

**GOOD IS
SMARTER
WAREHOUSING**

**GREAT IS
WHAT YOU DO
FROM HERE**

TENANT SIGNAGE

OAKDALE EAST INDUSTRIAL ESTATE

Warehouse 1F
Horsley Park, NSW

MAKING
SPACE
FOR
GREATNESS



OVERVIEW

Oakdale East Industrial Estate offers a prime location that helps customers accelerate speed to market while reducing transport costs and carbon emissions through sustainably designed facilities.

AREA SCHEDULE	SQM
Warehouse 1F	2,748
Office	394
Total building area	3,142

Property features

- + Bespoke standalone warehouse
- + Access via recessed dock and 3 on-grade docks
- + 530 sqm awning and 36m hardstand
- + 394 sqm office split over two levels
- + 20 car parking spaces.

Sustainability features

- + EV charging
- + Water monitoring and rainwater retention
- + Rooftop solar
- + LED lighting
- + End-of-trip facilities
- + Targeting a 5-star Green Star Rating
- + Native landscaping.



LOCATION AND ACCESS

3.3KM
to M7
Motorway

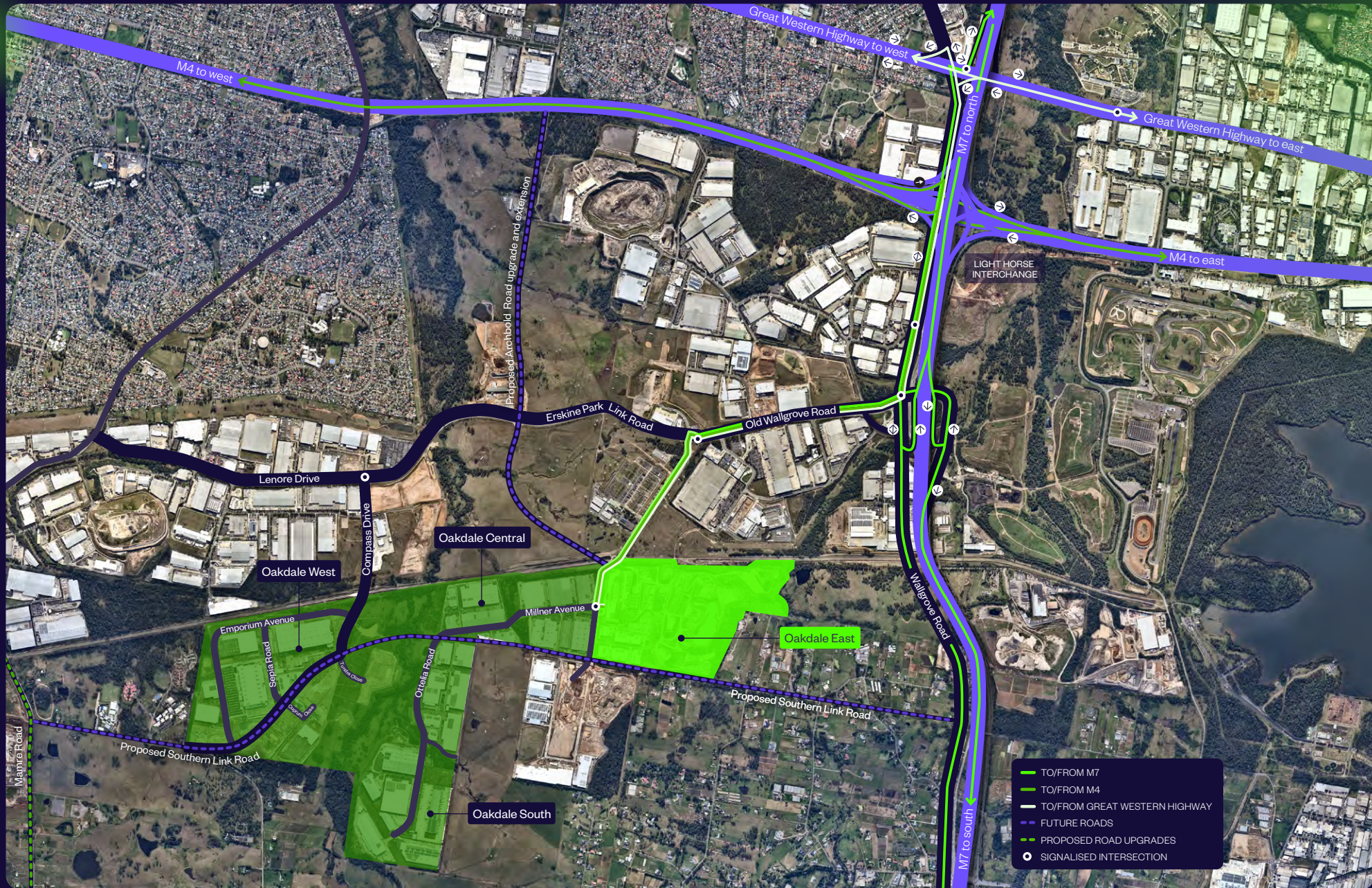
5.4KM
to M4
Motorway

8KM
to Rooty
Hill Station

20KM
to Western
Sydney Airport

43KM
to Sydney
CBD

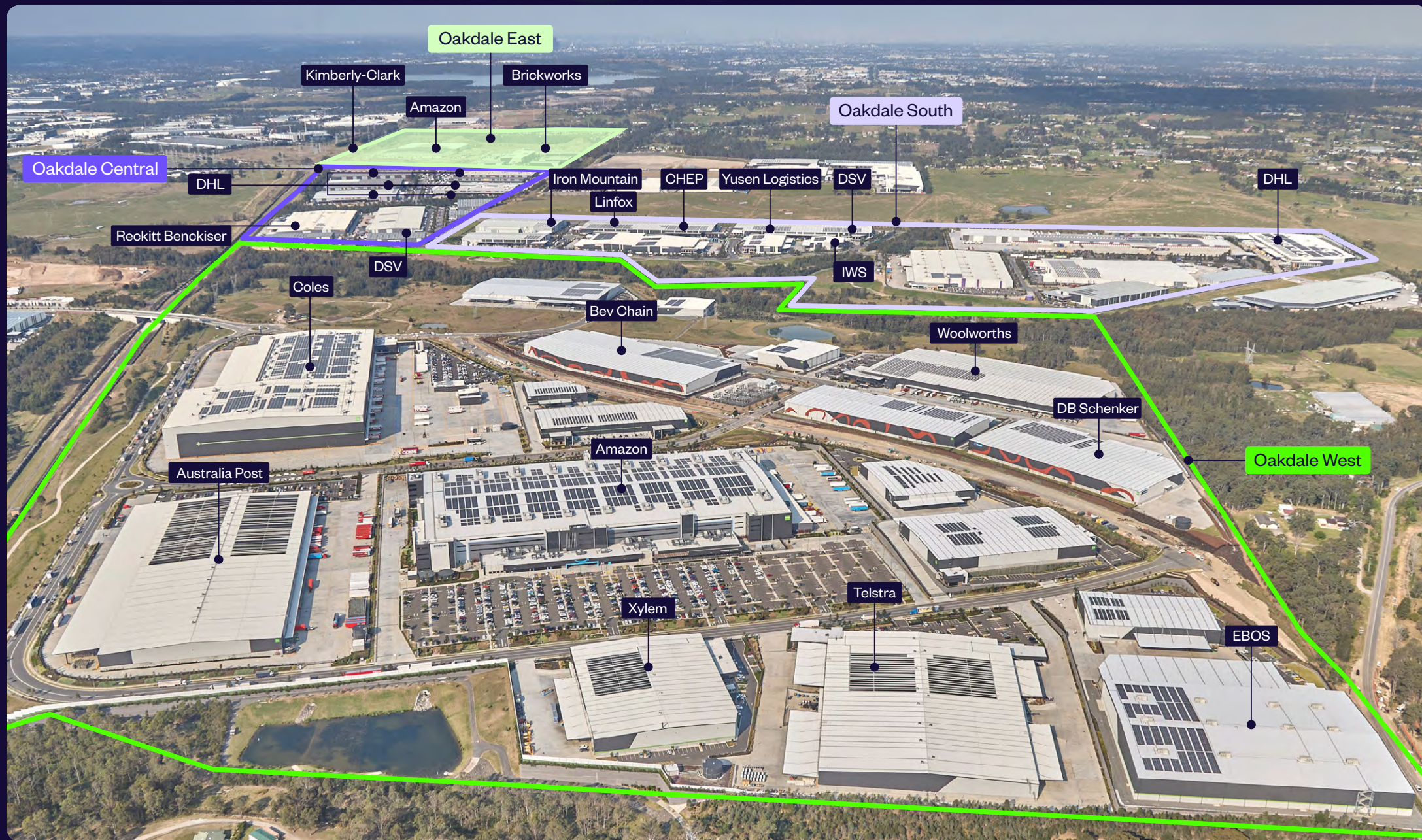
Situated in Sydney's prime logistics hub of Horsley Park, this estate offers seamless connectivity to key infrastructure and consumers.



VIEW FROM ABOVE

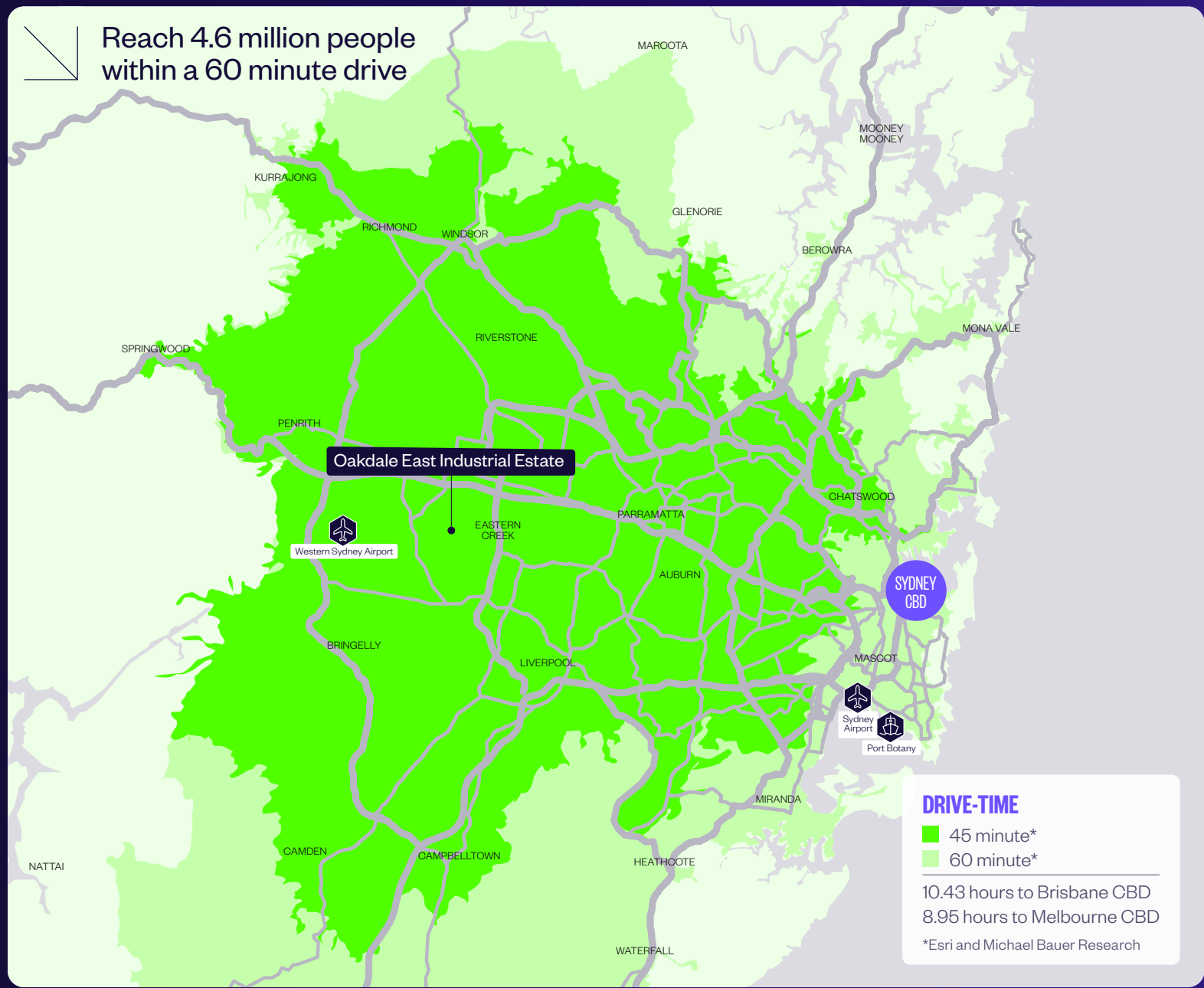


OUR CUSTOMERS



SPEED TO MARKET

WITHIN 60 MINUTE
DRIVE-TIME



KEY AREA STATISTICS



4.6M

Total population



1.6M

Total households



\$287.7BN

Total purchasing power

TOTAL SPEND ON



\$8.4BN

Clothing



\$26.2BN

Food + beverage



\$6.4BN

Personal care



\$1.4BN

Online shopping

AMENITY AND SERVICES

Click on interactive links for more information on nearby services



Industrial Harvest



Hungry Baker



The Little Baker



Eastern Creek Quarter (ECQ)

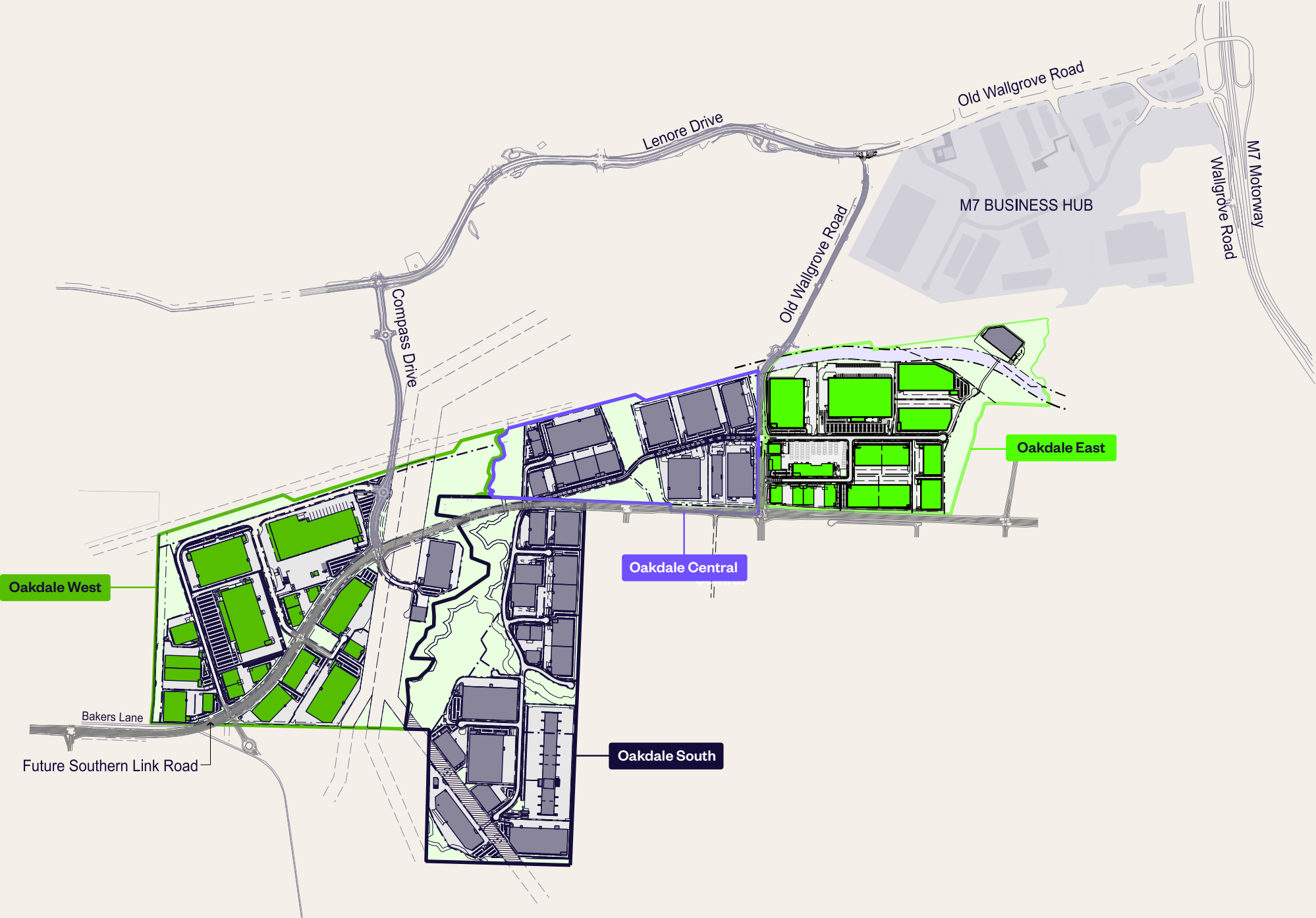


Southridge Plaza

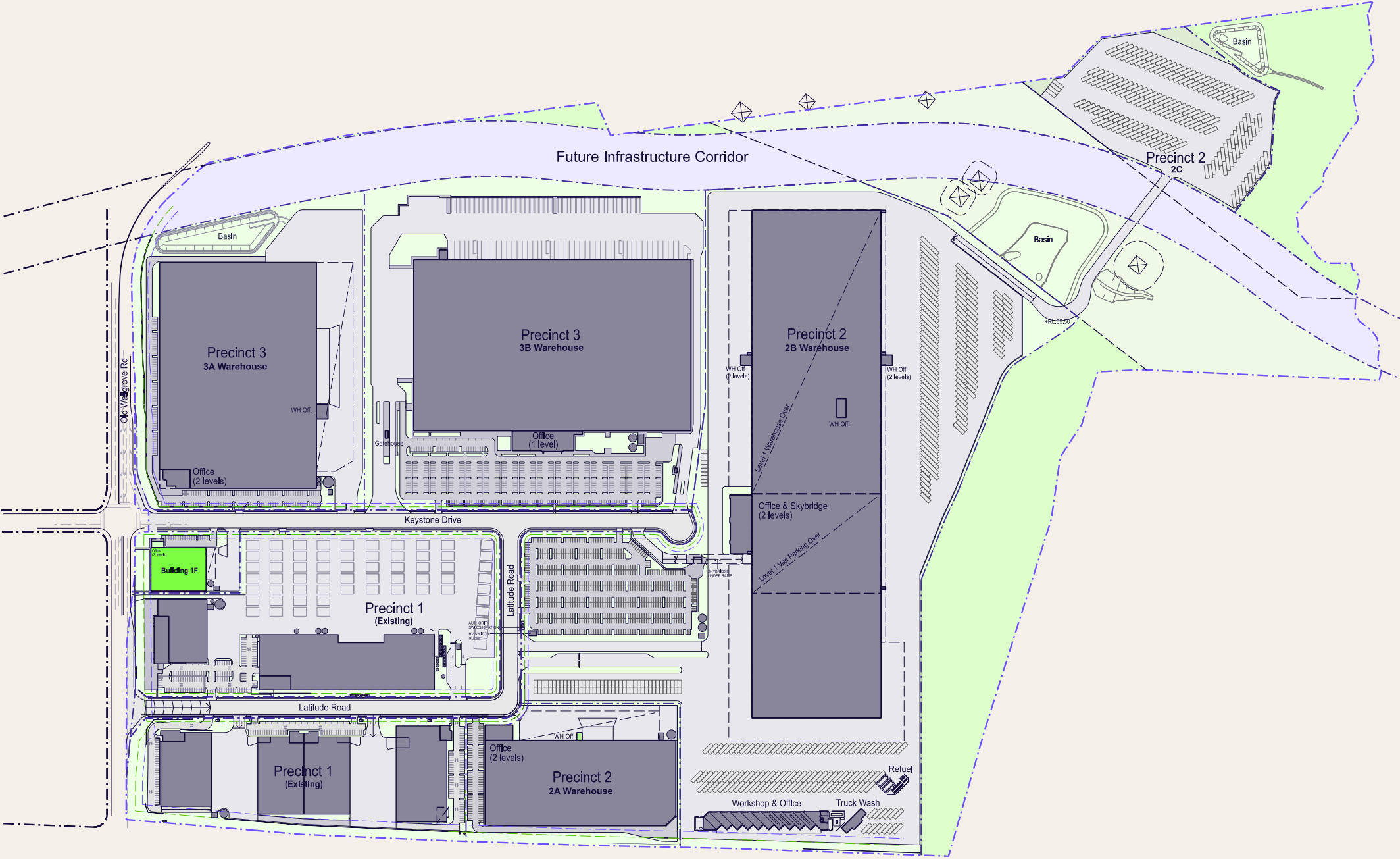


Supermarkets

CONTEXT PLAN



MASTERPLAN

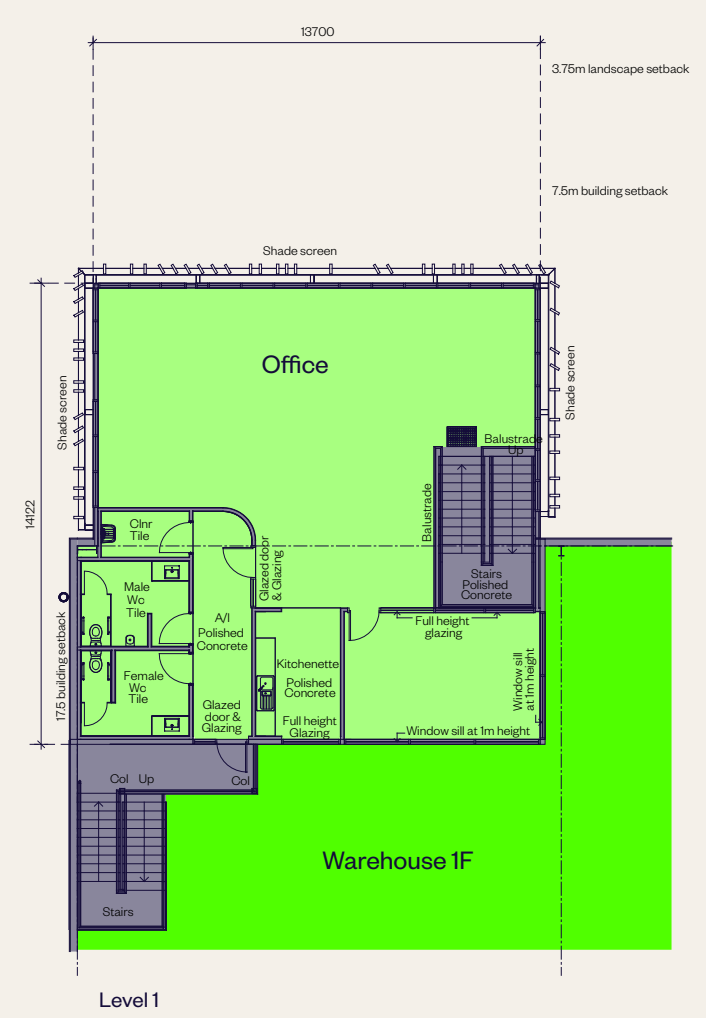
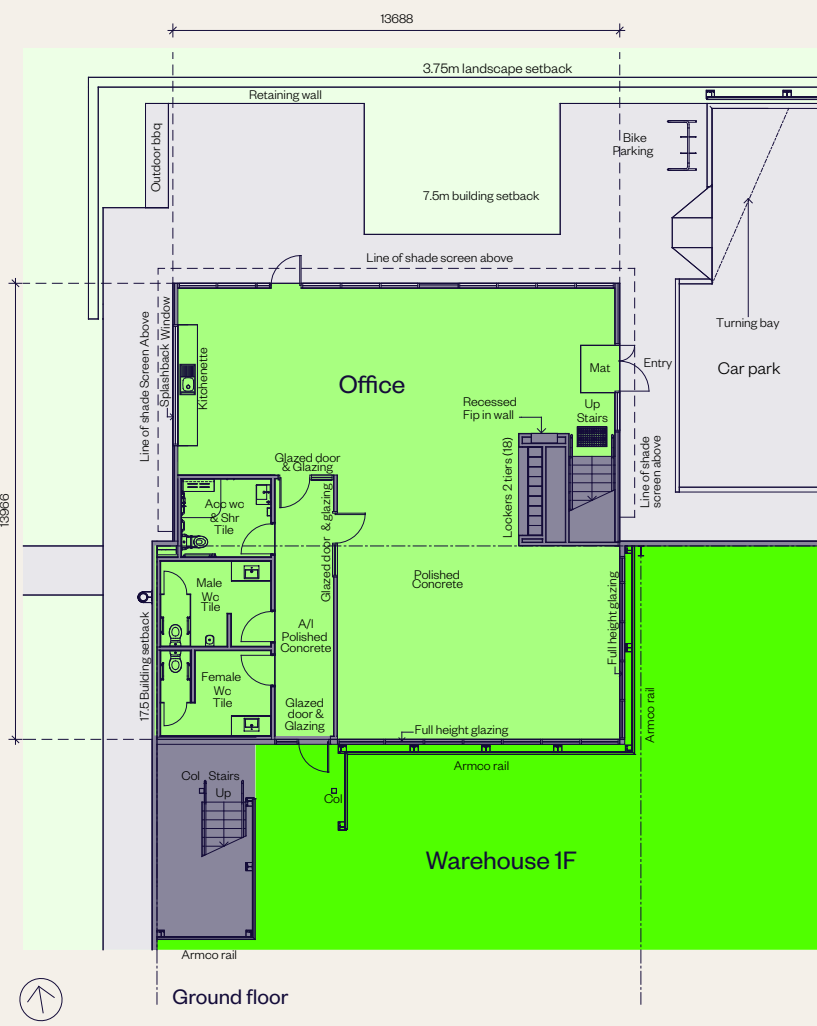


 SUBJECT SITE - WAREHOUSE 1F

Office 1F PLAN

Oakdale East Industrial Estate

AREA SCHEDULE	SQM
Ground floor	
Office	195
Level 1	
Office	199
Total building area	394



PERSPECTIVE 1



Artist's impression

PERSPECTIVE 2



Artist's impression

CONNECTION TO COUNTRY

Oakdale East encourages a cooperative and energetic work environment with access to unique amenity and a deep connection with the landscape.

Offering an attractive, efficient and inviting workplace that connects with country from the open planning through to the careful consideration of materials and finishes.

The design vision has developed an architecture that values the flexibility and connection of spaces, where the built environment integrates with the landscape and fosters places of gathering, meeting and collaboration.



SUSTAINABILITY

Through Goodman's commitment to reimagining space, we aim to minimise our carbon footprint by creating a space that prioritises environmentally sustainable design.

Key sustainability features:

Green Star and carbon

- ✓ Targeting 5 Star Green Star rating
- ✓ Embodied carbon offsetting.

Energy and resources

- ✓ 250kW solar per 10,000 sqm
- ✓ Full structural upgrade to roof for solar readiness
- ✓ Rainwater harvesting.

Light and comfort

- ✓ Daylight harvesting to maximise natural light
- ✓ Translucent sheeting limited to 5% to minimise heat load
- ✓ Skylights in office for natural light.

EV Ready

- ✓ 5% EV charging for cars
- ✓ Provision for truck EV charging.

Other opportunities available including but not limited to battery storage, additional solar panels and additional EV charging.



PROVEN TRACK RECORD

AMAZON

Oakdale West Industrial Estate
Kemps Creek, NSW

- + Automated robotics facility
- + First of its kind in the southern hemisphere
- + Four-level warehouse
- + Built and delivered on-time during the covid-19 pandemic
- + Project start: June 2020
- + Project completion: December 2021.



200,000 SQM

[VIEW CASE STUDY →](#)



AUSTRALIA POST

Oakdale West Industrial Estate
Kemp's Creek, NSW

- + Beumer automation system capable of processing 450,000 parcels a day
- + 1.5MW rooftop solar power system
- + EV charging for 13 cars
- + Project start: January 2022
- + Project completion: January 2023.

33,680 SQM

COLES

Oakdale West Industrial Estate
Kemp's Creek, NSW

- + High-bay warehouse up 36m
- + Witron automation system
- + Project start: January 2021
- + Project completion: December 2022.

71,070 SQM



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