



FLEXIBLE+ OPPORTUNITY

GARDENERS DISTRIBUTION CENTRE
546 GARDENERS ROAD, MASCOT, NSW



Opportunity

Gardeners Distribution Centre is a quality industrial facility located on Gardeners Road in Mascot. Centrally located, the estate is 9 kilometres from Sydney's CBD and M5 Motorway and 3 kilometres from Sydney Airport.

This is an outstanding opportunity for airport related users or parcel service operators to occupy up to 14,290 sqm of industrial space.



*Track record for industrial fitout design



**UNIQUE OPPORTUNITY FOR
POTENTIAL BASE BUILDING
UPGRADES, CUSTOMISED
TO MEET YOUR NEEDS**



A clever move

Gardeners Distribution Centre offers users convenient access to Sydney Airport, Port Botany and local amenity. The estate is located less than 1 kilometre to the Princes Highway and 4 kilometres to the Eastern Distributor.

Amenities at Mascot Town Centre include train station, Woolworths, Priceline and an abundance of food options.



CENTRALLY CONNECTED



500M
to Mascot
Town Centre



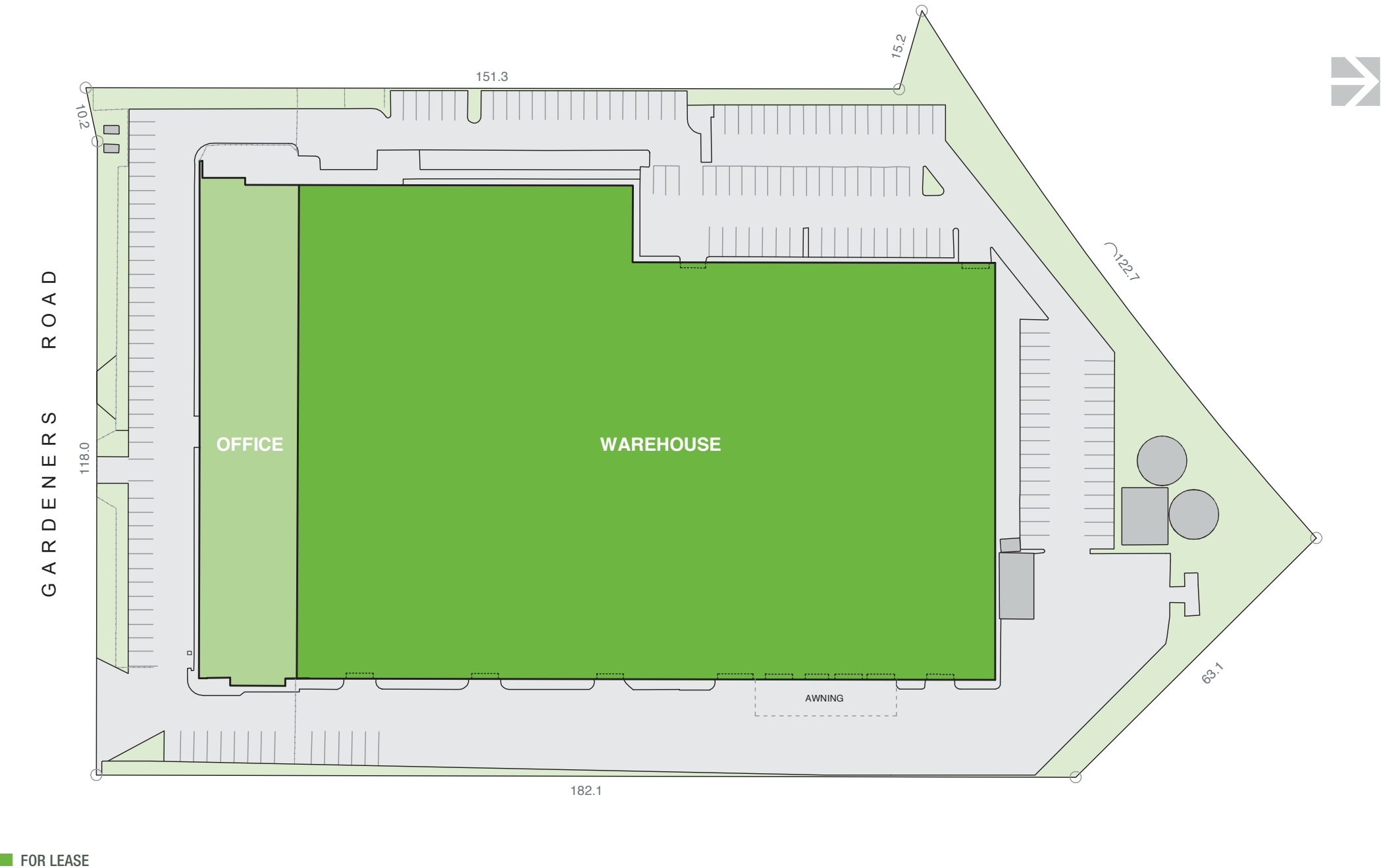
550M
to Mascot
Station



6.1KM
to M5
Motorway



9KM
to Sydney
CBD

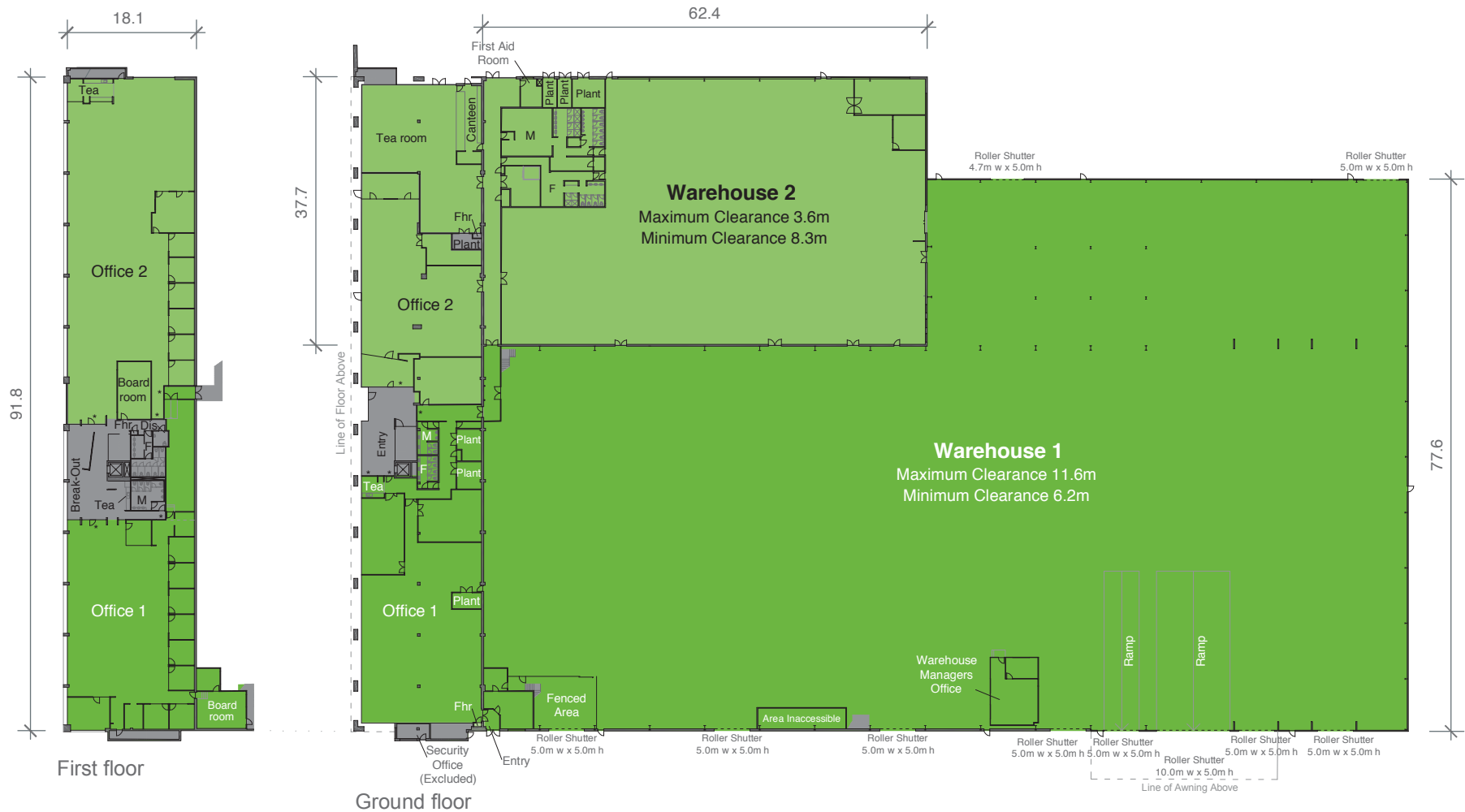


Quality workspace

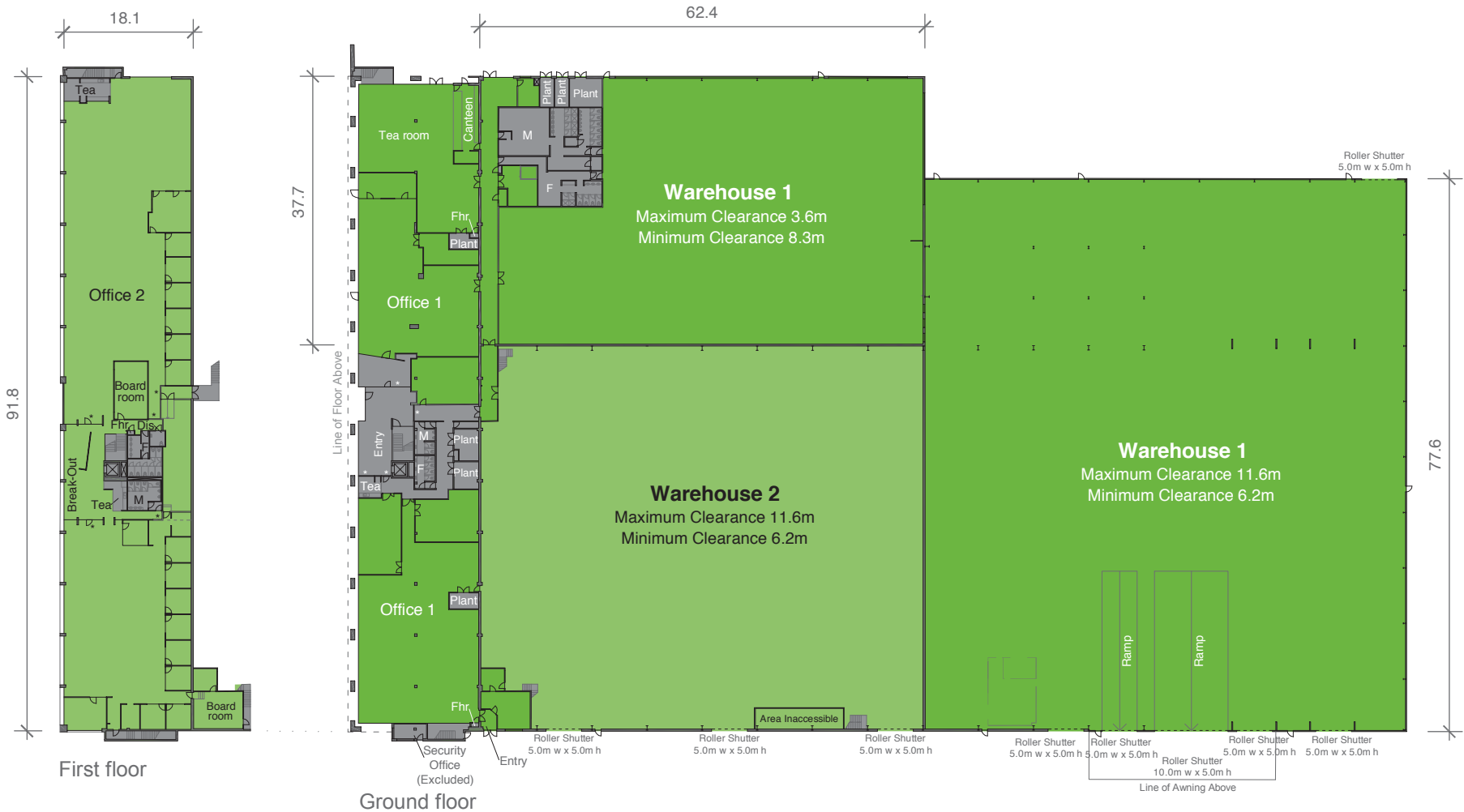
- + 10,992 sqm high clearance warehouse
- + 11.6m max internal clearance
- + 3,368 sqm office spanning over two floors
- + ESFR sprinklers
- + On-grade and dock access
- + Corporate exposure along Gardeners Road
- + Flexible space from 3,110–14,290 sqm.



AREA SCHEDULE	SQM
Warehouse 1	
Warehouse 1	8,572
Office 1	1,441
Total area	10,013
Warehouse 2	
Warehouse 2	2,350
Office 2	1,620
Total area	3,970
Total building area	13,983



AREA SCHEDULE	SQM
Warehouse 1	
Warehouse 1	7,598
Office 1	1,499
Total area	9,097
Warehouse 2	
Warehouse 2	3,296
Office 2	1,753
Total area	5,049
Total building area	14,146

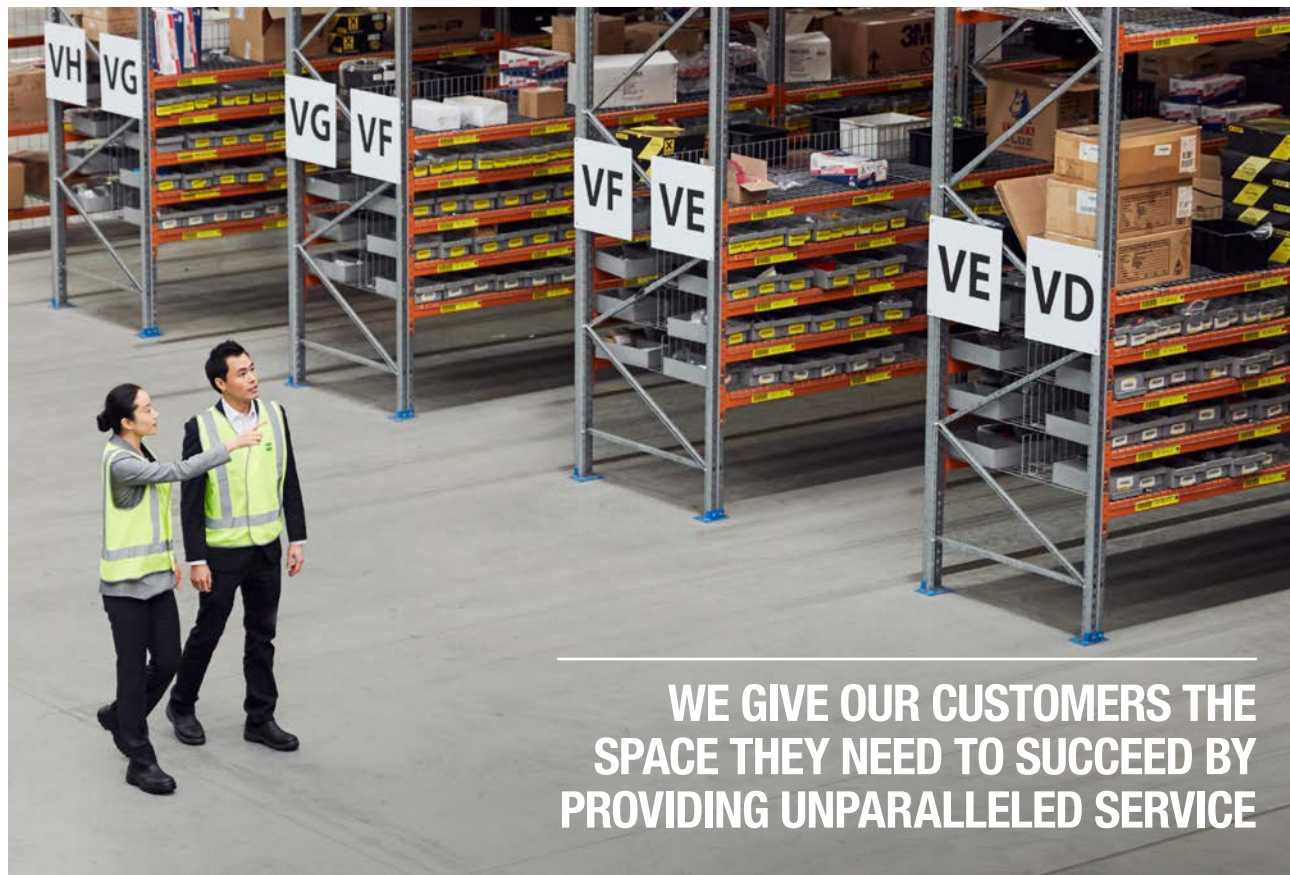


WE CAN WORK
WITH YOU TO
CREATE YOUR
OWN SPACE IN
THIS UNIQUE
SOUTH SYDNEY
OPPORTUNITY



Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



**WE GIVE OUR CUSTOMERS THE
SPACE THEY NEED TO SUCCEED BY
PROVIDING UNPARALLELED SERVICE**

Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.



Contact

Marie Markos

Portfolio Manager

T 02 9230 7253

M 0404 098 533

marie.markos@goodman.com

Felicity Quinn

Senior Asset Manager

T 02 9230 7206

M 0410 346 903

felicity.quinn@goodman.com

Goodman

Level 17

60 Castlereagh Street

Sydney NSW 2000

T 02 9230 7400

[View this property online](#)

goodman.com/au



This document has been prepared by Goodman Property Services (Aust) Pty Ltd ABN 40 088 981 793 for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. You should obtain your own independent advice before making any decisions about the property referred to in this document. Images contained in this document have been used to enable the customer to visualise the development concepts only, and are not intended to definitively represent the final product. May 2019