

An aerial photograph of a large industrial port facility. The central feature is a deep blue waterway, likely a harbor or canal, flanked by extensive concrete quays. On the left quay, there are long, neat stacks of multi-colored shipping containers (red, blue, yellow, green). Several large red gantry cranes are positioned along this quay. On the right quay, more yellow gantry cranes are visible, along with various industrial structures, including large white storage tanks and smaller buildings. The background shows a mix of industrial and residential areas, with roads and greenery interspersed among the buildings. The sky is clear and bright, suggesting a sunny day.

Goodman+

# FLEXIBLE+ LOCATION

**BOTANY BAY INDUSTRIAL ESTATE**  
2-12 BEAUCHAMP ROAD, BOTANY NSW

# Opportunity

Botany Bay Industrial Estate is an ideal location for port-related warehouse users, owing to its ease of access to Port Botany via Beauchamp Road. Quality warehouse and office space is now available for lease.





# A clever move

Botany Bay Industrial Estate is located on Beauchamp Road, one kilometre from Port Botany and within close proximity to Sydney Airport and the M5 Motorway.



## CENTRALLY CONNECTED



**1KM**  
to Port Botany



**4.2KM**  
to Sydney Airport



**5.4KM**  
to M5 Motorway



**400M**  
to café



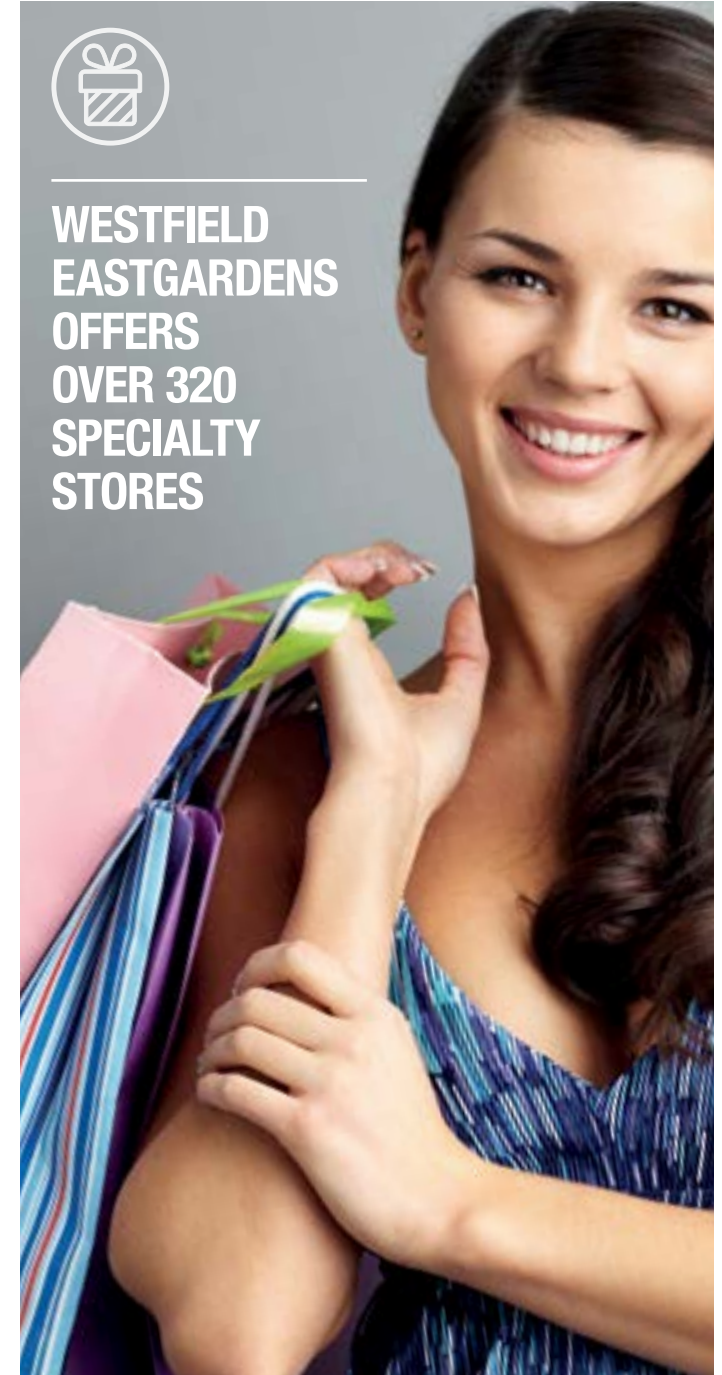
# Dining and leisure amenities

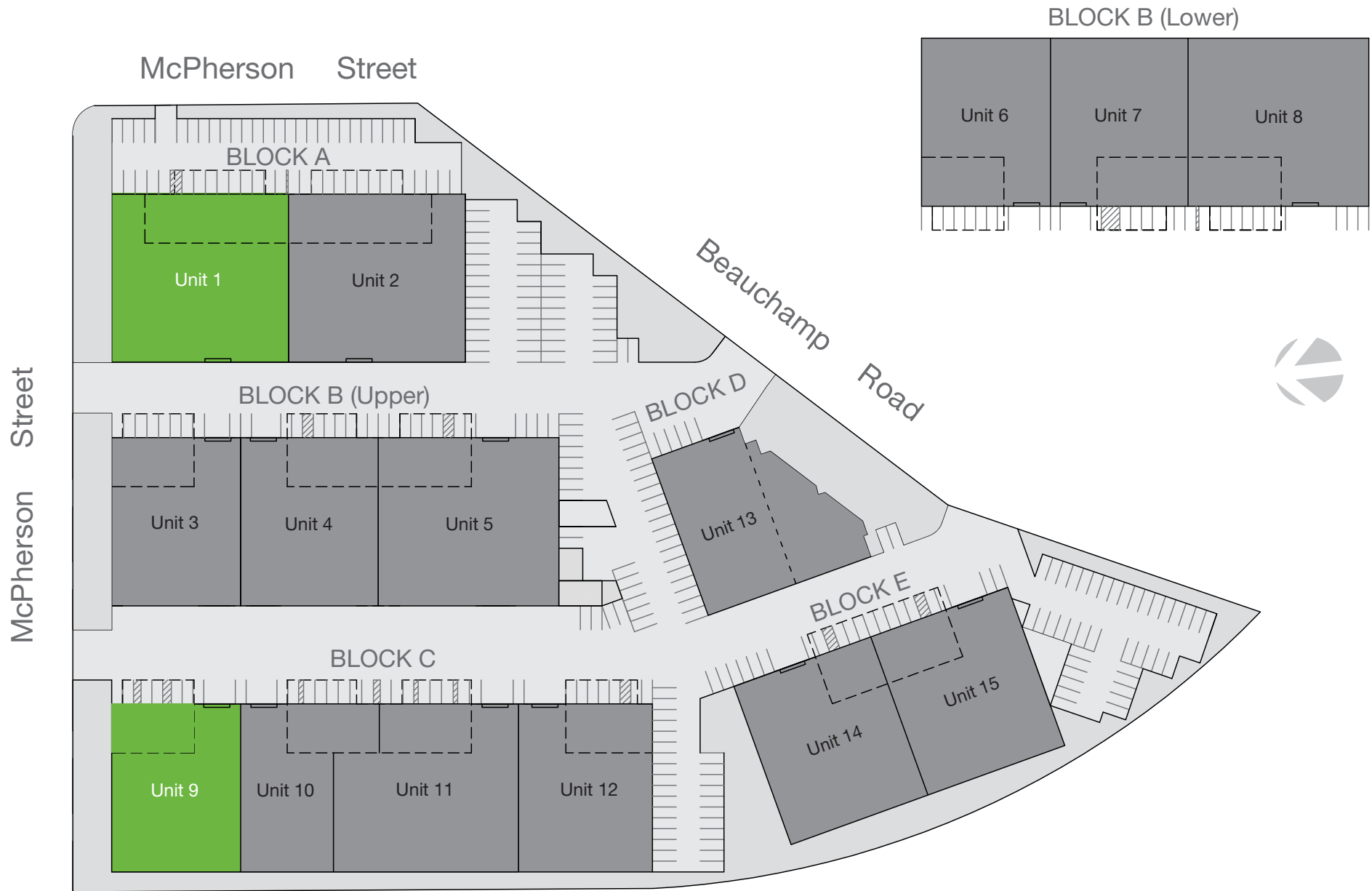
Customers benefit from being located within a well maintained estate with landscaped gardens, opposite the Oi Café.

Westfield Eastgardens is located 2 kilometres from the estate providing additional food, fashion and entertainment options.



**WESTFIELD  
EASTGARDENS  
OFFERS  
OVER 320  
SPECIALTY  
STORES**





# Quality space

## Unit 1

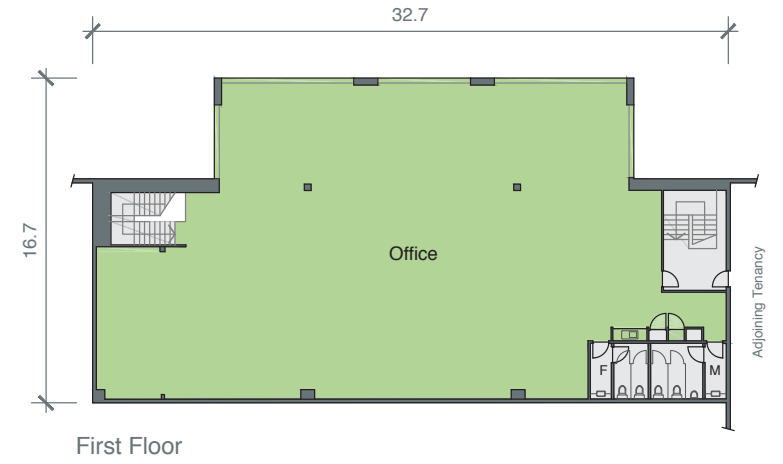
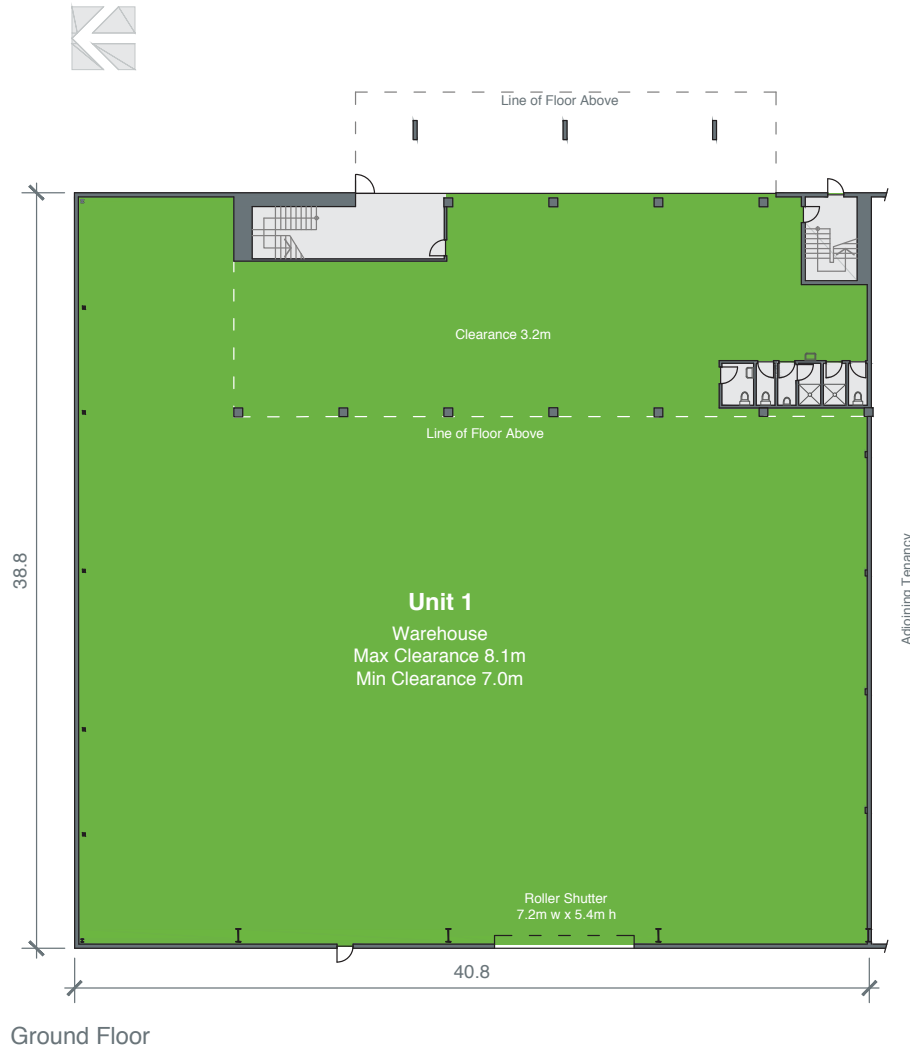
- + 1,585 sqm warehouse with 487 sqm office
- + On-grade roller shutter access
- + On-site car parking.

## Unit 9

- + 1,149 sqm warehouse with 314 sqm office
- + Access via on-grade roller shutter
- + On-site parking.

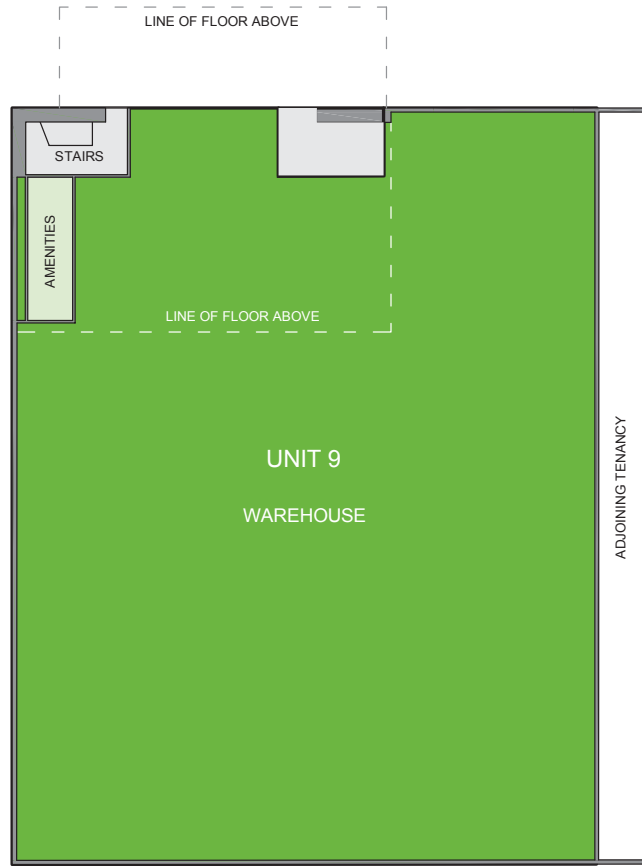


AREA SCHEDULE	SQM
<b>Ground floor</b>	
Warehouse	1,584.5
<b>Level 1</b>	
Office	487.3
<b>Total area</b>	<b>2,071.8</b>

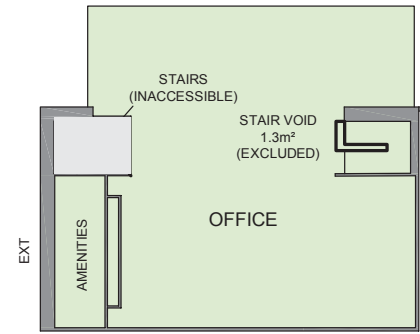




AREA SCHEDULE	SQM
Warehouse	1,149
Ground floor entry	18.8
First floor office	295
<b>Total area</b>	<b>1,462.8</b>



GROUND FLOOR



FIRST FLOOR

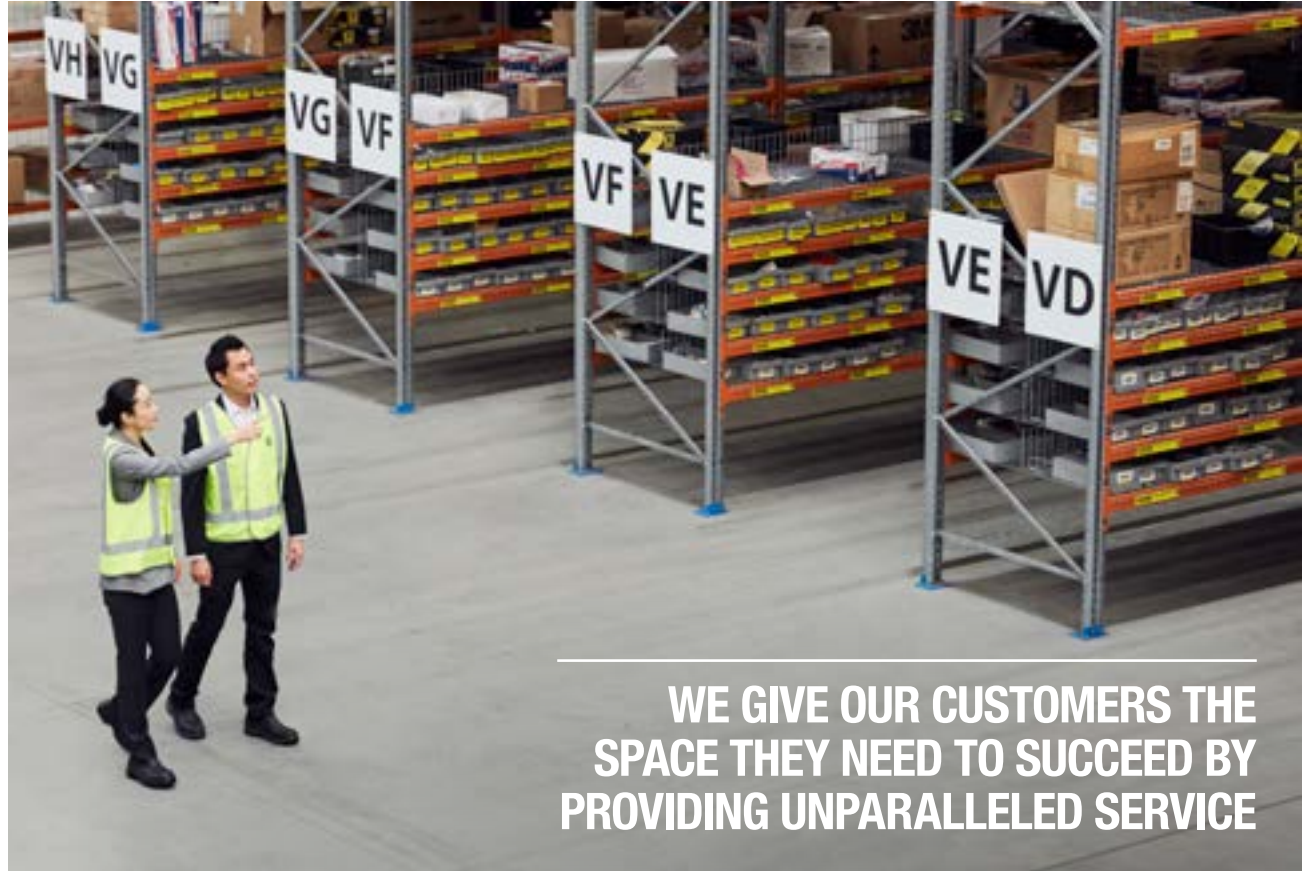


LOCATION PLAN  
NOT TO SCALE



# 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

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