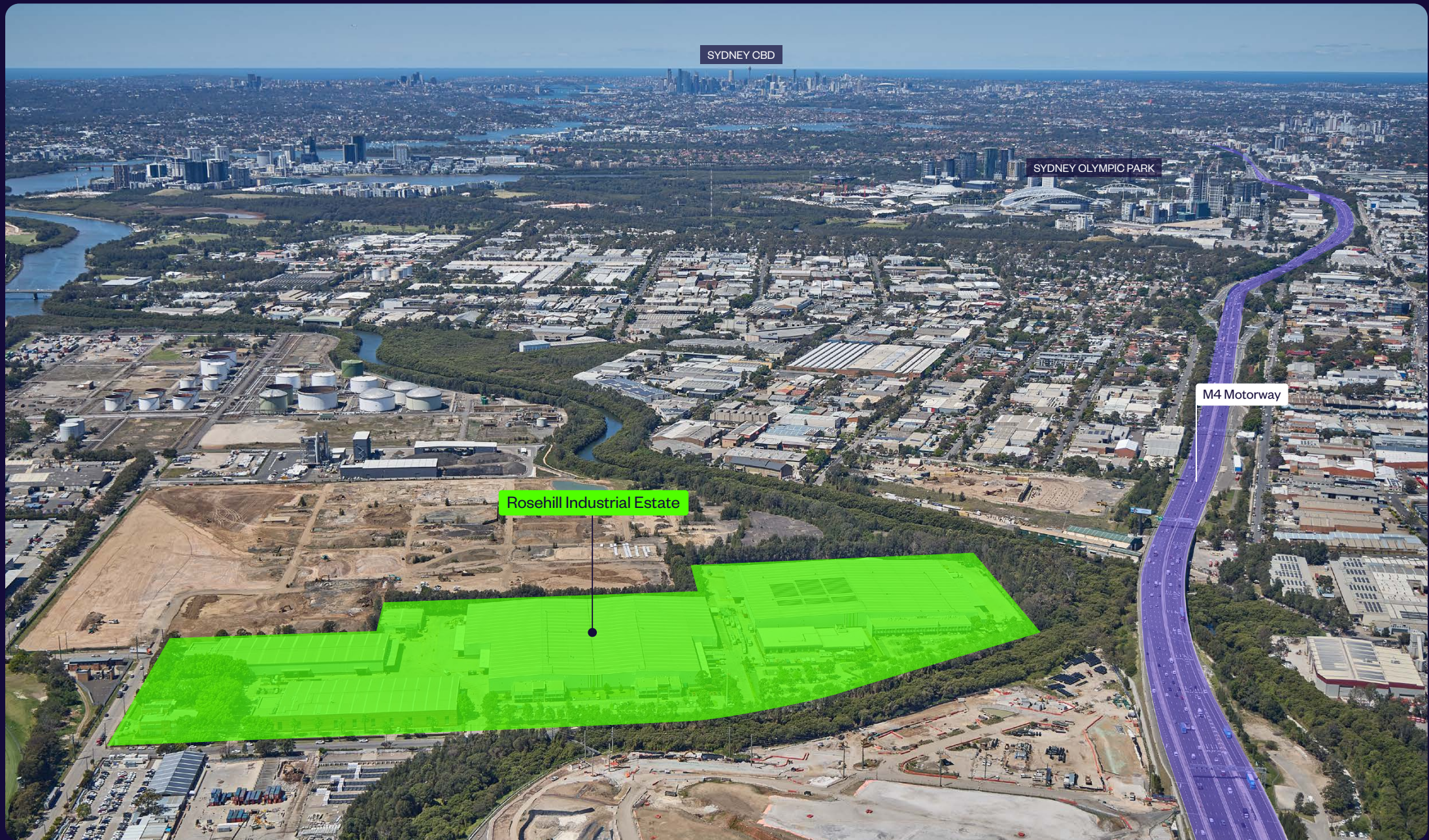MAKING SPACE FOR GREATNESS

Goodman +

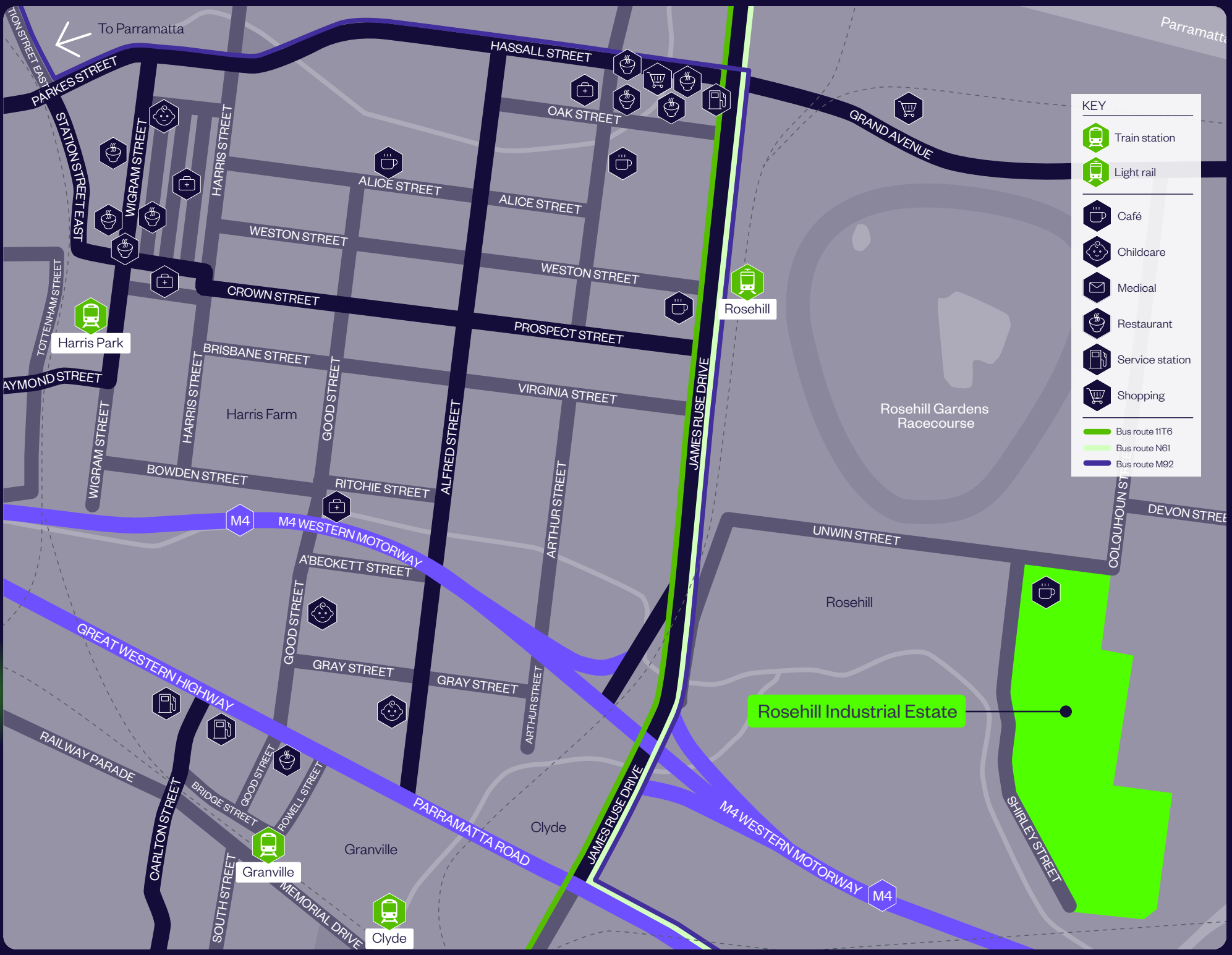# LOCATION

2KM
to M4

3KM
to Parramatta CBD

19KM
to Sydney CBD

Rosehill Industrial Estate sits in Sydney's geographical centre, offering easy access to the M4 and M8 Motorways and Parramatta Road. Zoned E5 Heavy Industrial, it's ideal for warehousing, distribution and manufacturing.
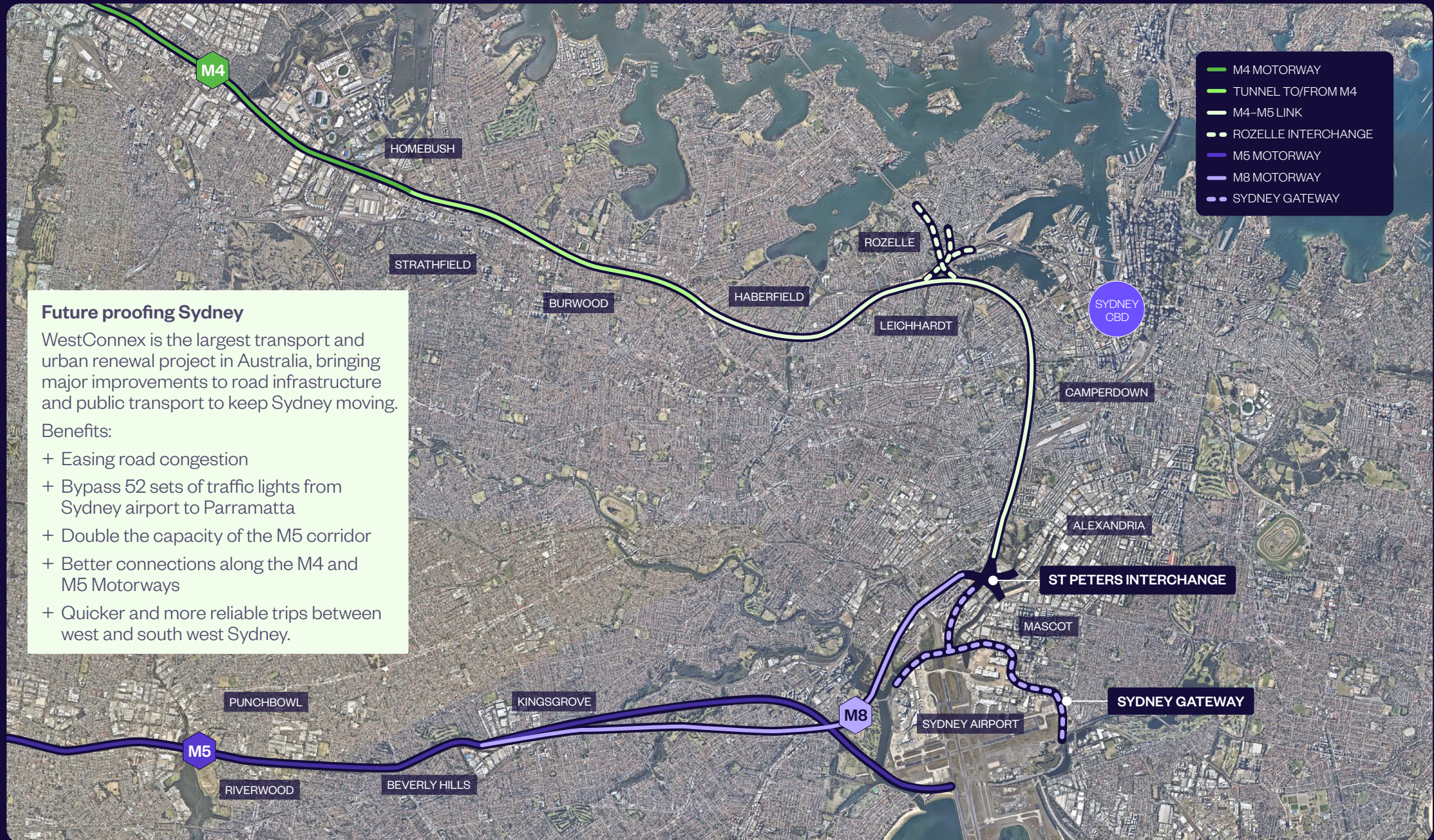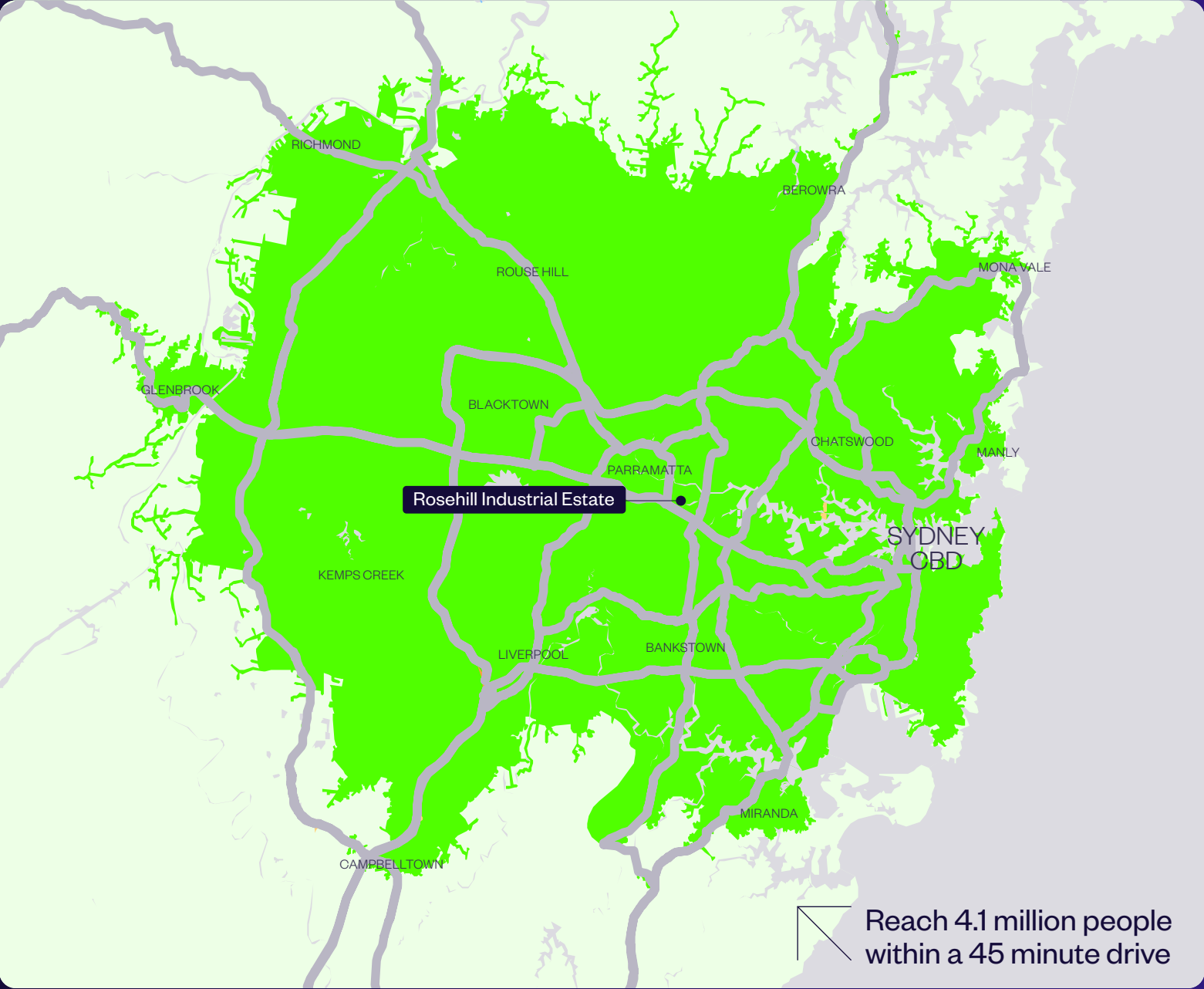
VIEW FROM ABOVE

SYDNEY CBD

SYDNEY OLYMPIC PARK

M4 Motorway

Rosehill Industrial Estate

ACCESS

To Parramatta

Parramatta

PARKES STREET
STATION STREET EAST
TOTTENHAM STREET
WIGRAM STREET
HARRIS STREET
HARRIS STREET
HASSALL STREET
OAK STREET
ALICE STREET
ALICE STREET
WESTON STREET
WESTON STREET
CROWN STREET
PROSPECT STREET
GRAND AVENUE

Harris Park

RAYMOND STREET
BRISBANE STREET
GOOD STREET
VIRGINIA STREET
ALFRED STREET
ARTHUR STREET
JAMES RUSE DRIVE

Rosehill

Harris Farm

BOWDEN STREET
RITCHIE STREET
Rosehill Gardens
Racecourse

UNWIN STREET
COLQUHOUN STREET
DEVON STREET

M4 WESTERN MOTORWAY
M4
A'BECKETT STREET

GREAT WESTERN HIGHWAY

GOOD STREET
GRAY STREET
GRAY STREET
ARTHUR STREET

Rosehill

RAILWAY PARADE
CARLTON STREET
SOUTH STREET
BRIDGE STREET
GOOD STREET
ROWELL STREET
MEMORIAL DRIVE

Rosehill Industrial Estate

SHIRLEY STREET

Granville
Granville

Clyde
Clyde

PARRAMATTA ROAD
JAMES RUSE DRIVE
M4 WESTERN MOTORWAY
M4

KEY

Train station

Light rail

Café

Childcare

Medical

Restaurant

Service station

Shopping

Bus route 11T6

Bus route N61

Bus route M92

WESTCONNEX - IMPROVING ACCESS

M4 — HOMEBUSH

STRATHFIELD

BURWOOD

HABERFIELD

ROZELLE

LEICHHARDT

SYDNEY CBD

CAMPERDOWN

ALEXANDRIA

ST PETERS INTERCHANGE

MASCOT

SYDNEY AIRPORT

SYDNEY GATEWAY

PUNCHBOWL

KINGSGROVE

M8

M5

RIVERWOOD

BEVERLY HILLS

Legend:
- — M4 MOTORWAY
- — TUNNEL TO/FROM M4
- — M4–M5 LINK
- --- ROZELLE INTERCHANGE
- — M5 MOTORWAY
- — M8 MOTORWAY
- --- SYDNEY GATEWAY

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.

SPEED TO MARKET

RICHMOND
BEROWRA
ROUSE HILL
MONA VALE
GLENBROOK
BLACKTOWN
CHATSWOOD
MANLY
PARRAMATTA
Rosehill Industrial Estate
SYDNEY CBD
KEMPS CREEK
LIVERPOOL
BANKSTOWN
MIRANDA
CAMPBELLTOWN

Reach 4.1 million people within a 45 minute drive

KEY AREA STATISTICS

4.1M
Total population

1.4M
Total households

$256.8BN
Total purchasing power

TOTAL SPEND ON

$7.4BN
Clothing

$23.3BN
Food + beverage

$5.7BN
Personal care

$1.3BN
Online shopping

Building B, Unit B2

+ 3,073 sqm warehouse + office
+ Internal clearance up to 11m
+ 400 amps power
+ 3 roller shutter doors
+ 3 recessed docks
+ Up to 3,675 racking pallet spaces
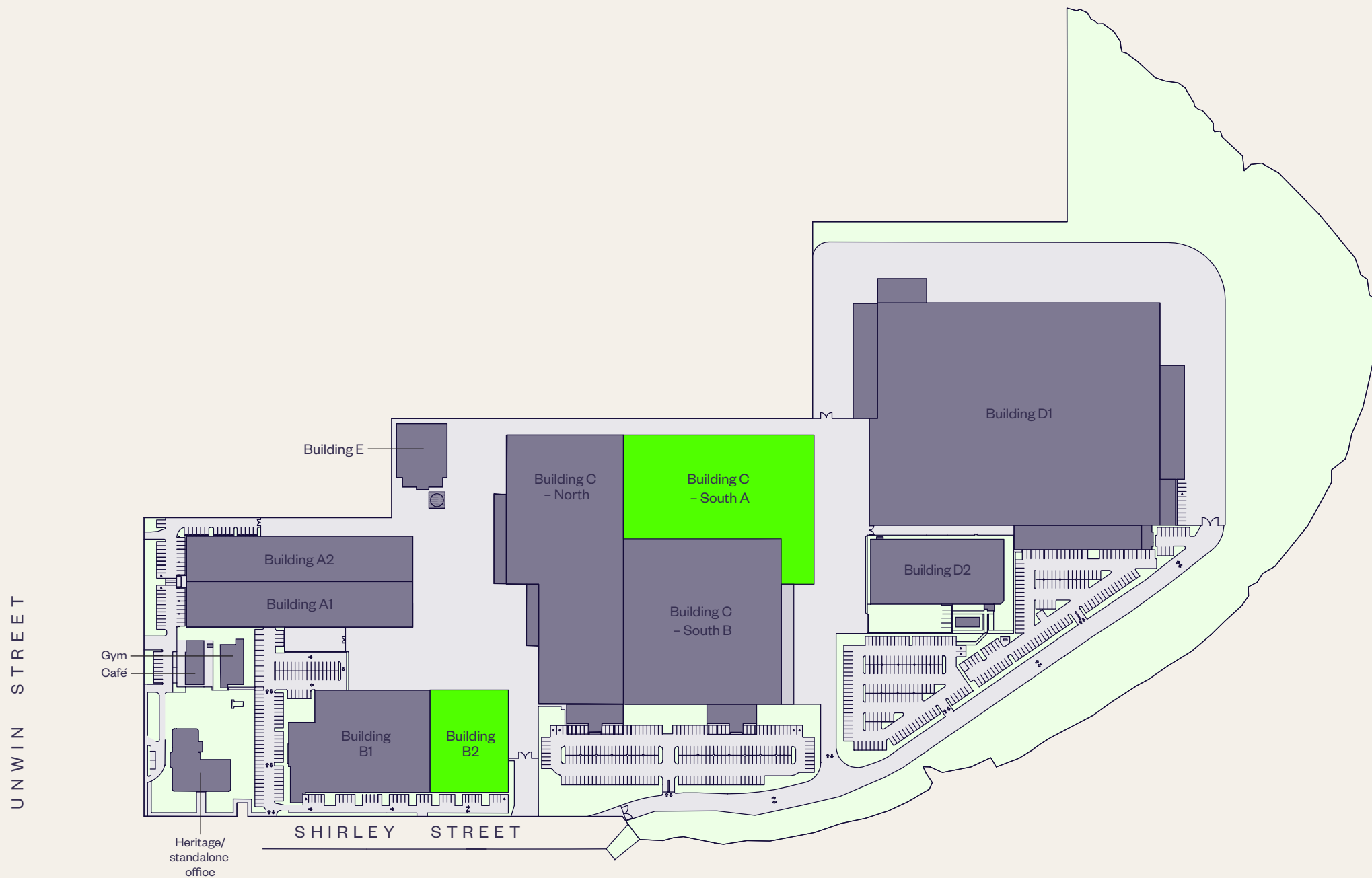+ 25 parking spaces
+ Available February 2026.

Building C – South A

+ 8,360 sqm warehouse + office
+ Internal clearance up to 12.9m
+ 790 amps power
+ 250kW solar
+ 3 roller shutter doors
+ 40 parking spaces
+ Available April 2026.

FEATURES
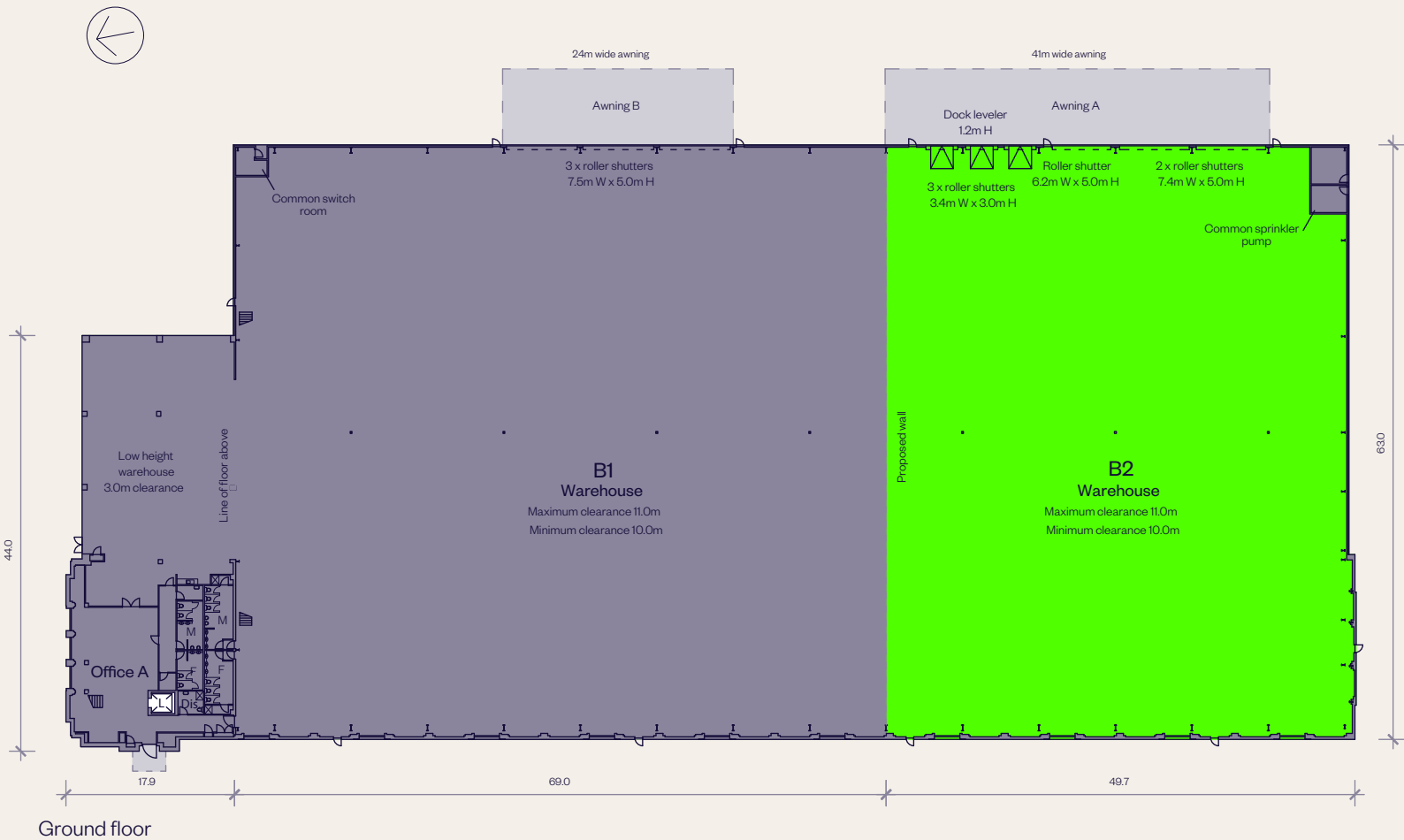
SITE PLAN

Building E

Building C – North

Building C – South A

Building C – South B

Building D1

Building D2

Building A2

Building A1

Gym

Café

Building B1

Building B2

Heritage/ standalone office

UNWIN STREET

SHIRLEY STREET

BUILDING B, UNIT B2 PLAN

Rosehill Industrial Estate

AREA SCHEDULE	SQM
Warehouse	3,073
Total building area	**3,073**

24m wide awning

Awning B

41m wide awning

Awning A

Dock leveler
1.2m H

3 x roller shutters
7.5m W x 5.0m H

Roller shutter
6.2m W x 5.0m H

2 x roller shutters
7.4m W x 5.0m H

3 x roller shutters
3.4m W x 3.0m H

Common switch
room

Common sprinkler
pump

Low height
warehouse
3.0m clearance

Line of floor above

Proposed wall

B1
Warehouse
Maximum clearance 11.0m
Minimum clearance 10.0m

B2
Warehouse
Maximum clearance 11.0m
Minimum clearance 10.0m

63.0

44.0

M

M

F

Office A

Dis.

17.9

69.0

49.7

Ground floor

LOCATION PLAN

UNWIN STREET

B2

SHIRLEY STREET
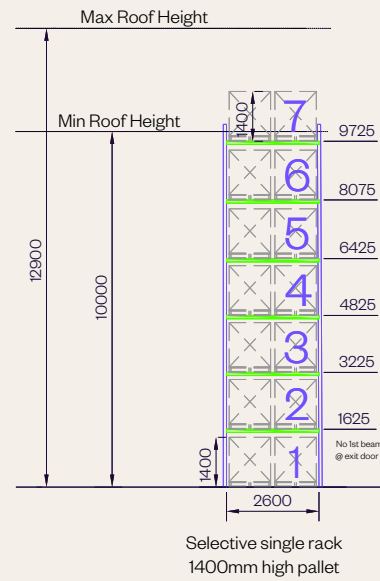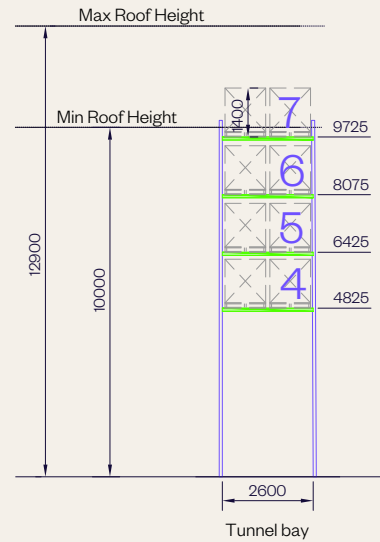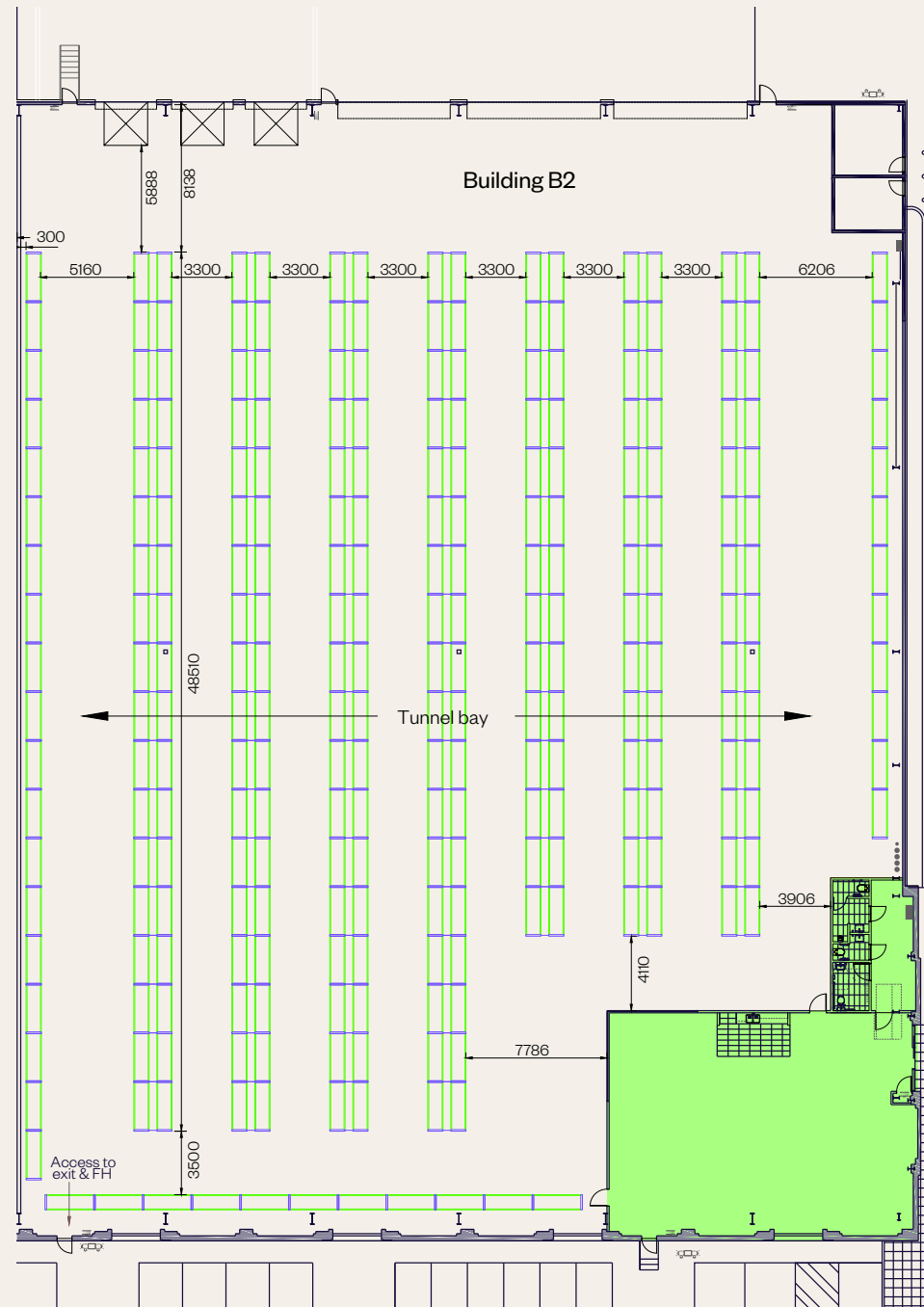
NOT TO SCALE

■ FOR LEASE

BUILDING B, UNIT B2 RACKING PLAN

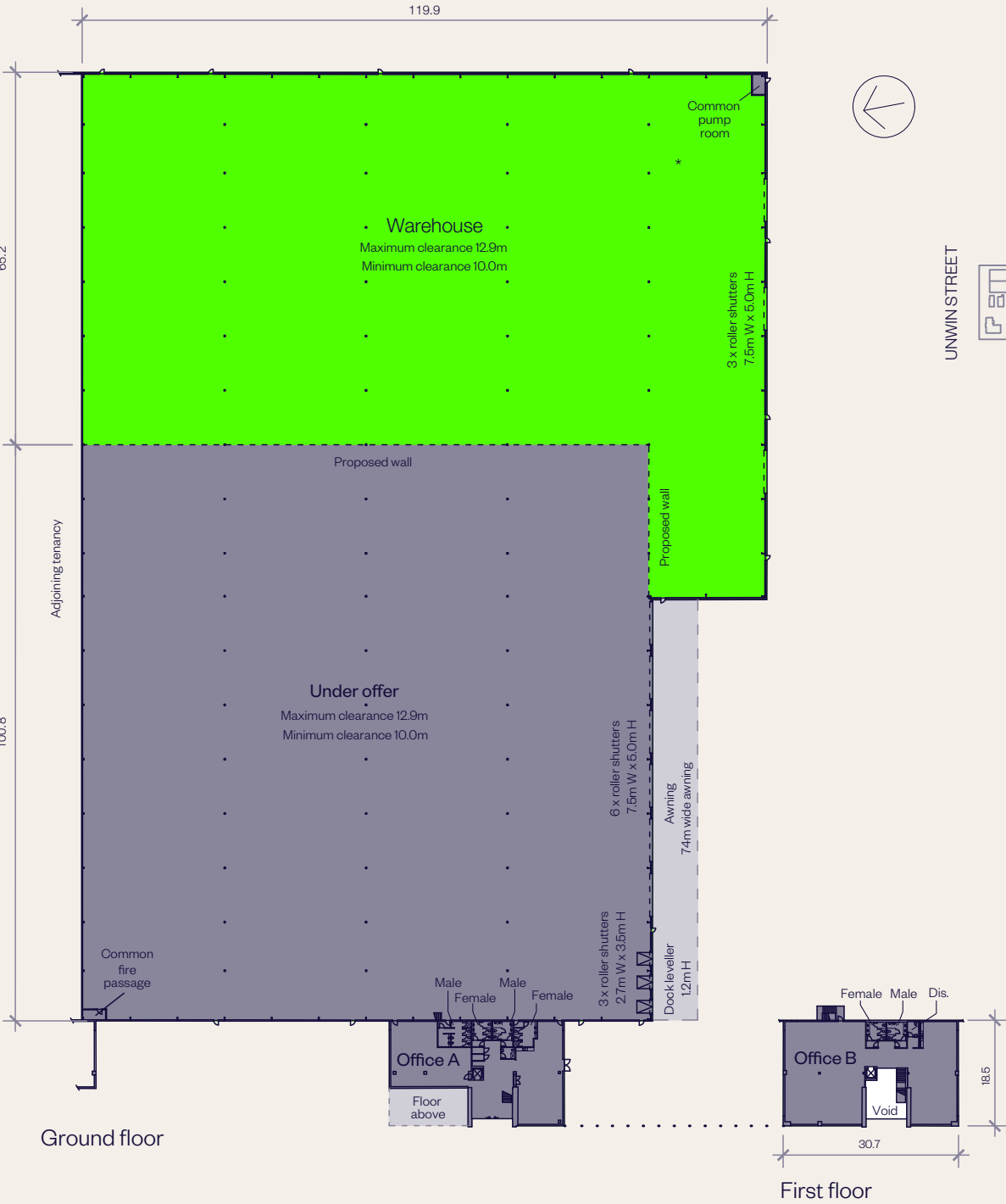**Rosehill Industrial Estate**

SELECTIVE SINGLE RACK CAPACITY

Pallet	Capacity
1400 mm high	3,675

Building B2

300

5160 · 3300 · 3300 · 3300 · 3300 · 3300 · 3300 · 6206

5888
8138

48510

Tunnel bay

3906

4110

7786

3500

Access to exit & FH

Tunnel bay

Max Roof Height

Min Roof Height — 9725

7 — 1400
6 — 8075
5 — 6425
4 — 4825

12900
10000

2600

Selective single rack 1400mm high pallet

Max Roof Height

Min Roof Height — 9725

7 — 1400
6 — 8075
5 — 6425
4 — 4825
3 — 3225
2 — 1625
1 — No 1st beam @ exit door

1400

12900
10000

2600

1170 · 1170 · 1400
1000kg

FOR LEASE

BUILDING C - SOUTH A PLAN

Rosehill Industrial Estate

AREA SCHEDULE	SQM
Warehouse	8,360
Total building area	**8,360**

LOCATION PLAN

UNWIN STREET

C SOUTH A

SHIRLEY STREET

NOT TO SCALE

119.9

65.2

Common pump room

Warehouse
Maximum clearance 12.9m
Minimum clearance 10.0m

3 x roller shutters
7.5m W x 5.0m H

Proposed wall

Proposed wall

Adjoining tenancy

100.8

Under offer
Maximum clearance 12.9m
Minimum clearance 10.0m

6 x roller shutters
7.5m W x 5.0m H

Awning
74m wide awning

Common fire passage

3 x roller shutters
2.7m W x 3.5m H

Dock leveller
1.2m H

Male
Female
Male
Female

Office A

Floor above

Ground floor

Female   Male   Dis.

Office B

Void

First floor

18.5

30.7

FOR LEASE

ABOUT GOODMAN

Our sustainability strategy
See how we're working to create a more sustainable future

First Nations Engagement
Read about our Reconciliation Action Plan

Goodman Foundation
This is how we do good in the world

We own, develop and manage high-quality, sustainable properties globally that are close to consumers and provide essential infrastructure for the digital economy.

In Australia, Goodman is the largest industrial property developer. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

LEARN MORE

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goodman.com/au