

An aerial photograph of the Campus Business Park in Homebush, NSW, taken at sunset. The image shows several large industrial-style buildings with grey roofs, some with solar panels. A multi-lane highway with traffic is in the foreground, and a dense residential area is visible in the background under a sky with orange and pink clouds.

**GOOD IS
SAME DAY
DELIVERY**

**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE FOR
GREATNESS



CAMPUS BUSINESS PARK

350 Parramatta Road, Homebush NSW

OVERVIEW

Campus Business Park is one of the Inner West's premier industrial estates, ideally suited to the corporate minded user. The estate benefits from excellent corporate exposure and direct access to Sydney's major road networks.

Estate features

- + Quality warehouse + office units from 1,660 sqm to 7,588 sqm
- + Large office space of 1,399 sqm
- + Internal clearance heights up to 10.8m
- + On-grade roller doors and recessed docks
- + Awnings provide all-weather loading
- + 24/7 security
- + Ample on-site and secure parking spaces
- + B-double access
- + On-site cafe
- + Direct access to M4 Motorway.



LOCATION



2KM
to M4
Motorway

2KM
to Sydney
Olympic Park

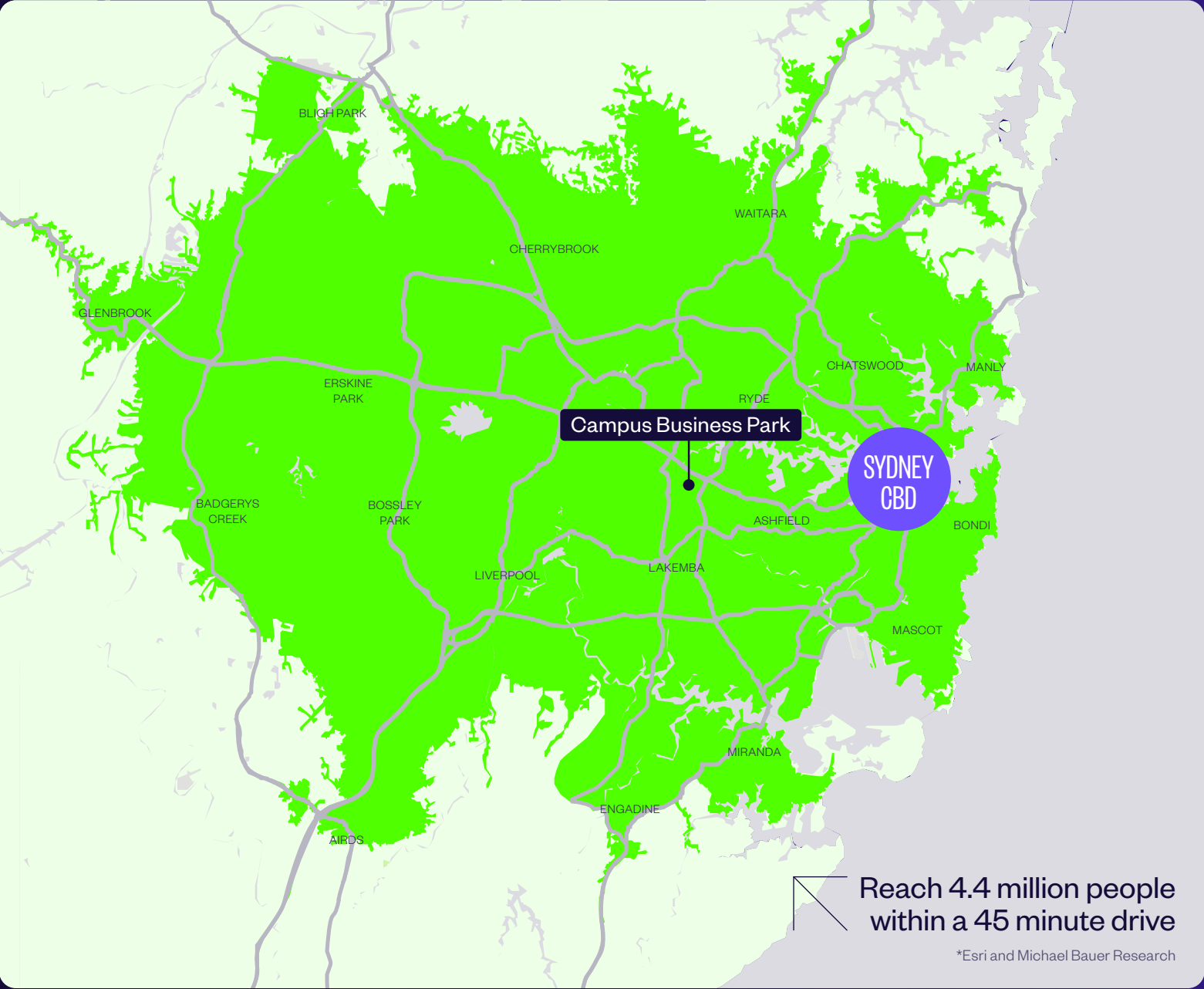
3KM
to Lidcombe
Station

17KM
to Sydney
CBD

The estate offers excellent connectivity with direct access to the M4 Motorway, Homebush Bay Drive and Centenary Drive. The WestConnex further reduces travel times to the CBD, M5 Motorway, Sydney Airport and Port Botany. Bus and train services are within walking distance.

SPEED TO MARKET

WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **4.4M**
Total population
-  **1.5M**
Total households
-  **\$271.5BN**
Total purchasing power

TOTAL SPEND ON

-  **\$7.8BN**
Clothing
-  **\$24.6BN**
Food + beverage
-  **\$6.0BN**
Personal care
-  **\$1.3BN**
Online shopping

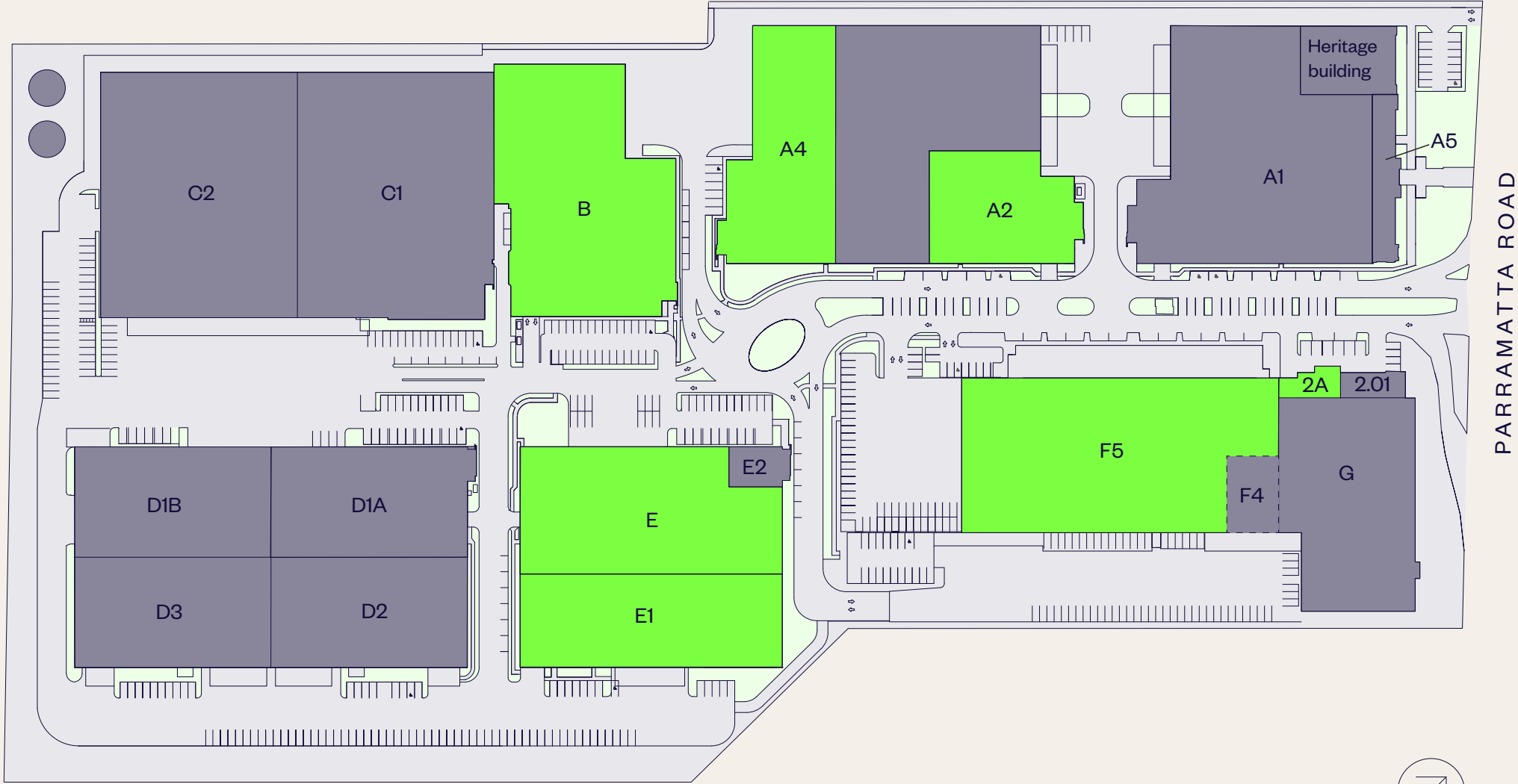
*Esri and Michael Bauer Research

ACCESS





SITE PLAN



■ FOR LEASE

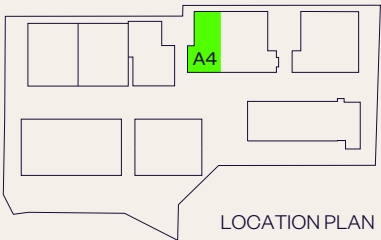
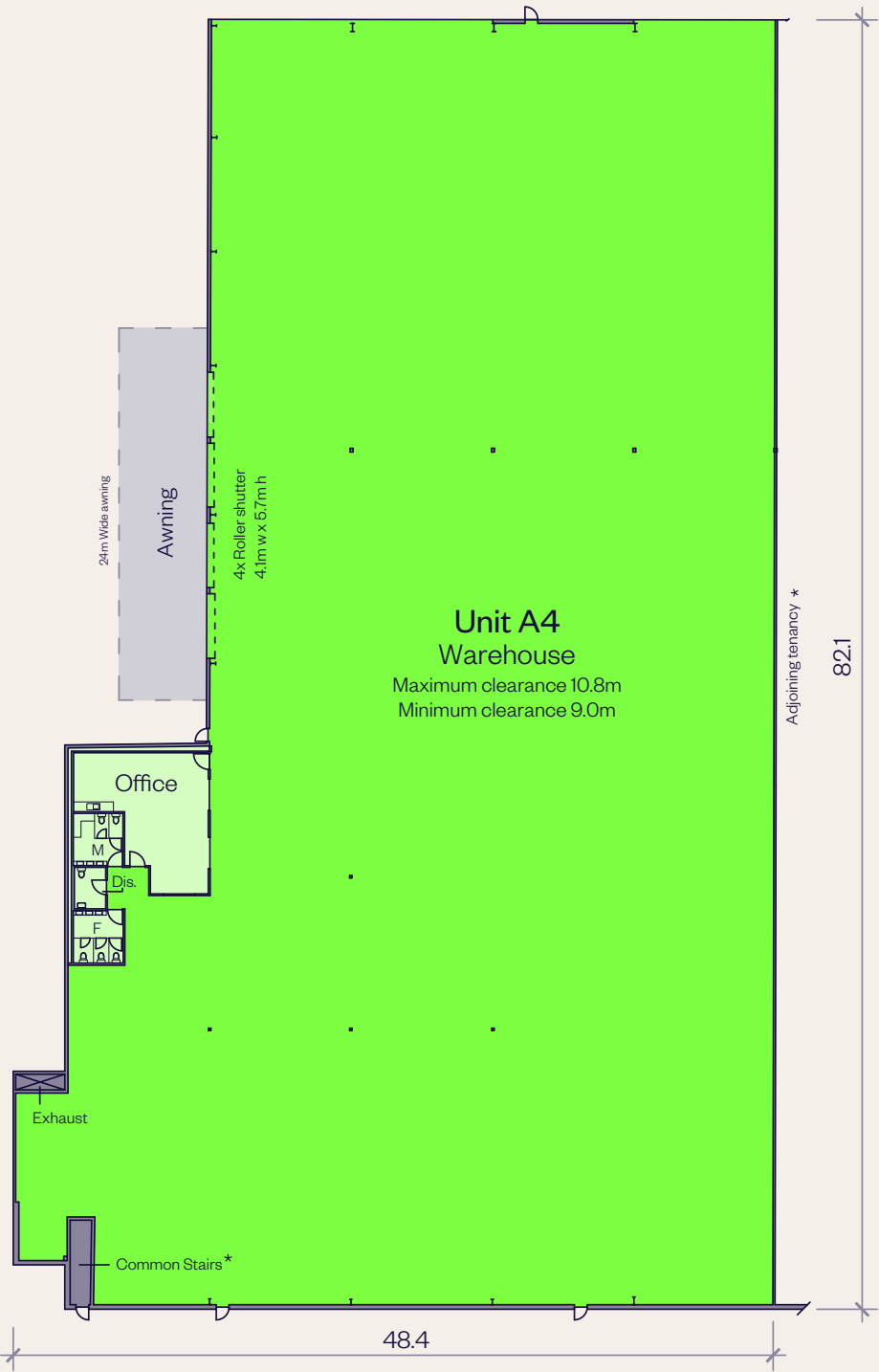
UNIT A4 PLAN

Campus Business Park

AREA SCHEDULE	SQM
Warehouse	3,325
Office	150
Total building area	3,475

Unit A4 features

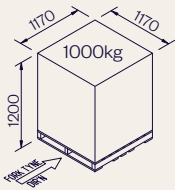
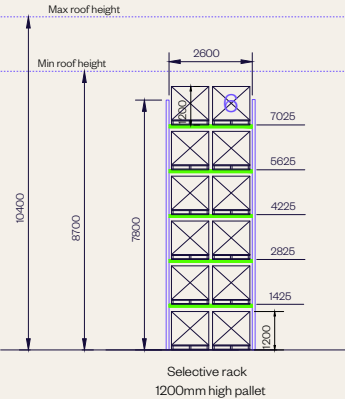
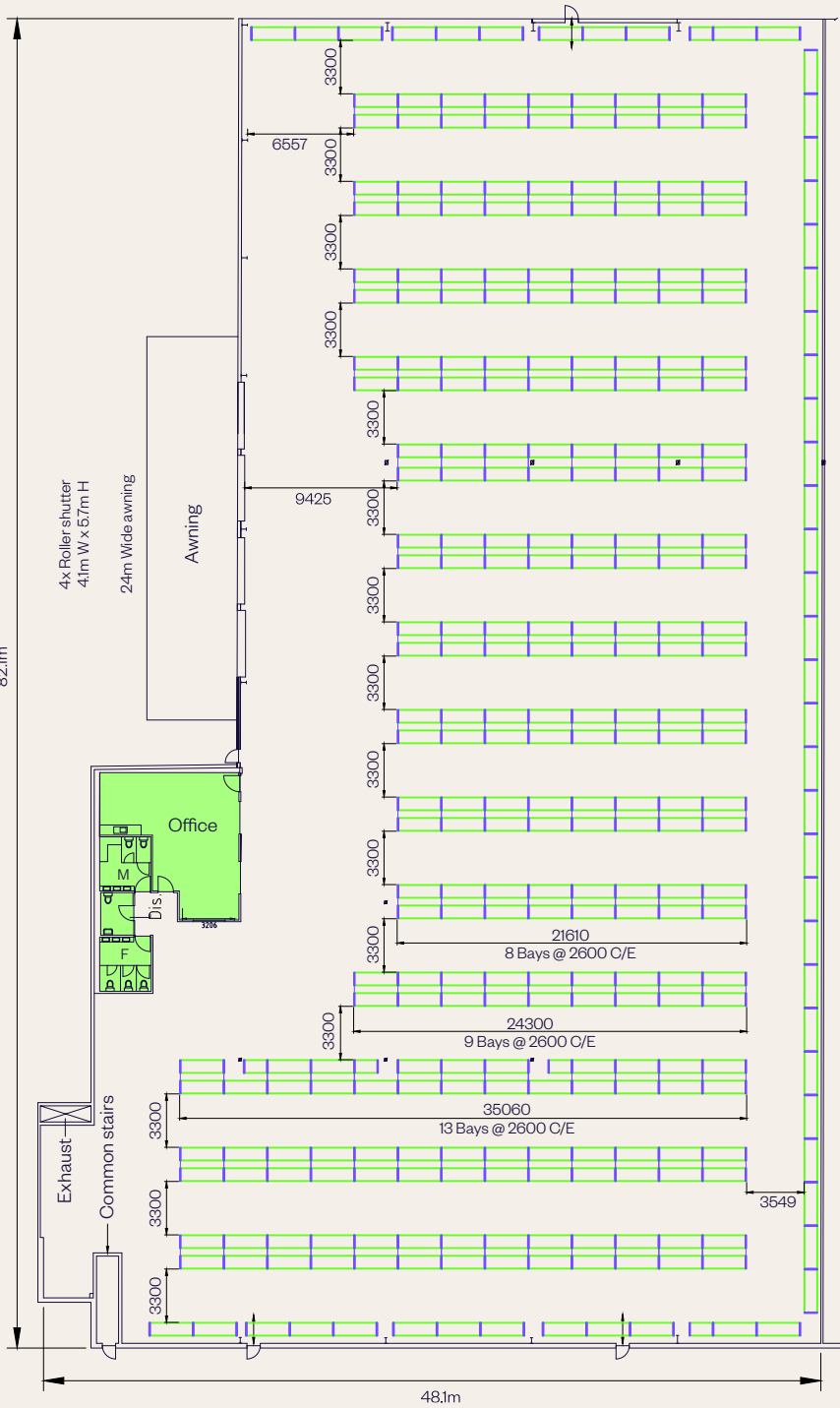
- + 200 amps power capacity
- + 100kW solar
- + Internal clearance up to 10.8m
- + Four on-grade roller doors
- + Awning provides all-weather loading
- + 10 on-site parking spaces.



UNIT A4 RACKING PLAN

Campus Business Park

STANDARD SELECTIVE RACK PALLET COUNT	PALLETS
1200mm, 6 high	3,786



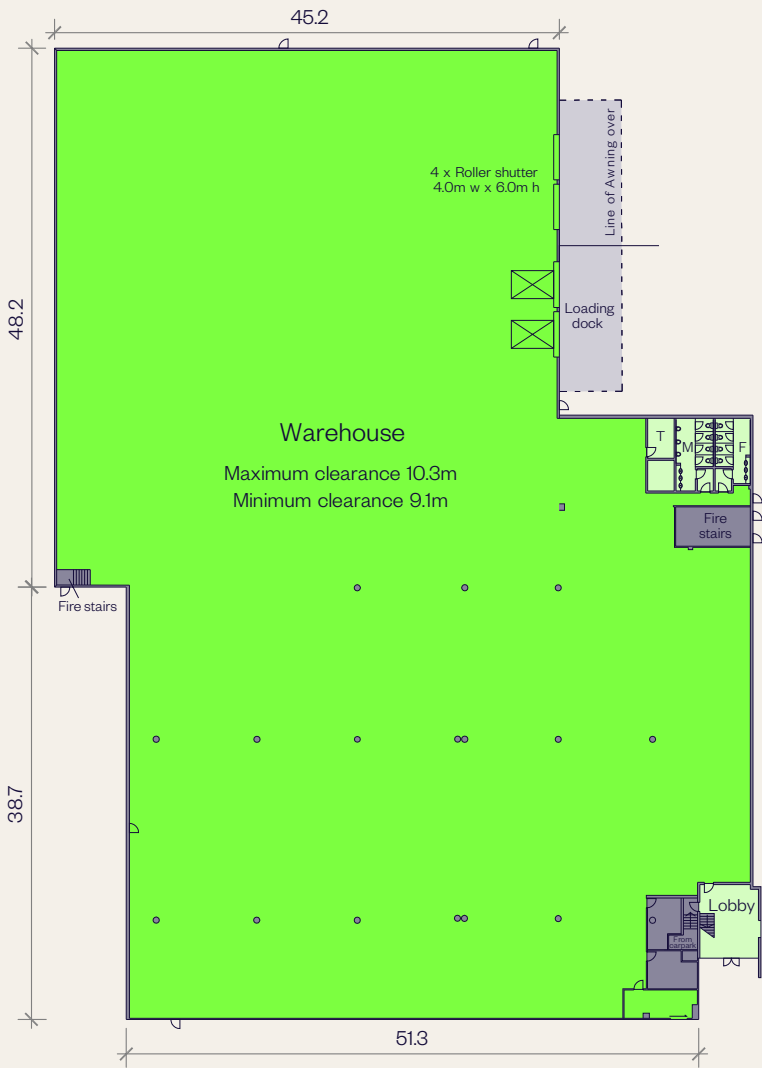
BUILDING B PLAN

Campus Business Park

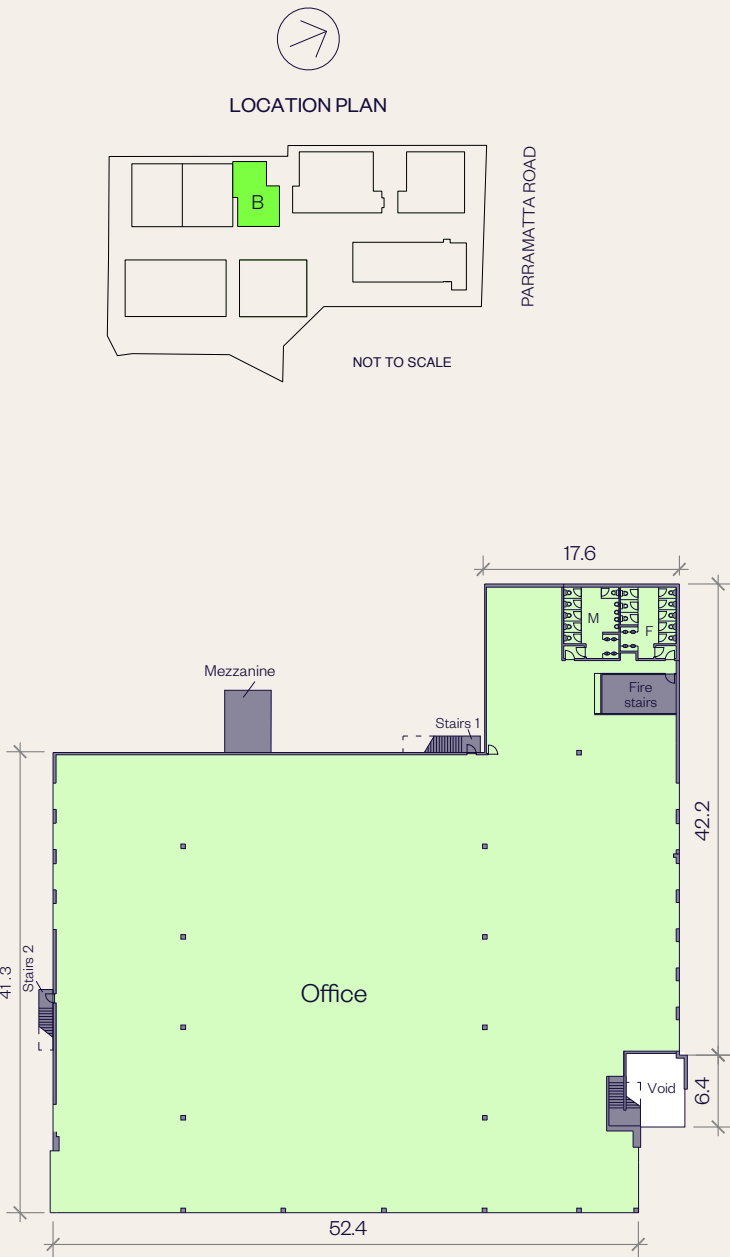
AREA SCHEDULE	SQM
Ground floor	
Warehouse	4,601.0
First floor	
Office	2,524.6
Mezzanine	23.1
Total building area	7,148.7

Building B features

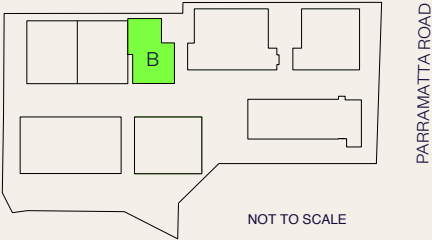
- + 1,400 amps power capacity
- + 100kW solar
- + Internal clearance up to 10.3m
- + Two on-grade roller doors and two recessed docks
- + Awning provides all-weather loading
- + 90 on-site and secure parking spaces.



Ground floor



First floor



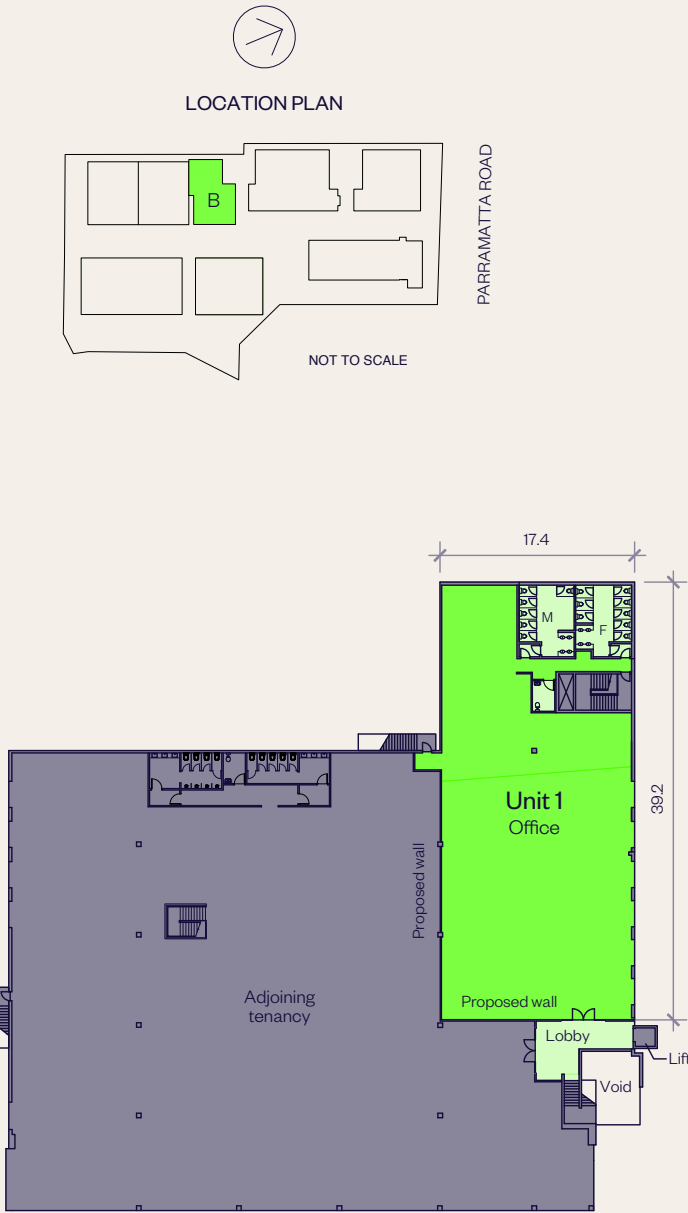
BUILDING B SPLIT OPTION UNIT 1 PLAN

Campus Business Park

AREA SCHEDULE	SQM
Ground floor warehouse	2,237
Level 1	
Office	673
Total building area	2,910



Ground floor

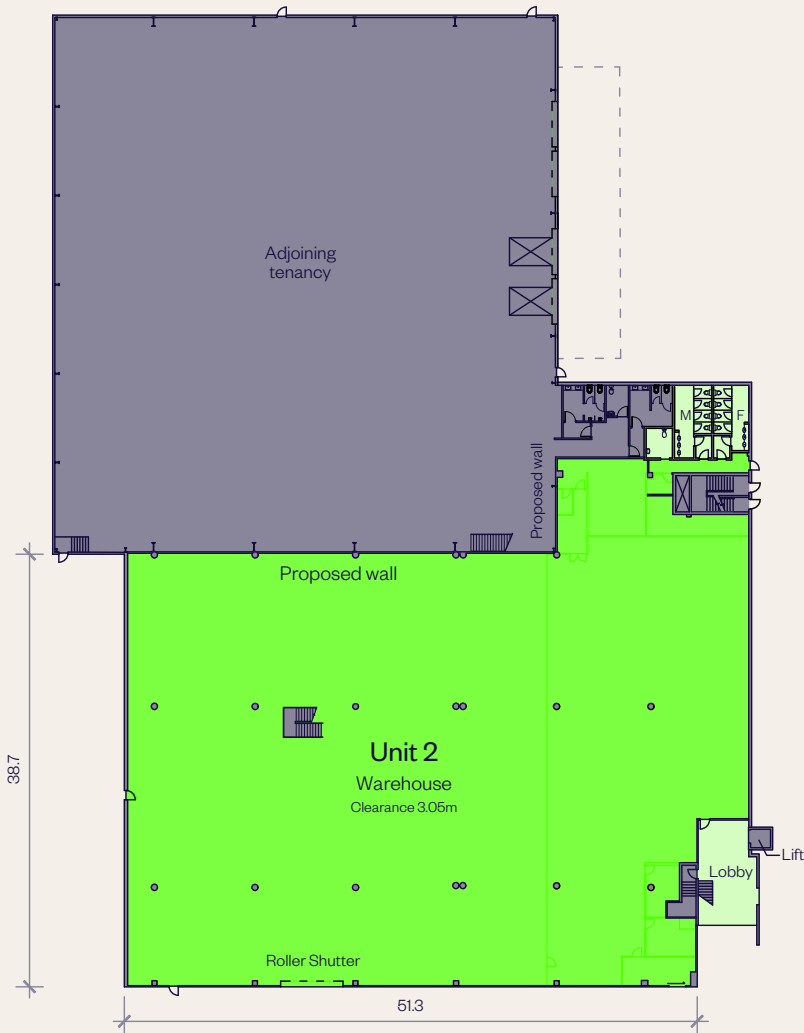


Level 1

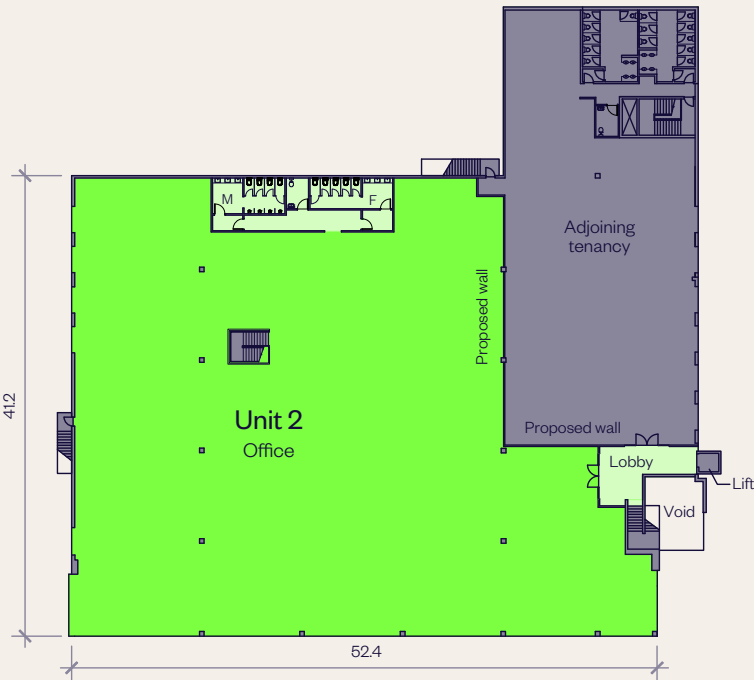
BUILDING B SPLIT OPTION UNIT 2 PLAN

Campus Business Park

AREA SCHEDULE	SQM
Ground floor warehouse	2,278
Level 1	
Office	1,787
Total building area	4,065



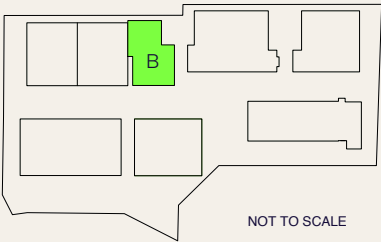
Ground floor



Level 1



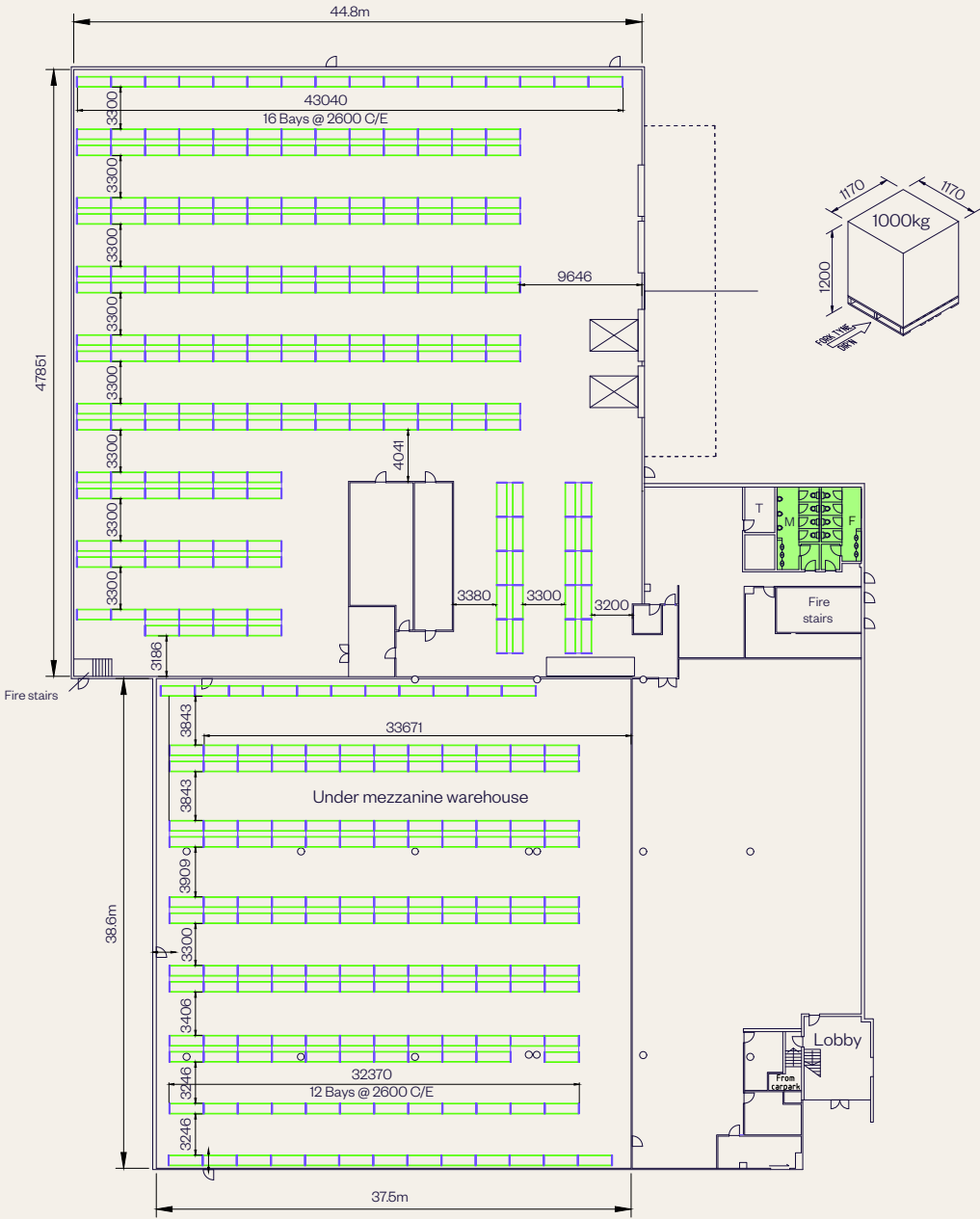
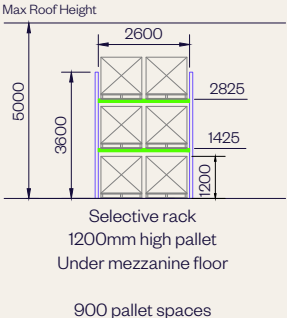
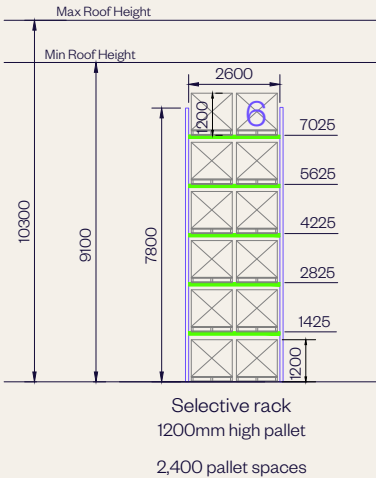
LOCATION PLAN



BUILDING B RACKING PLAN

Campus Business Park

STANDARD SELECTIVE RACK PALLET COUNT	PALLETS
1200mm, 10 high	3,300



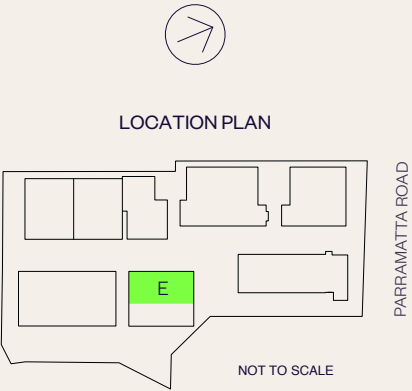
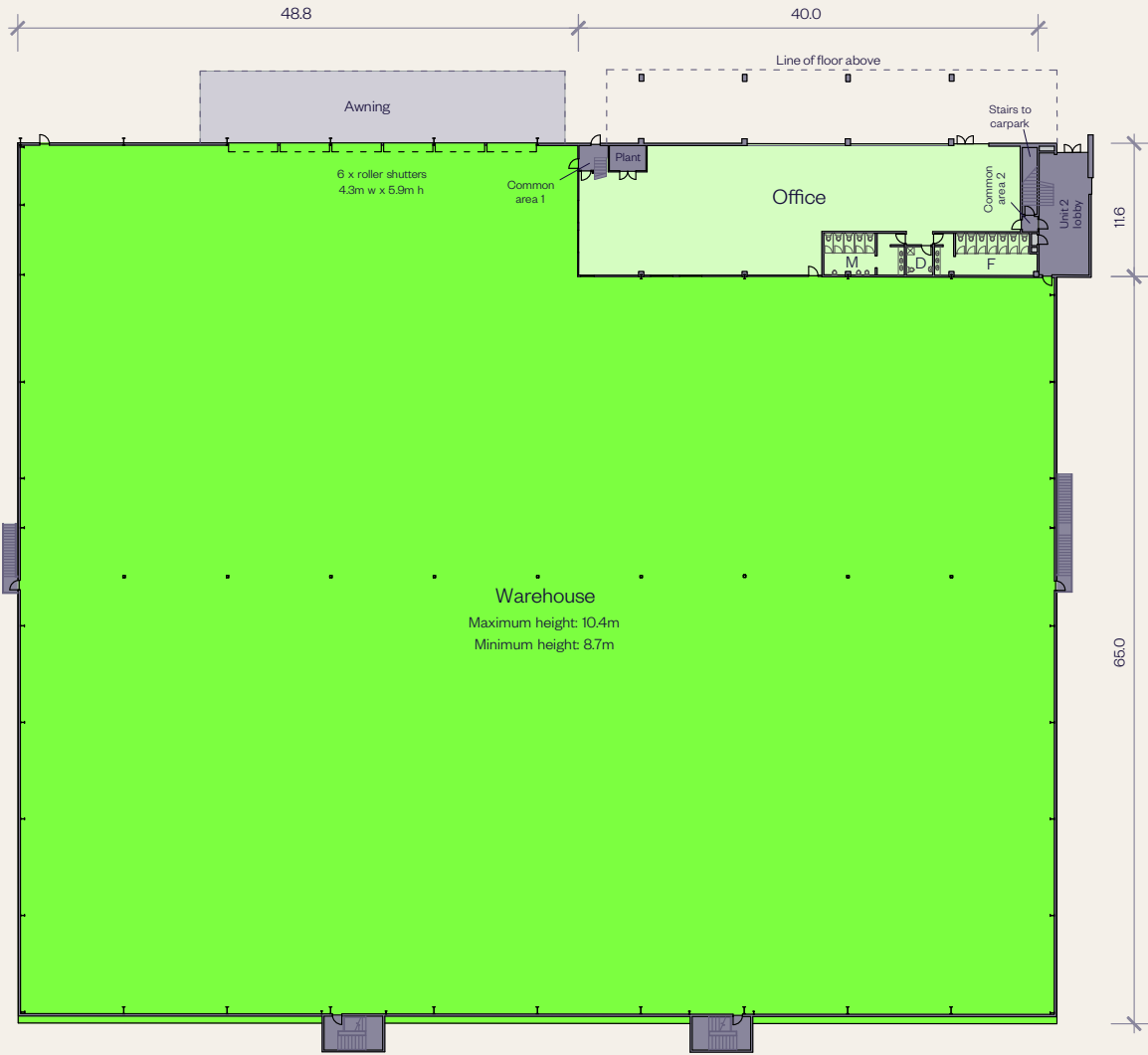
UNIT E PLAN

Campus Business Park

AREA SCHEDULE	SQM
Warehouse	6,437.3
Office	436.0
Total building area	6,873.3
Common area 1	4.9
Common area 2	2.3
Awning	199.0

Unit E features

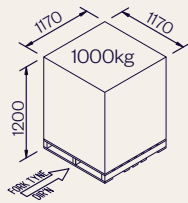
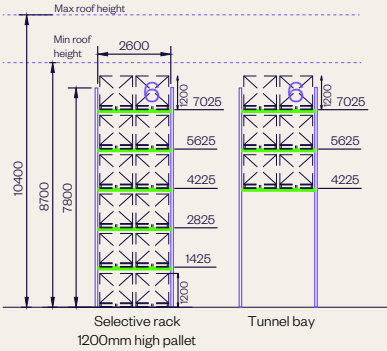
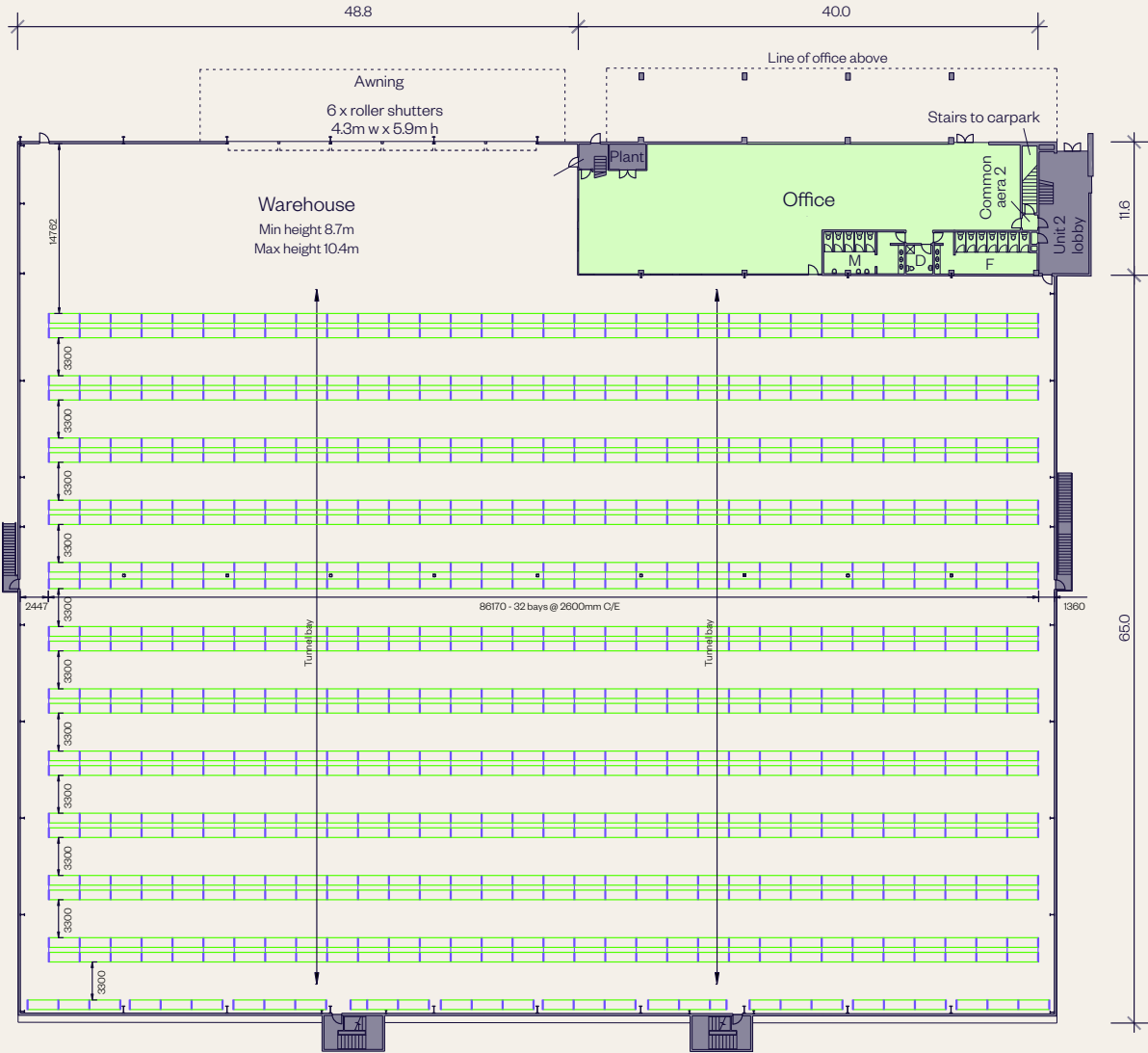
- + 250 amps power capacity
- + Internal clearance up to 10.4m
- + Six on-grade roller doors
- + Awning provides all-weather loading
- + 35 on-site and secure parking spaces.



UNIT E RACKING PLAN

Campus Business Park

STANDARD SELECTIVE RACK PALLET COUNT	PALLETS
1200mm, 6 high	8,532



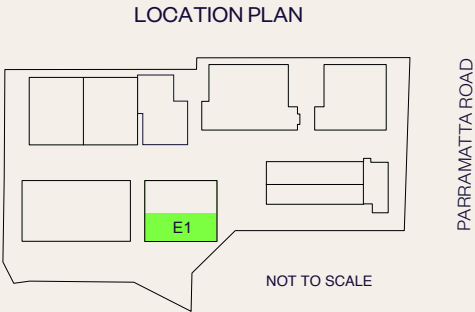
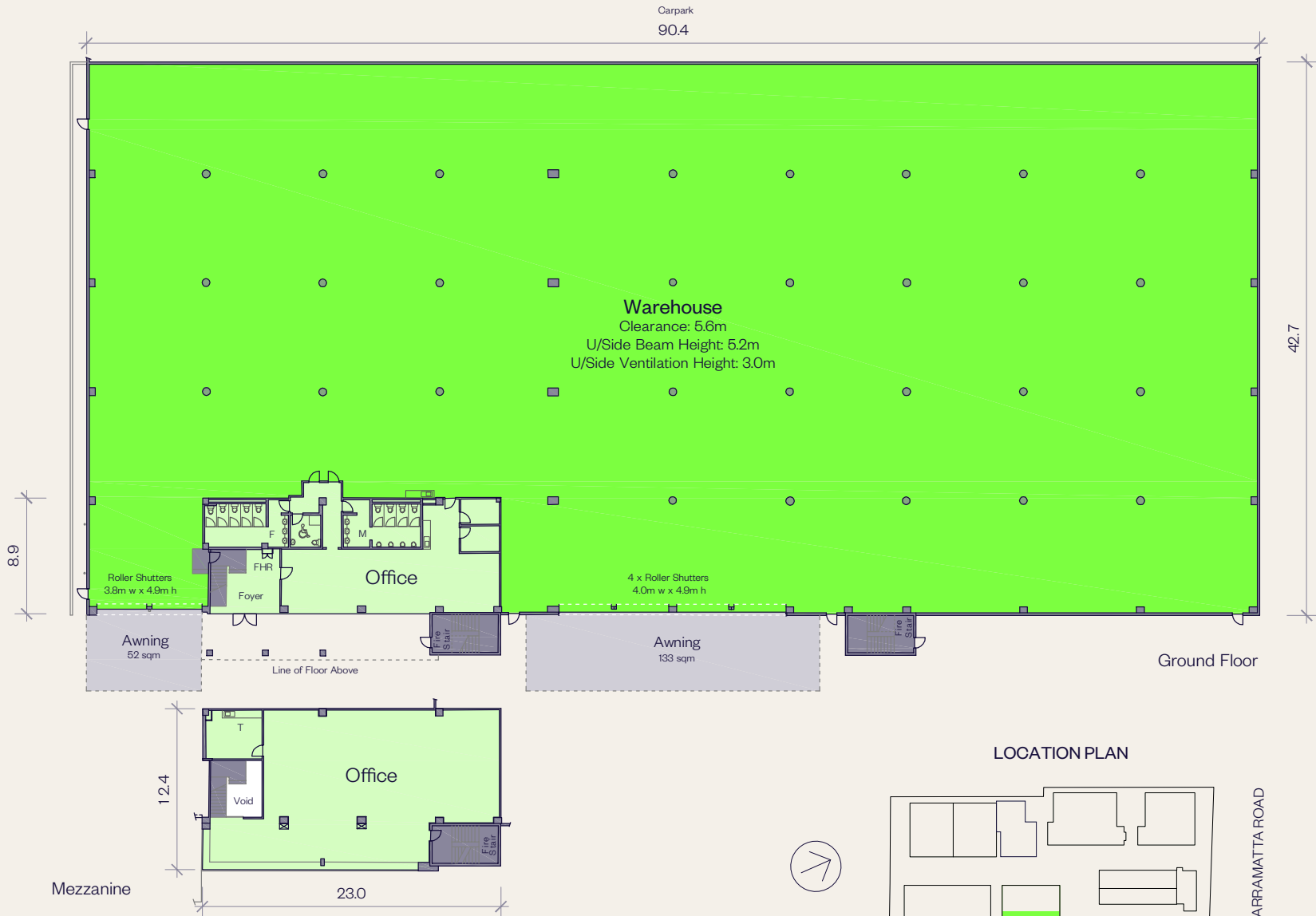
UNIT E1 PLAN

Campus Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,647.0
Office	204.3
Mezzanine	
Office	255.1
Total building area	4,106.4

Unit E1 features

- + Internal clearance up to 5.6m
- + Six on-grade roller doors
- + Awning provides all-weather loading
- + 18 on-site parking spaces.

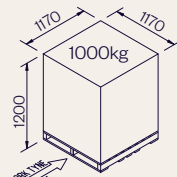
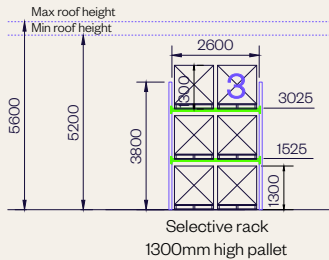
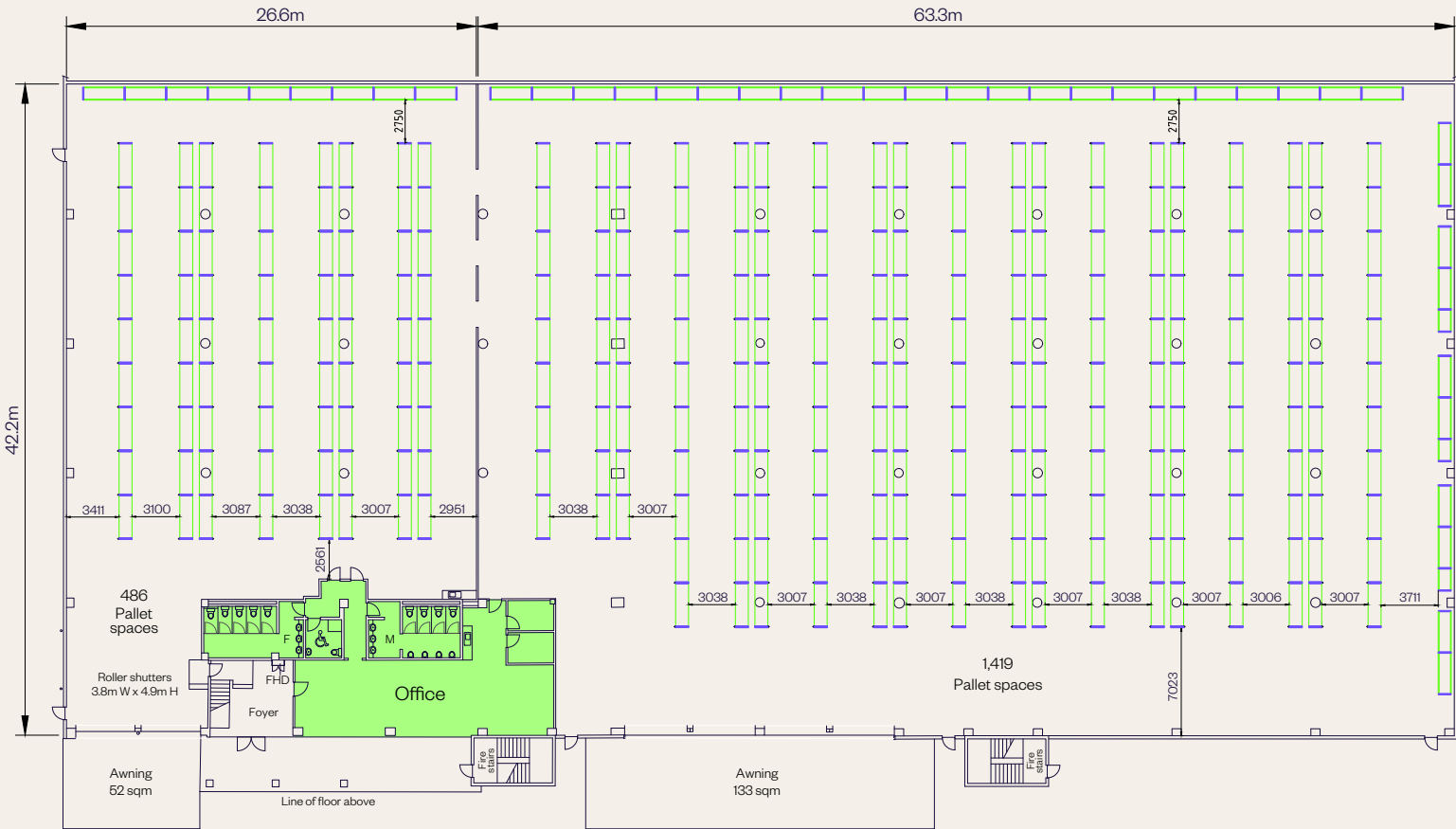


UNIT E1

RACKING PLAN

Campus Business Park

STANDARD SELECTIVE RACK PALLET COUNT	PALLETS
1200mm, 6 high	1,905



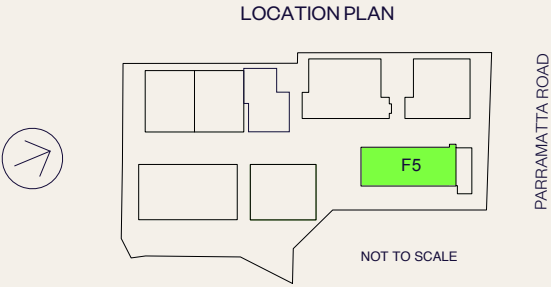
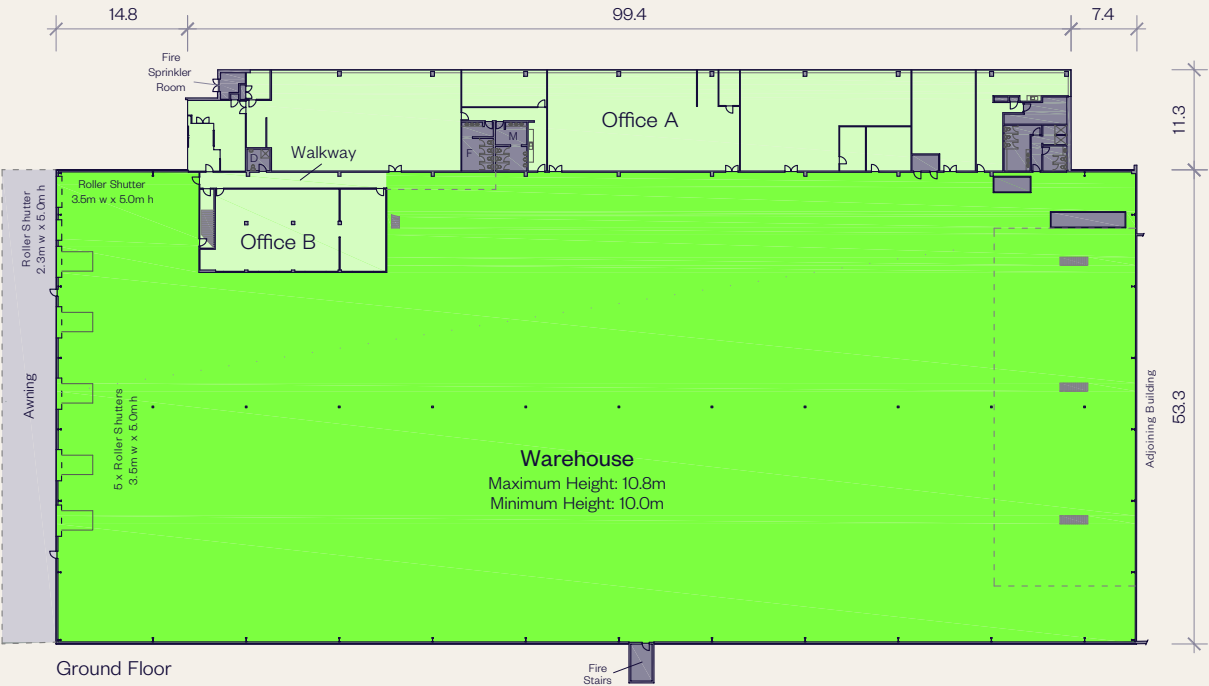
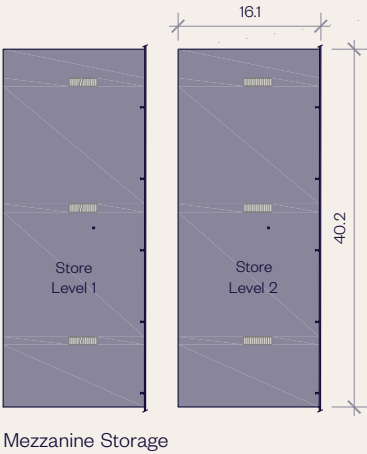
BUILDING F5 PLAN

Campus Business Park

AREA SCHEDULE	SQM
Warehouse	6,222.4
Office A	1,128.3
Office B	197.2
Walkway	39.9
Total building area	7,587.8

Unit F5 features

- + Internal clearance up to 10.8m
- + Five recessed docks
- + Awning provides all-weather loading
- + 40 on-site parking spaces.



BUILDING F5 RACKING PLAN

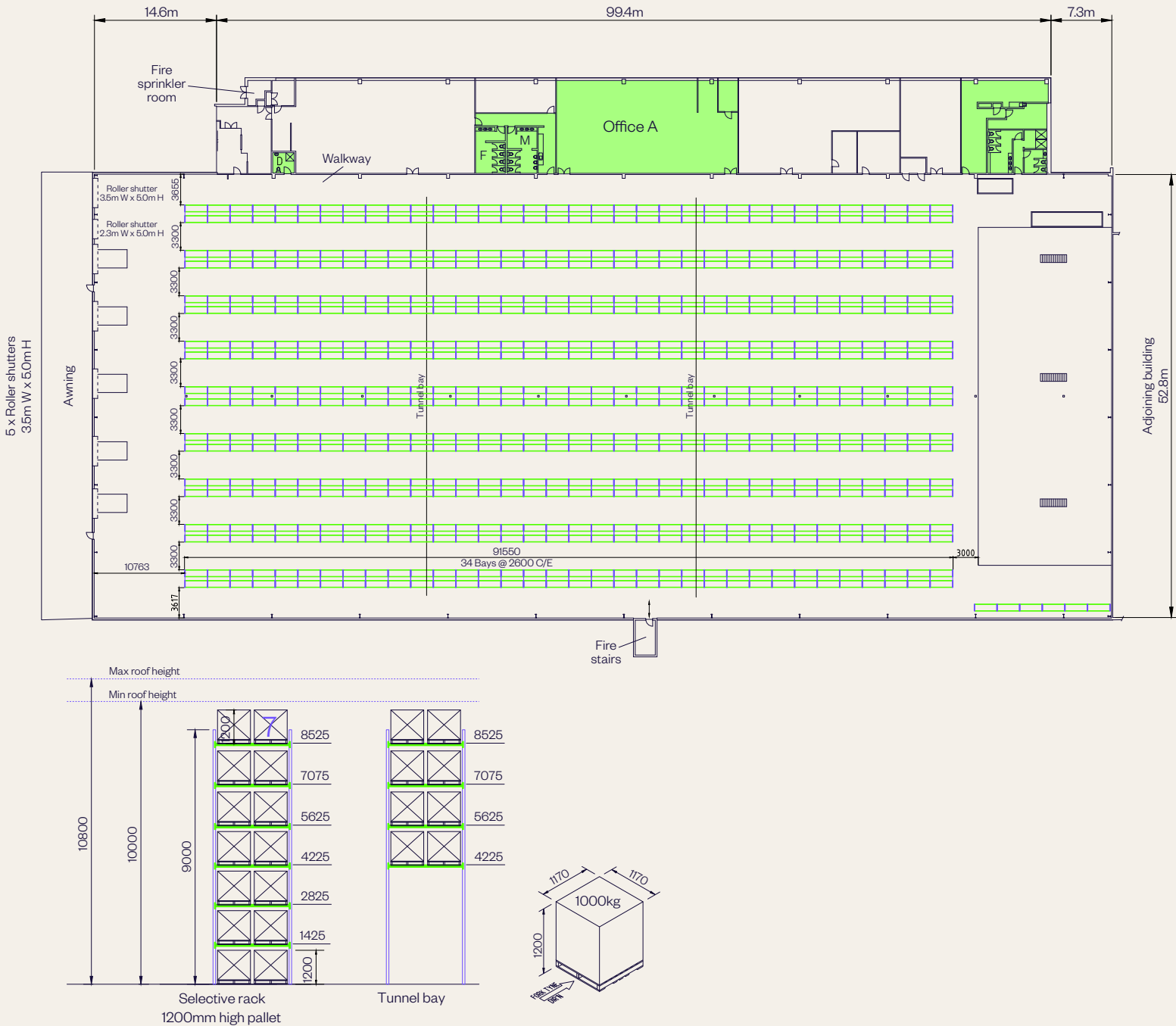
Campus Business Park

STANDARD SELECTIVE
RACK PALLET COUNT

1200mm, 10 high

PALLETS

8,436

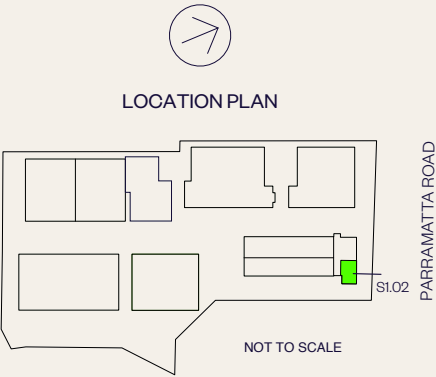


SUITE 1.02 PLAN

Campus Business Park

AREA SCHEDULE	SQM
Office	814.8
Total building area	814.8

+ 30 on-site and secure parking spaces.



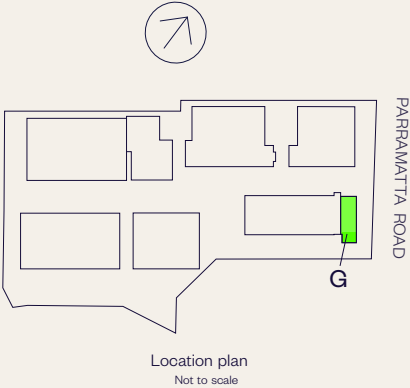
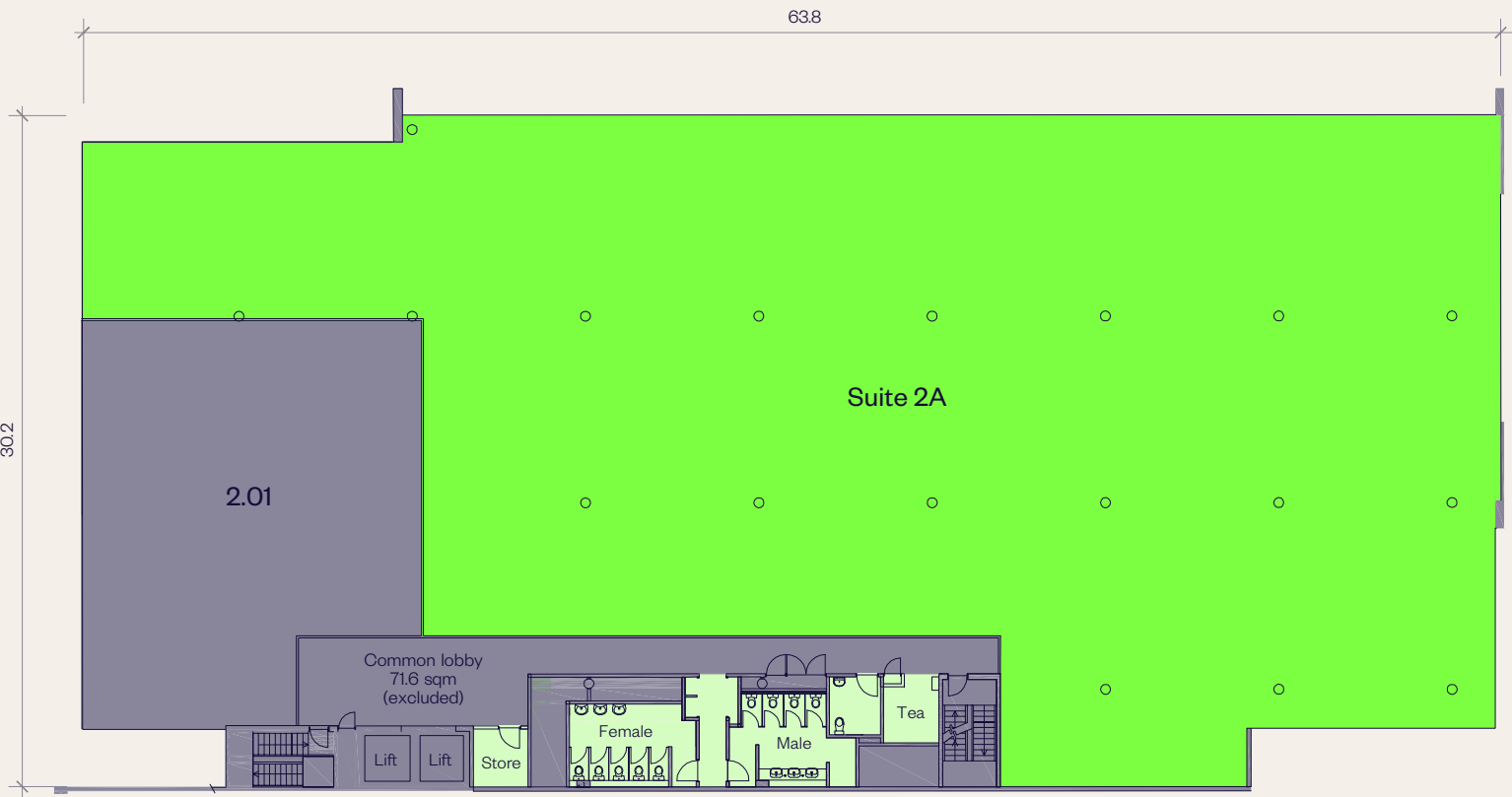
BUILDING G SUITE 2A PLAN

Campus Business Park

AREA SCHEDULE	SQM
Level 2	
Office	1,399.3
Total building area	1,399.3

Suite 2A features

+ 50 on-site parking spaces.



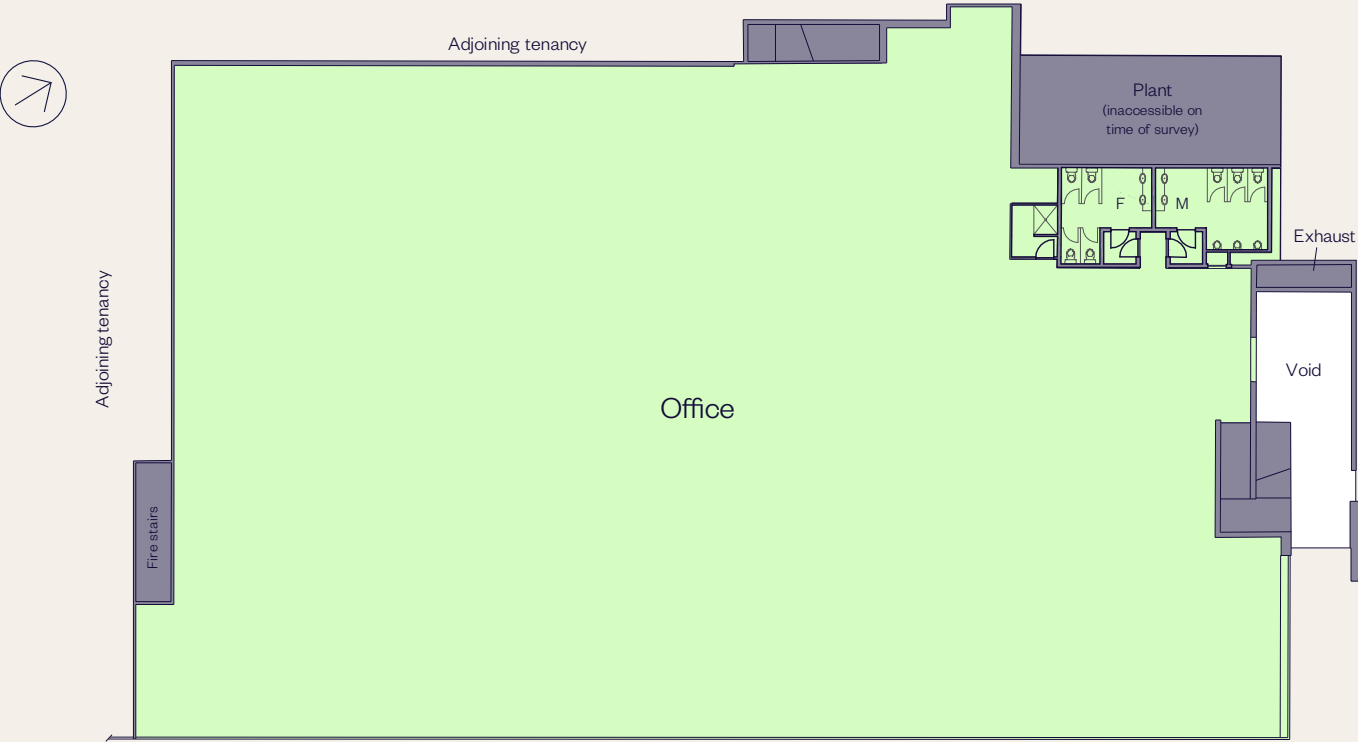
UNIT A2 PLAN

Campus Business Park

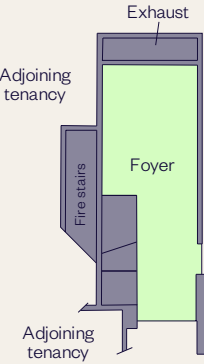
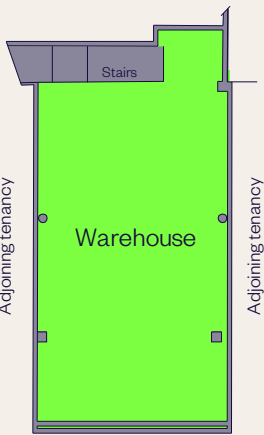
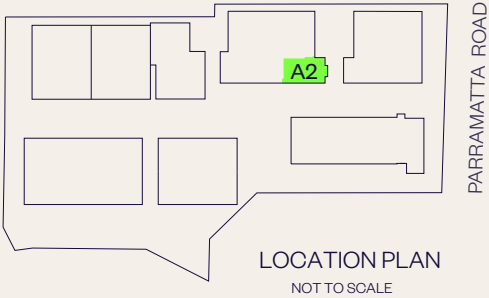
AREA SCHEDULE	SQM
Ground floor	
Warehouse	149.7
Foyer	52.2
First floor	
Office	1,458.1
Total building area	1,660.0

Unit A2 features

- + Internal clearance up to 10.4m
- + 60 on-site parking spaces.

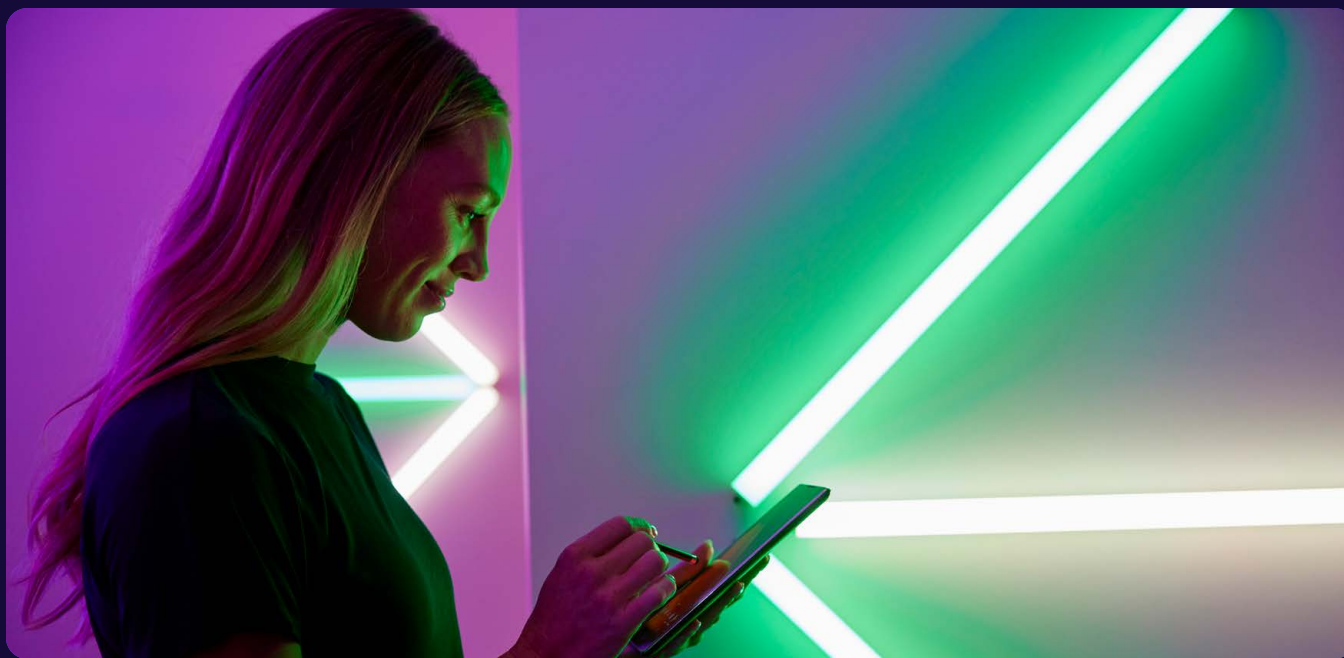
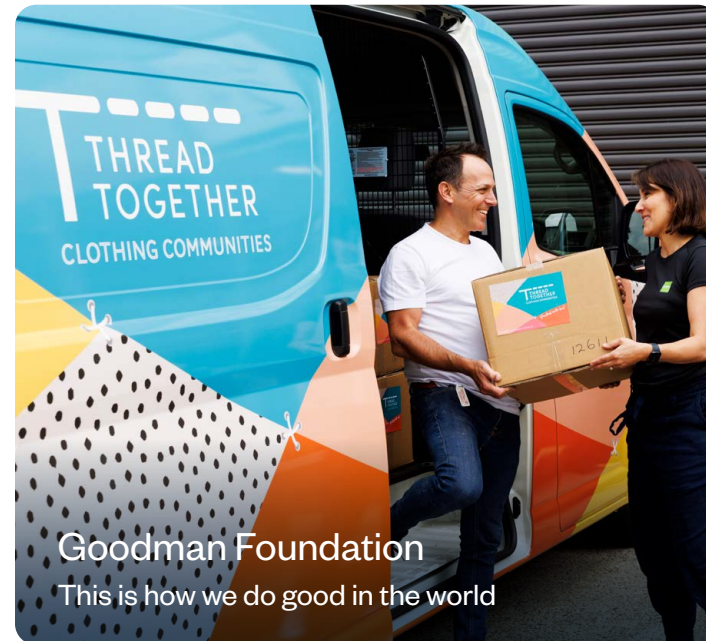
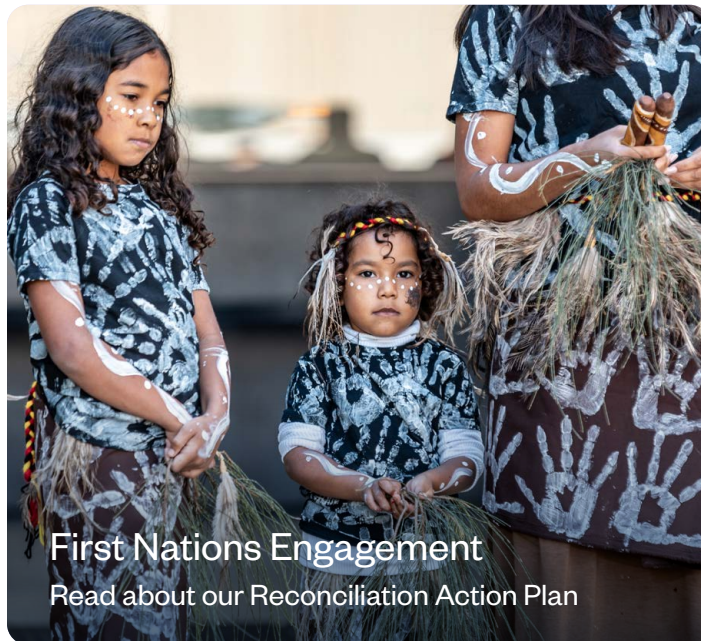
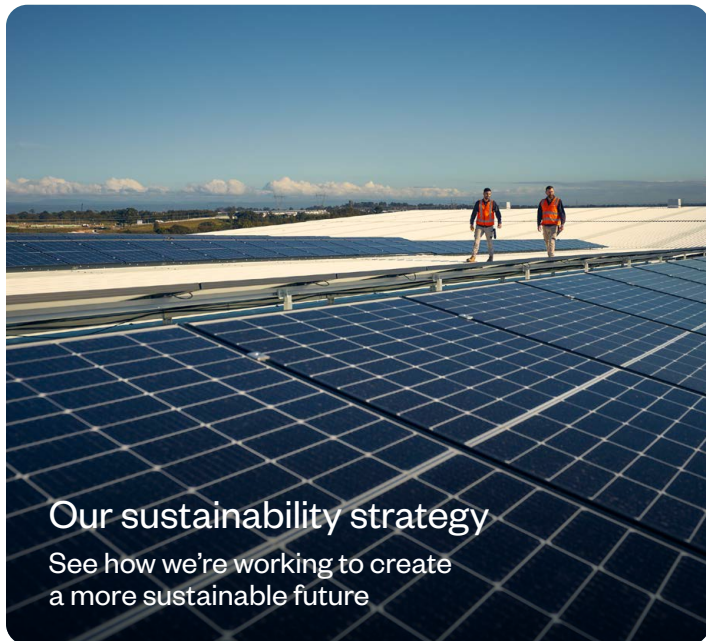


First floor



Ground floor

ABOUT GOODMAN



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.

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