



Space for:

air, land and sea access

PORTAIR INDUSTRIAL ESTATE
1A HALE STREET, BOTANY, NSW

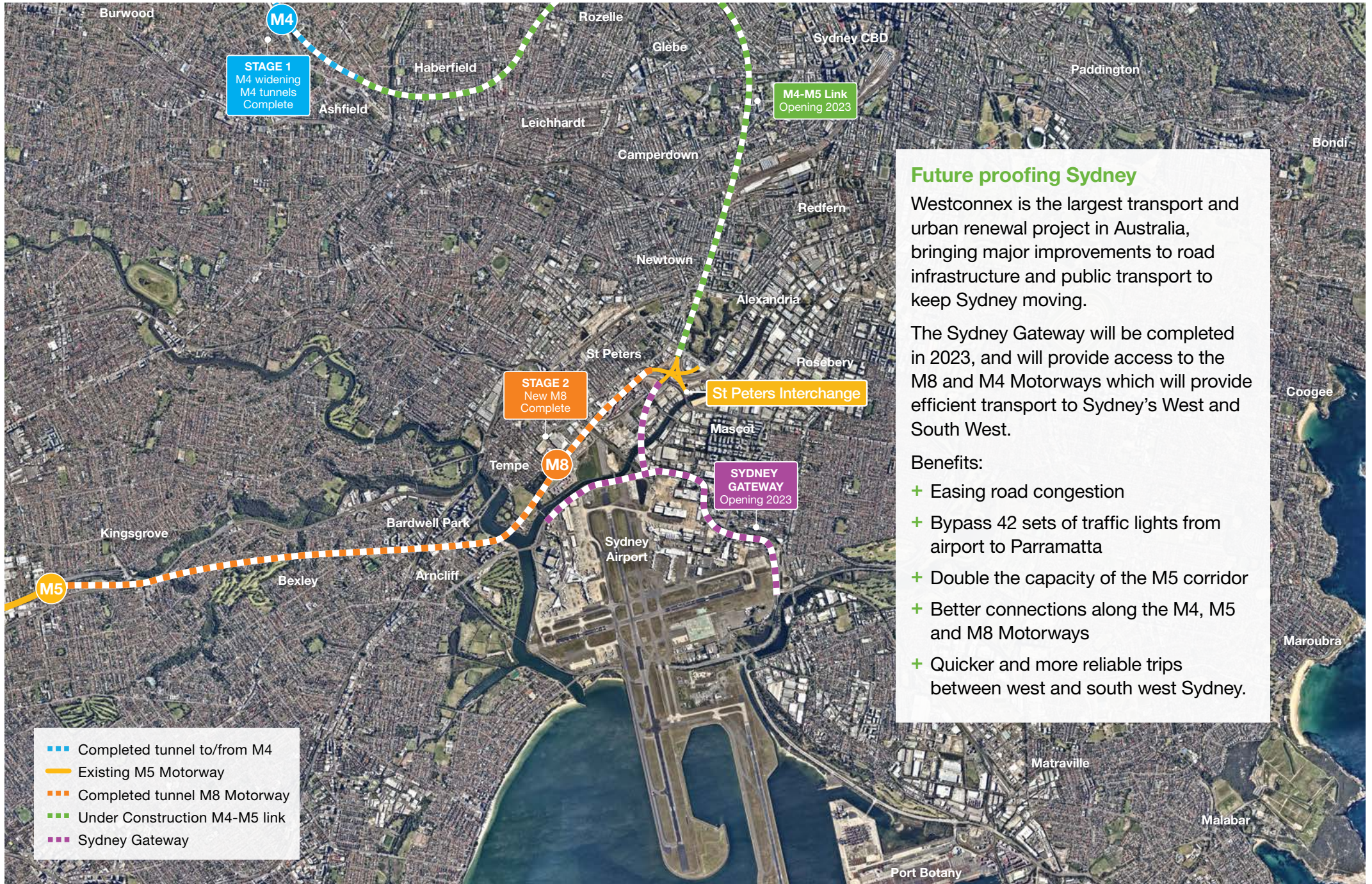
Opportunity

PortAir Industrial Estate is a premium estate that offers high-quality warehouse and office space in South Sydney. The estate benefits from excellent transport efficiencies, situated close to Port Botany, Sydney Airport and the M5 Motorway.

With leasing opportunities from 3,811–4,502 sqm, now is the time to join StarTrack, UPS, Swisse, Lovatt Transport and others in this prime location.







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.

The Sydney Gateway will be completed in 2023, and will provide access to the M8 and M4 Motorways which will provide efficient transport to Sydney's West and South West.

Benefits:

- + Easing road congestion
- + Bypass 42 sets of traffic lights from airport to Parramatta
- + Double the capacity of the M5 corridor
- + Better connections along the M4, M5 and M8 Motorways
- + Quicker and more reliable trips between west and south west Sydney.

Smart move

The estate's 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 and M5 Motorway each within 1.5 kilometres of the estate.



CENTRALLY CONNECTED



2.2KM
to Port Botany



2.2KM
to M5 East Motorway



2.4KM
to Sydney Airport



8.7KM
to Sydney CBD



12KM
to M8 Motorway

KEY AREA STATISTICS – WITHIN 45 MINUTE DRIVE TIME



Source: Esri and Michael Bauer Research

KEY AREA STATISTICS:



3.5m

TOTAL POPULATION



1.2m

TOTAL HOUSEHOLDS



\$202.6bn

TOTAL PURCHASING POWER

TOTAL SPEND ON:



\$5.1bn

CLOTHING



\$16.5bn

FOOD + BEVERAGE



\$4.1bn

PERSONAL CARE

All currency in Australian dollars.

Source: Esri and Michael Bauer Research



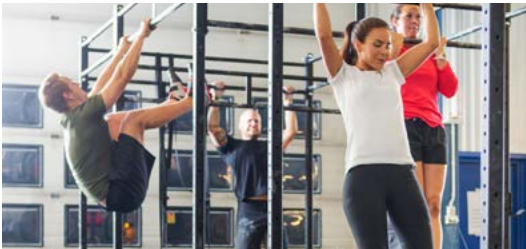
Food and beverage

- + 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





■ FOR LEASE

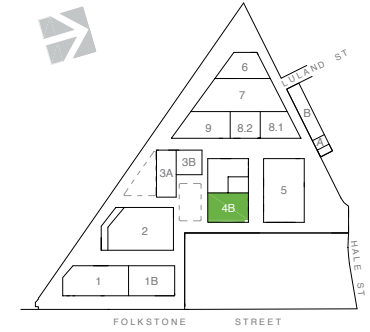
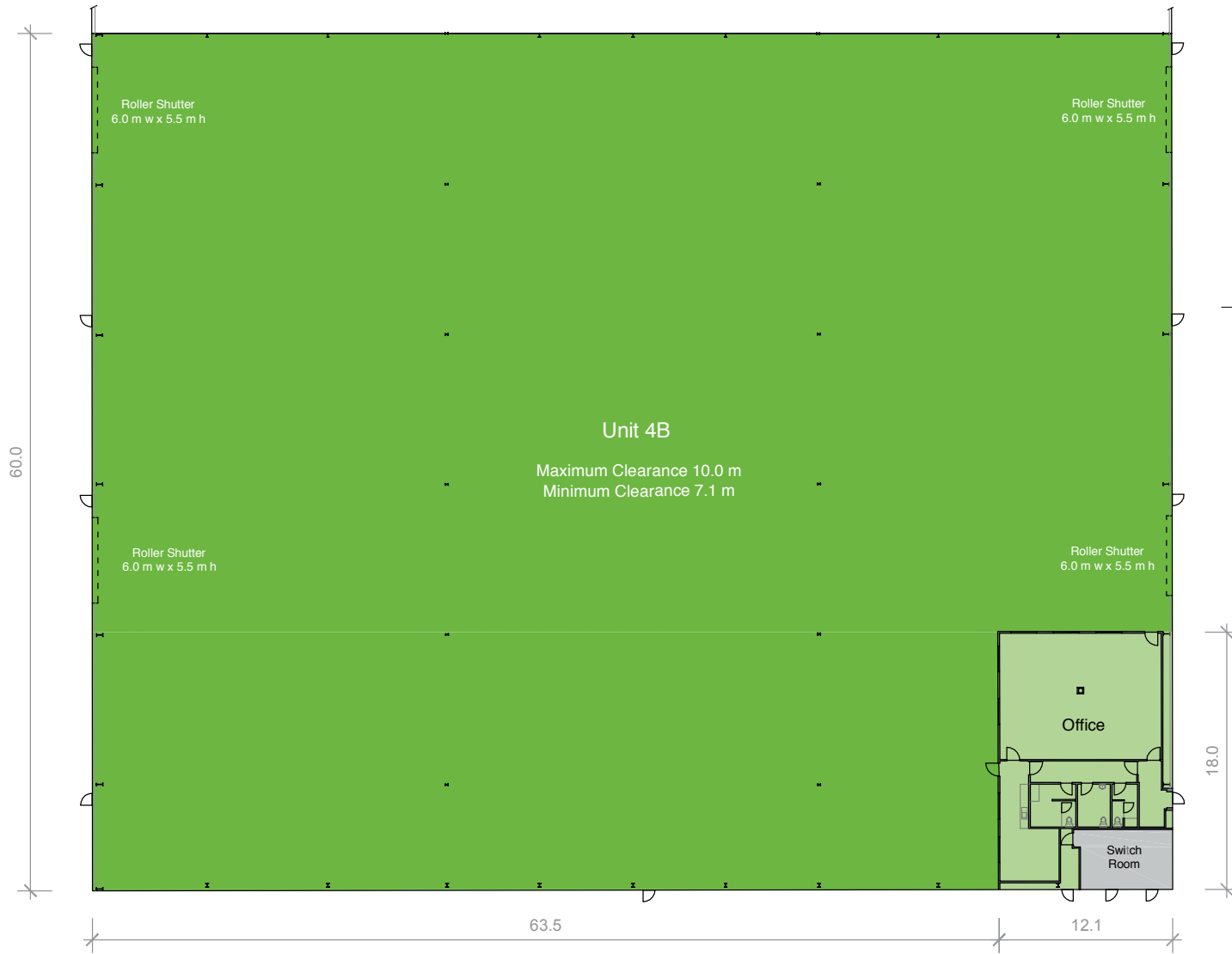
FOLKESTONE PARADE

Flexible workspace

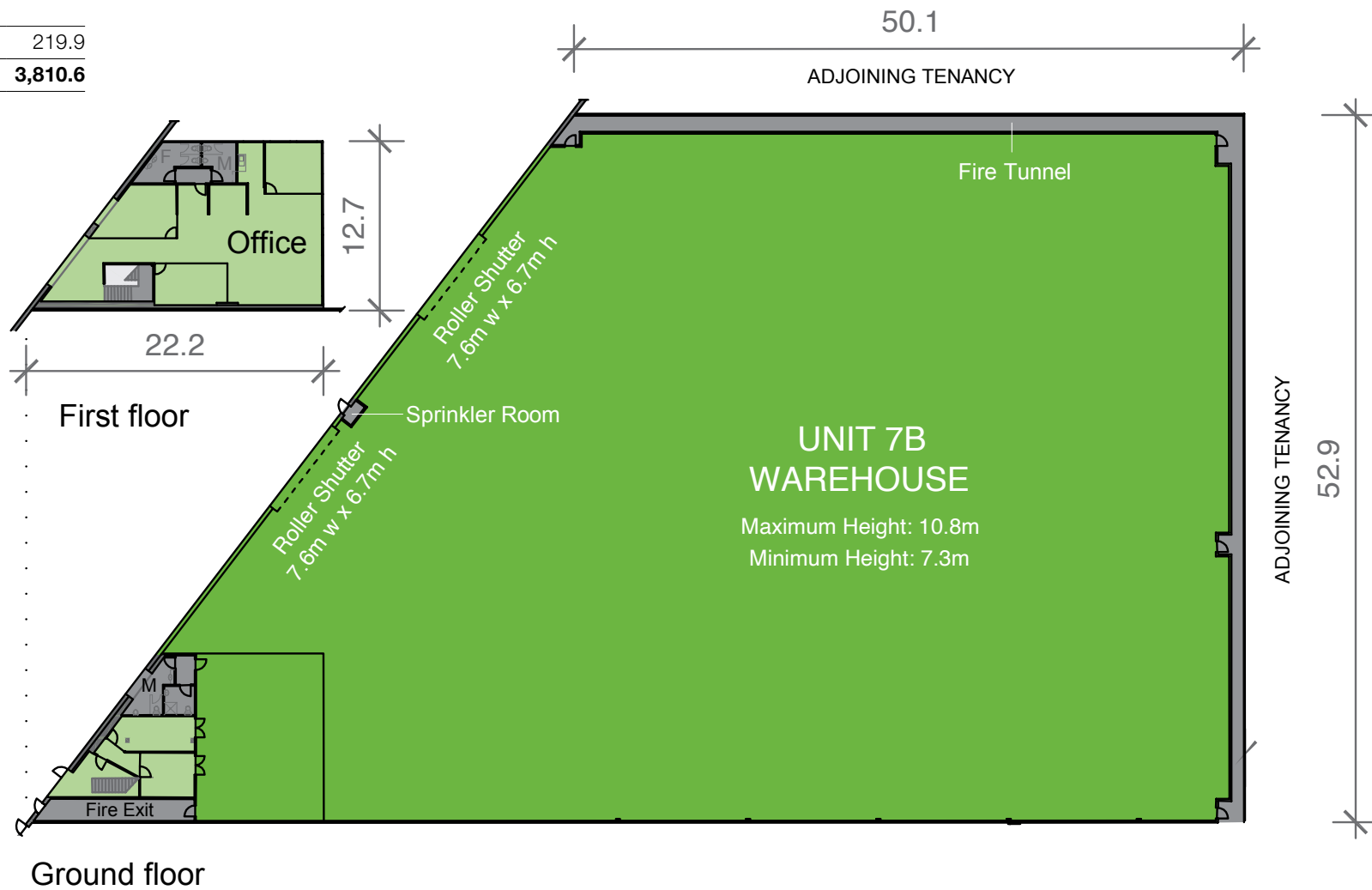
- + Quality warehouse + office units from 3,811–4,502 sqm
- + High clearance warehouses
- + Recently refurbished office spaces
- + Access via on-grade roller shutters
- + ESFR sprinklers
- + On-site Building Manager
- + Ample parking.



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



AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,514.8
Office	75.9
First floor	
Office	219.9
Total area	3,810.6

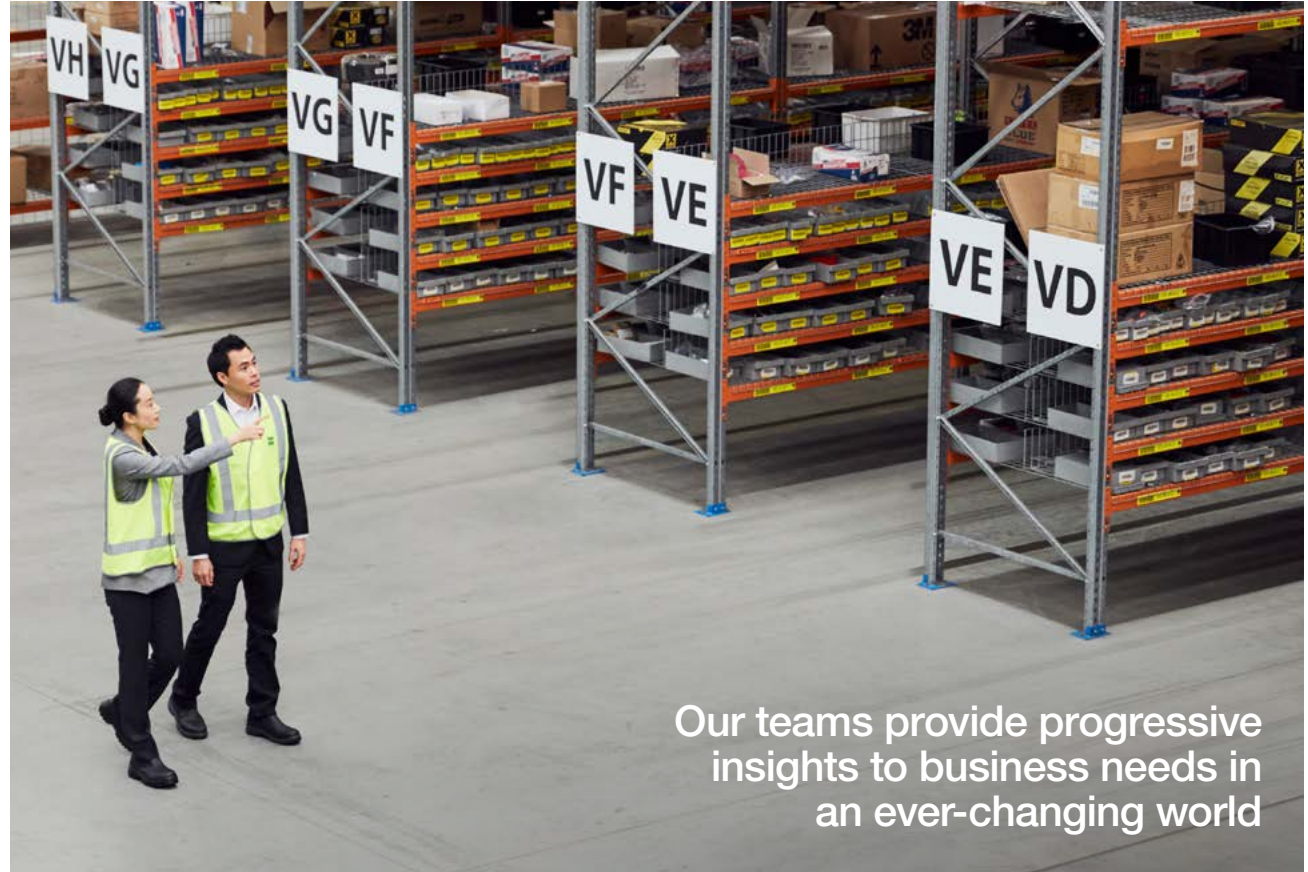


■ FOR LEASE



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.



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

Service

Our in-house property services teams attend to customers' operational needs and provide unparalleled maintenance and presentation standards.



Contact



Jason Min

Asset Manager

T 02 9230 7195

M 0425 223 929

jason.min@goodman.com

Goodman

The Hayesbery

1-11 Hayes Road

Rosebery NSW 2018

T 02 9230 7400

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