



GOOD IS ACCESS TO CUSTOMERS

GREAT IS WHAT YOU DO FROM HERE

Chullora Industrial Hub
41 Roberts Road
Chullora, NSW

MAKING
SPACE
FOR
GREATNESS

Goodman

KEY DETAILS



Location ↗



Development overview ↗



Sustainability ↗



Plans ↗

ADDITIONAL INFORMATION

[VIEW MORE DETAILED INFORMATION ONLINE](#)

Estate features ↗

Chullora Industrial Hub is strategically located in Sydney's central west industrial precinct.

Additional plans and perspectives ↗

View the full range of site and estate plans and the perspectives image gallery.

Proven track record ↗

See how we've worked with our customers to provide sustainable and efficient solutions.

Location and amenities ↗

Close to the M4 and M5 motorways, with an array of amenities located nearby.

Sustainability ↗

Goodman's 2030 Sustainability strategy and how we're making a tangible difference.

About Goodman ↗

We work side-by-side with our customers to design and develop facilities.

CHULLORA INDUSTRIAL HUB



1,500–7,000 sqm
premium warehouse
+ office space

Artist's impression

VIEW FROM ABOVE



10.6KM

to M4 Motorway

13.2KM

to M5 Motorway

17.1KM

to Sydney Airport

17.8KM

to Sydney CBD

18.7KM

to Parramatta CBD

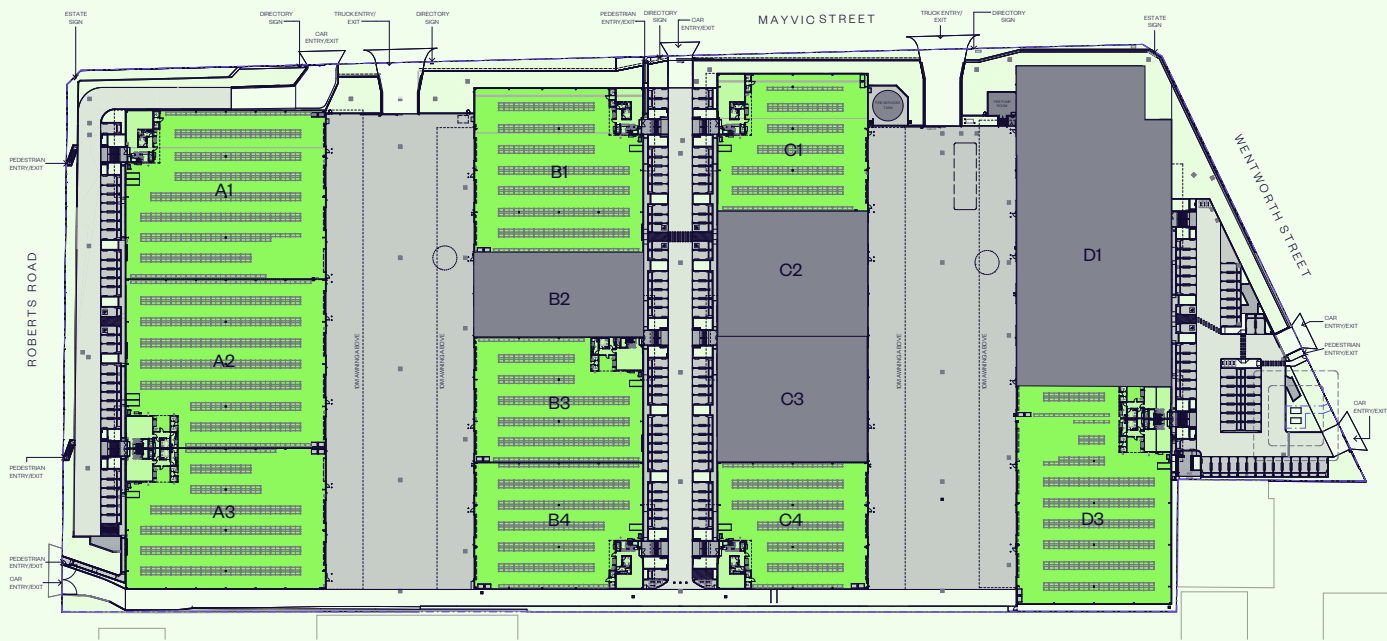
Easy
access

Value proposition

- + Brand new, flexible industrial space in Sydney's Central West
- + Strategically located with fast access to major transport networks
- + High exposure site with large frontage
- + 24/7 approved operations
- + Dedicated property management team.



SITE PLAN



UNIT A AREA SCHEDULE	SQM	UNIT B AREA SCHEDULE	SQM	UNIT C AREA SCHEDULE	SQM	UNIT D AREA SCHEDULE	SQM
Unit A1		Unit B1		Unit C1		Unit D3	
Main warehouse	2,370	Main warehouse	1,934	Main warehouse	1,397	Main warehouse	2,515
Office area	234	Office area	209	Office area	274	Office area	384
Total building area	2,604	Total building area	2,143	Total building area	1,671	Total building area	2,899
Unit A2		Unit B3		Unit C4			
Main warehouse	2,407	Main warehouse	1,485	Main warehouse	1,300		
Office area	192	Office area	192	Office area	217		
Total building area	2,599	Total building area	1,677	Total building area	1,517		
Unit A3		Unit B4					
Main warehouse	1,998	Main warehouse	1,471				
Office area	192	Office area	217				
Total building area	2,190	Total building area	1,688				

*Ability to lease up to 7,000 combined in one line.

VIEW ADDITIONAL
PLANS



IMAGE GALLERY



Artist's impression – Chullora Industrial Hub

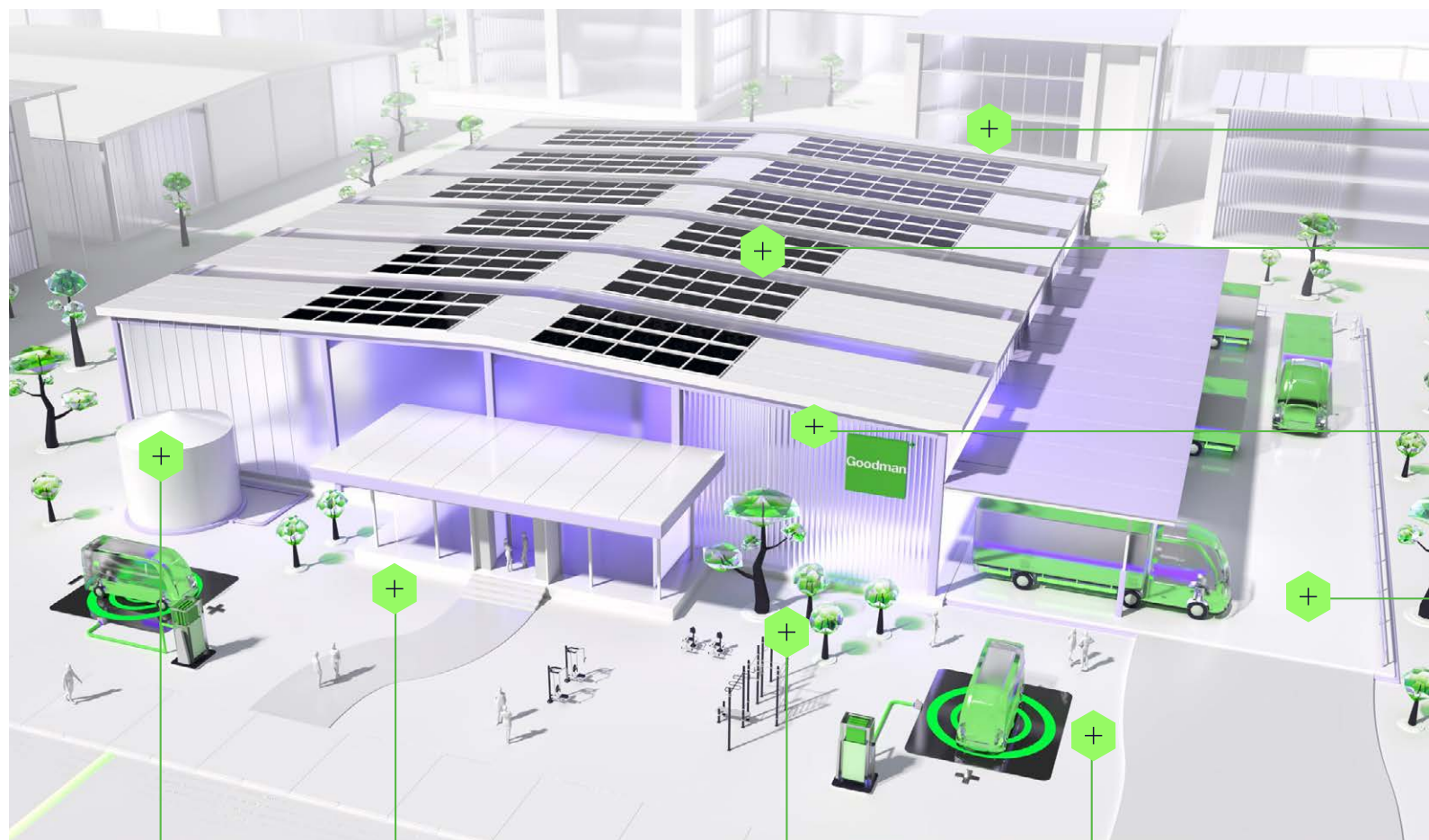


[VIEW IMAGE GALLERY](#)



SUSTAINABLE DESIGN STRATEGY

Chullora Industrial Hub
includes the following
sustainability features.



Green Star design

Solar panels up to 25kW
per 1,000 sqm of GLA

LED lighting and
daylight harvesting

Electrical sub-metering to
measure and monitor energy use

Rainwater
harvesting

Smart irrigation and
smart water metering
to monitor and reduce
water usage

Drought tolerant
landscaping

One dedicated EV
charger and parking
space for each unit

SEE FULL GOODMAN
SUSTAINABILITY DETAILS



PROVEN TRACK RECORD



Gateway@Smithfield ↗

Redevelopment of an older style distribution centre into a multi-unit industrial powerhouse, with eight tenancies across two buildings, providing 46,344 sqm of space.



Proximity@Botany ↗

5.7 hectare infill industrial development strategically located in the heart of South Sydney's industrial precinct, close to Sydney airport and Port Botany.



Lidcombe Business Park ↗

Part of Lidcombe Business Park was redeveloped into two cutting edge industrial facilities totaling 7,100 sqm, achieving a 5 Star Green Star rating.

READ FULL
STORIES



ABOUT GOODMAN



Our sustainability strategy

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



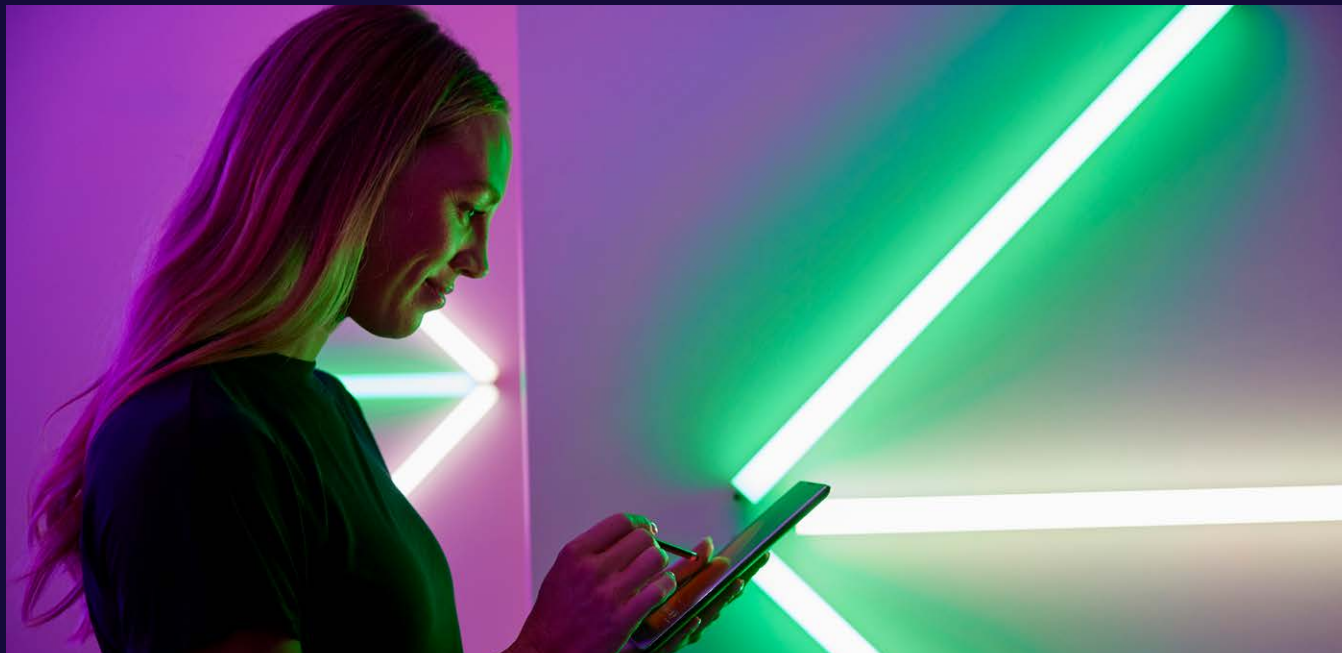
First Nations Engagement

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



CONTACT



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