

GOOD IS FAST CONNECTIONS



GREAT IS WHAT YOU DO FROM HERE

MAKING
SPACE
FOR
GREATNESS



Building 2A
Oakdale East Industrial Estate, Horsley Park NSW

OAKDALE EAST INDUSTRIAL ESTATE

Delivering with certainty

- + Zoned E4 General Industrial
- + Masterplan approved
- + SSD lodged
- + Infrastructure works advanced
- + Several customers operating from the estate.

Strategically located

- + Seamless connectivity to Greater Sydney
- + 3.3km to M7 Motorway
- + 5km to M4 Motorway
- + Close to existing infrastructure and services.

Industry leading

- + Proven track record of delivering complex facilities
- + Inclusive of the latest sustainability initiatives
- + Landmark redevelopment project with state-of-the-art facilities
- + The estate has commitments from global customers – Kimberly-Clark and Amazon.



Artist's impression

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	17,284
Office	776
Dock office	50
Total building area	18,110

Property features

- + 14.6m ridge height
- + Superawning over hardstand
- + Drive-around building access
- + SSD lodged
- + Bulk earthworks and infrastructure advanced
- + External lead-in works completed.

Sustainability features

- + 430KW solar system
- + Targeting 5 star green star rating
- + EV charging
- + Water monitoring and rainwater retention
- + LED lighting
- + End of trip facilities
- + Native landscaping.



LOCATION AND ACCESS

3.3KM
to M7
Motorway

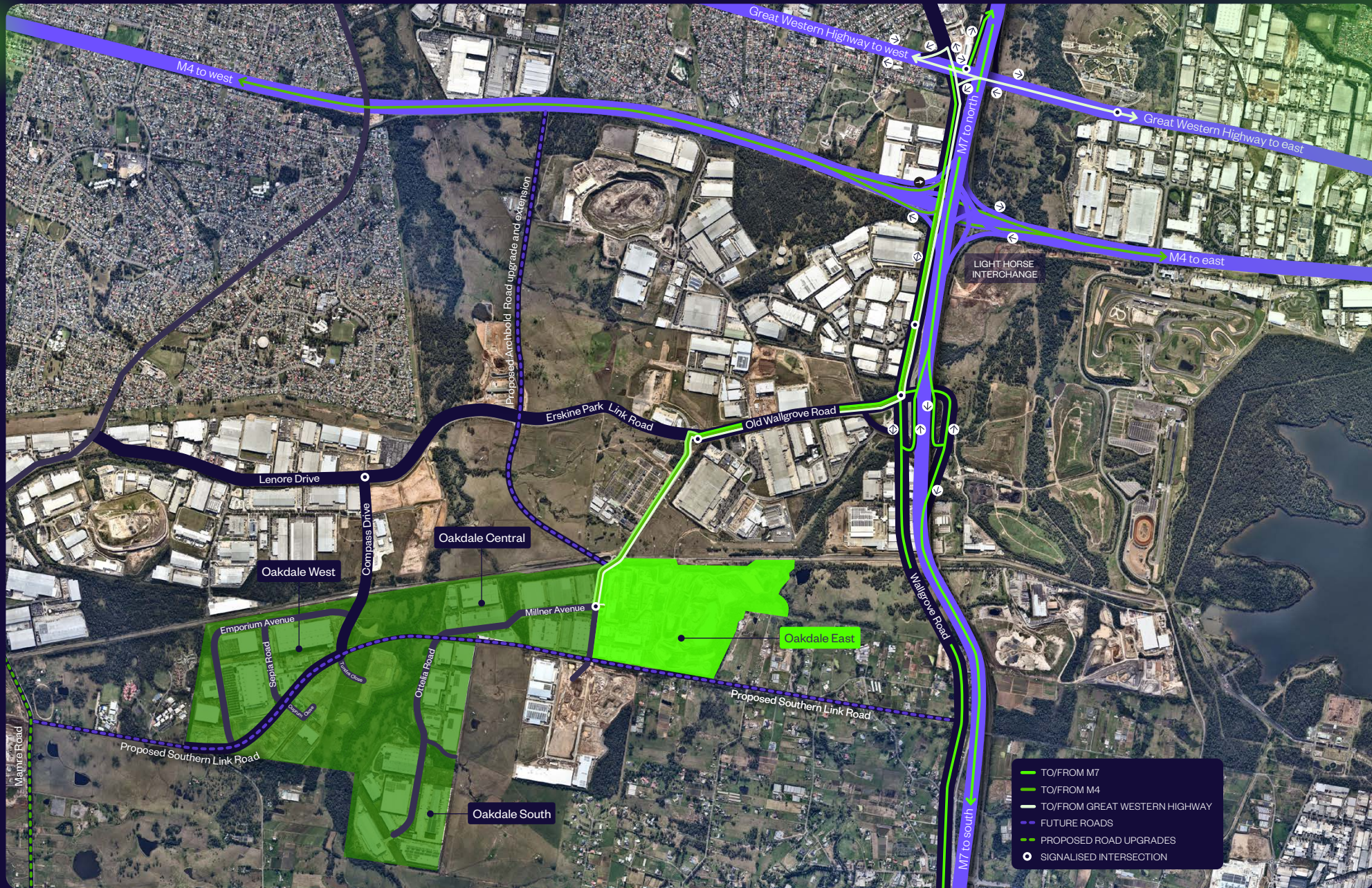
5.4KM
to M4
Motorway

8KM
to Rooty
Hill Station

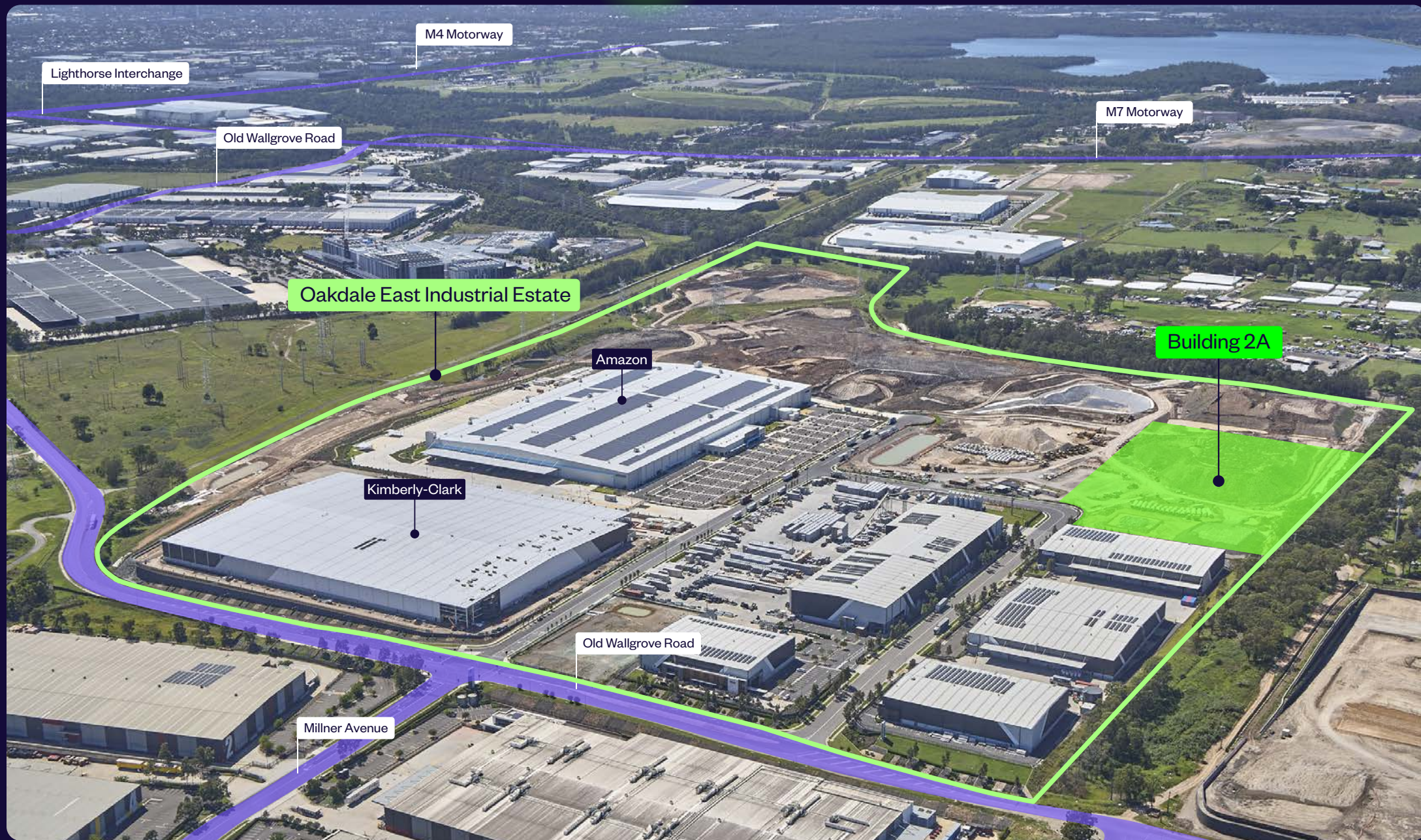
20KM
to Western
Sydney Airport

43KM
to Sydney
CBD

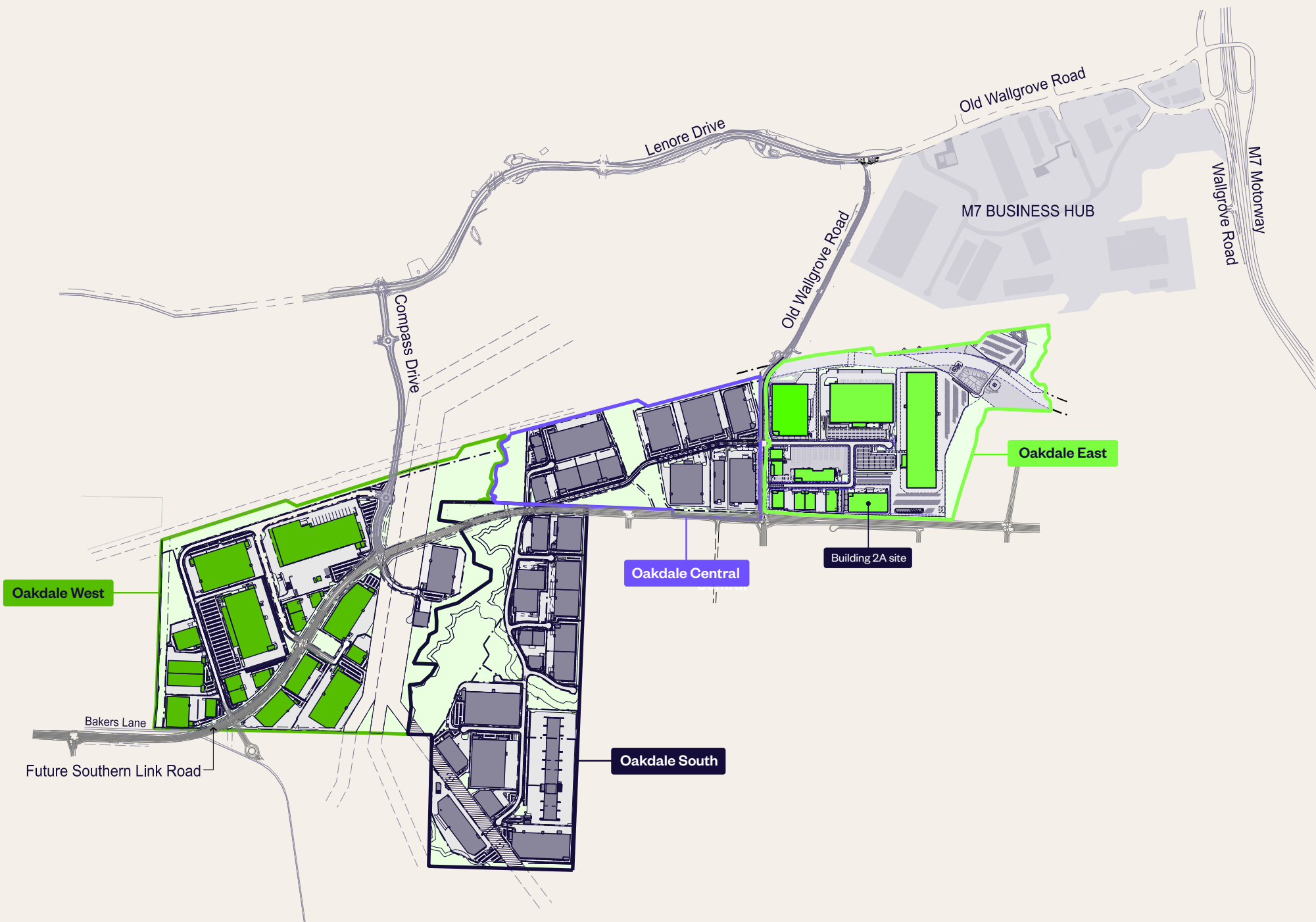
Situated in Sydney's prime logistics hub of Horsley Park, this estate offers seamless connectivity to key infrastructure and consumers.



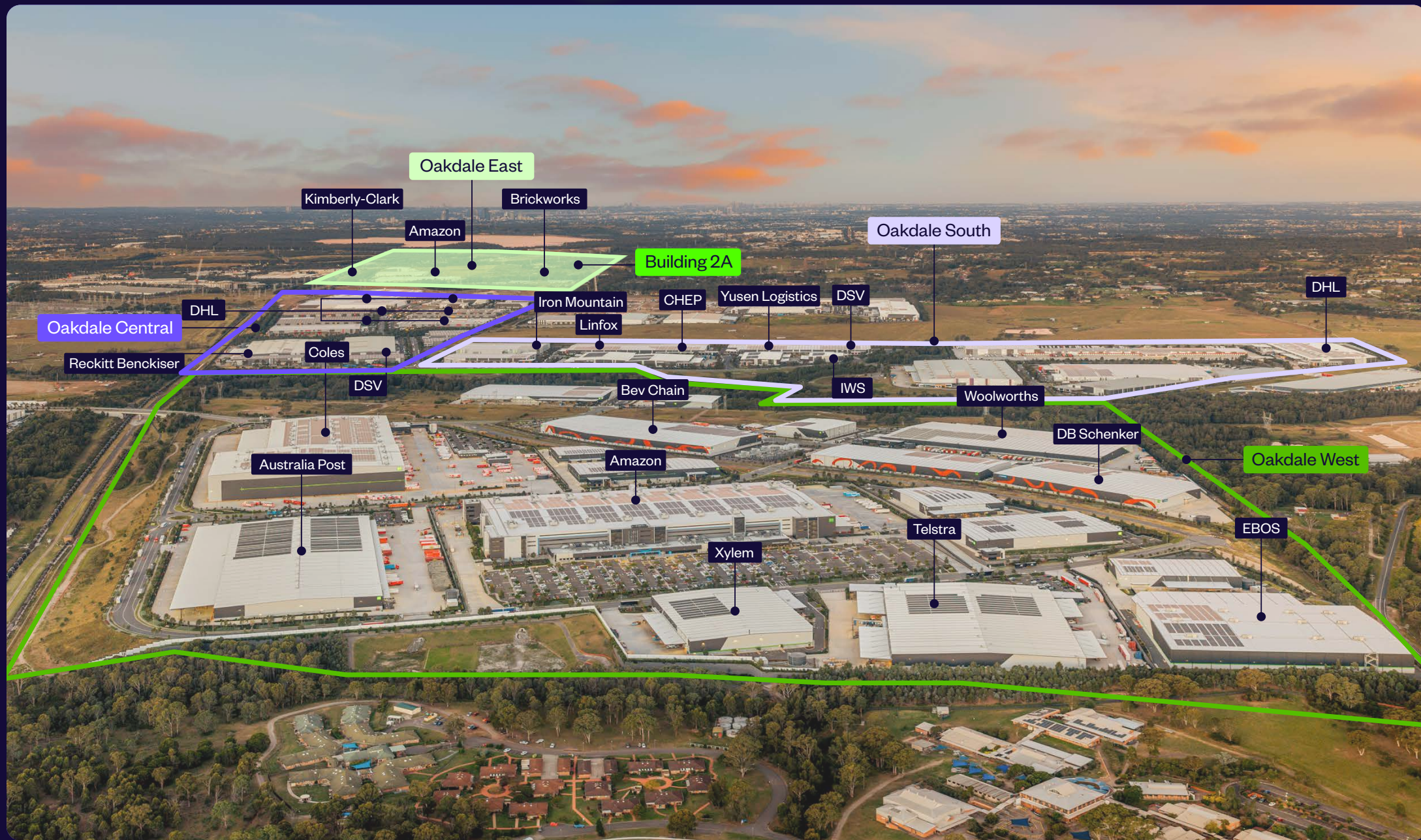
VIEW FROM ABOVE



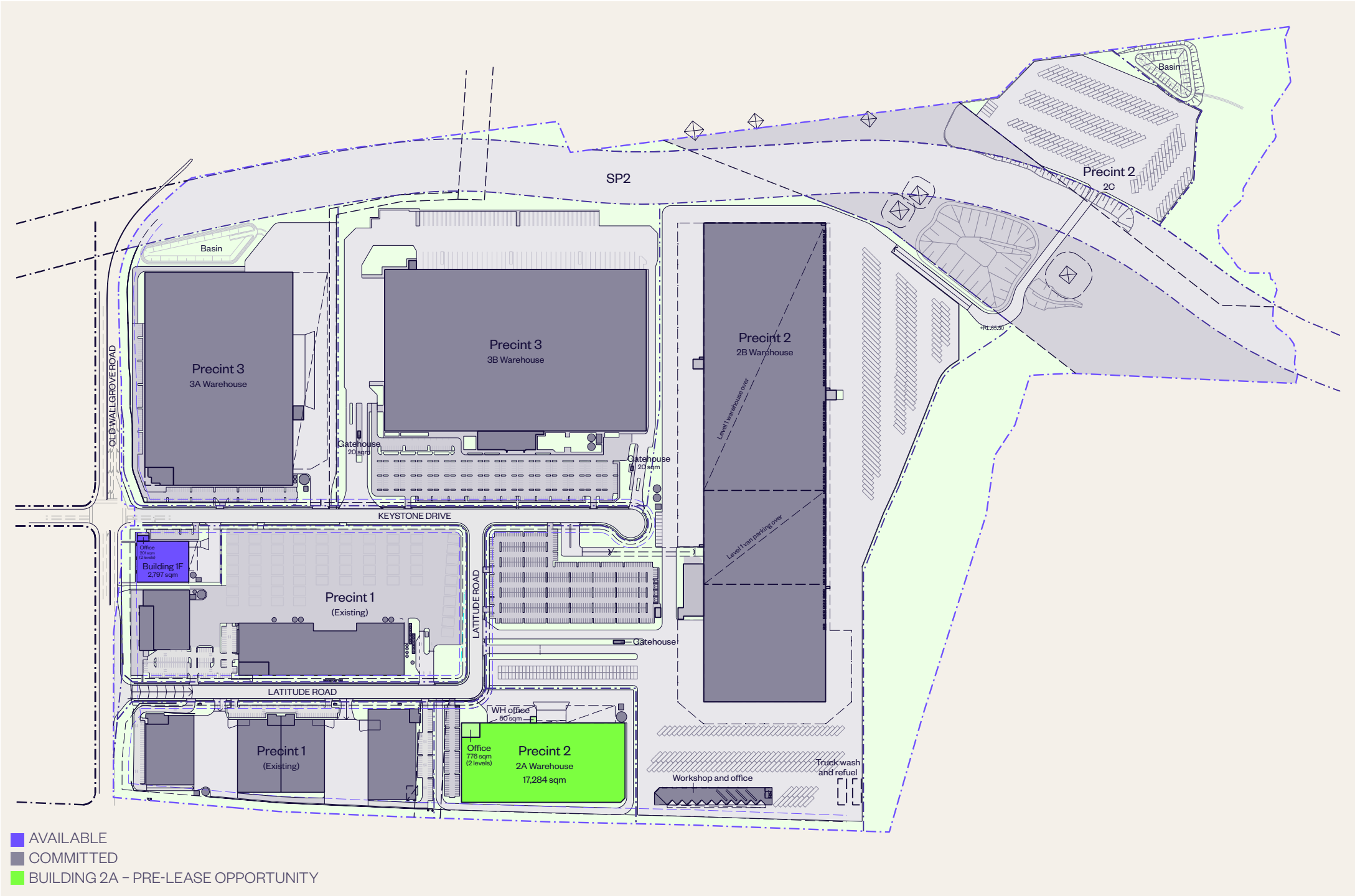
CONTEXT PLAN



OUR CUSTOMERS

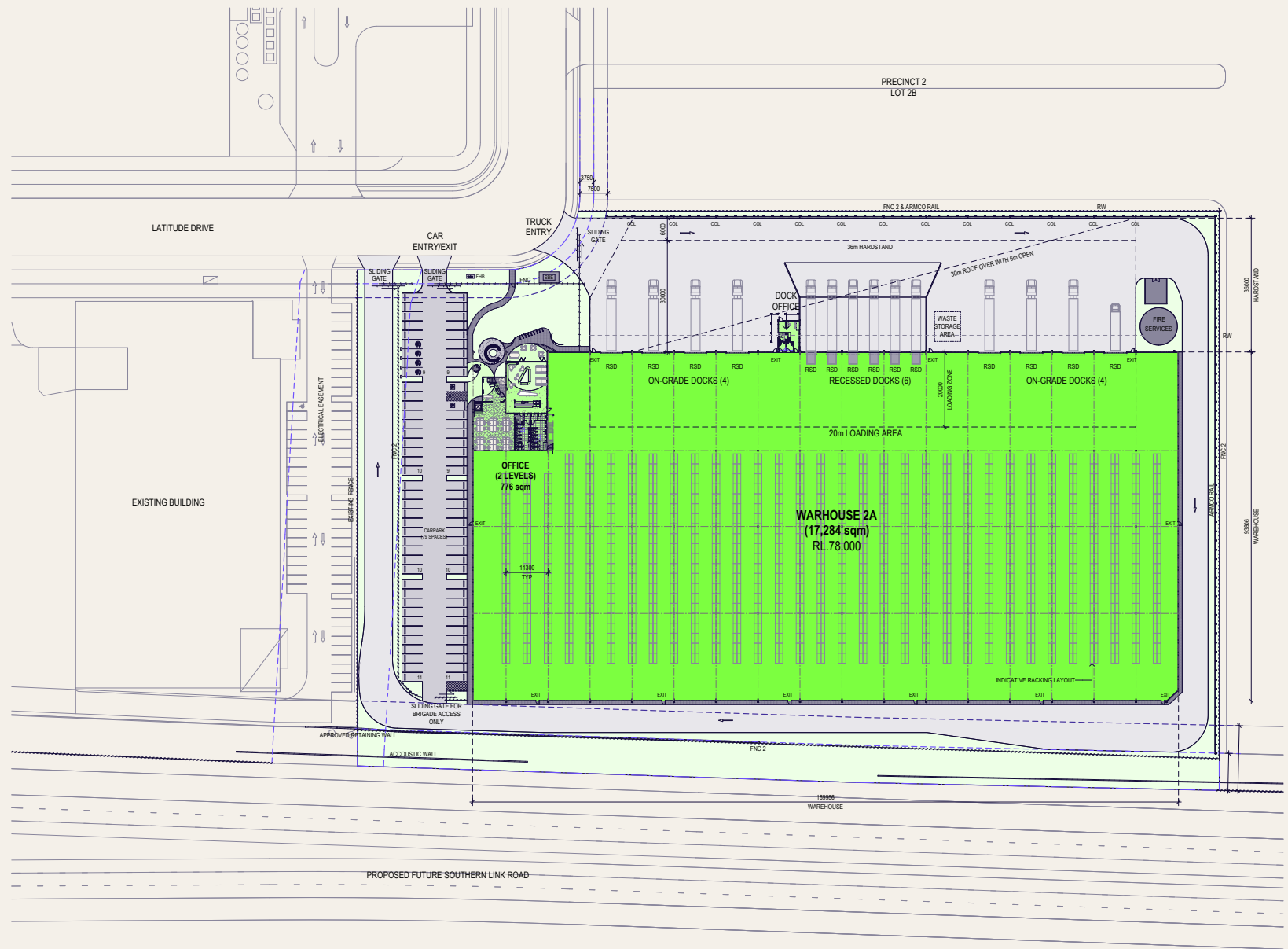


MASTERPLAN



SITE PLAN

AREA SCHEDULE	SQM
Warehouse	17,284
Office 1 (2 levels)	776
Dock office	50
Total GLA	18,110
Site coverage	52.4%
Car parking spaces	79



 BUILDING 2A – PRE-LEASE OPPORTUNITY

2A OFFICE FAÇADE



Artist's impression

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

- ✓ 430kW solar system
- ✓ 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.



BATTERY STORAGE

UNLOCKING THE FULL VALUE OF SOLAR

Battery storage can deliver strong returns for the right operations.
The value case is strongest where:

- 1 Excess solar generated during the day is stored and used at night
and/or:
- 2 Off-peak grid power is stored and deployed during peak pricing periods.



WHO BENEFITS MOST - CASE STUDY

Based on a 10,000 sqm warehouse with a 250 kW solar system and 125 kW / 250 kWh battery storage.

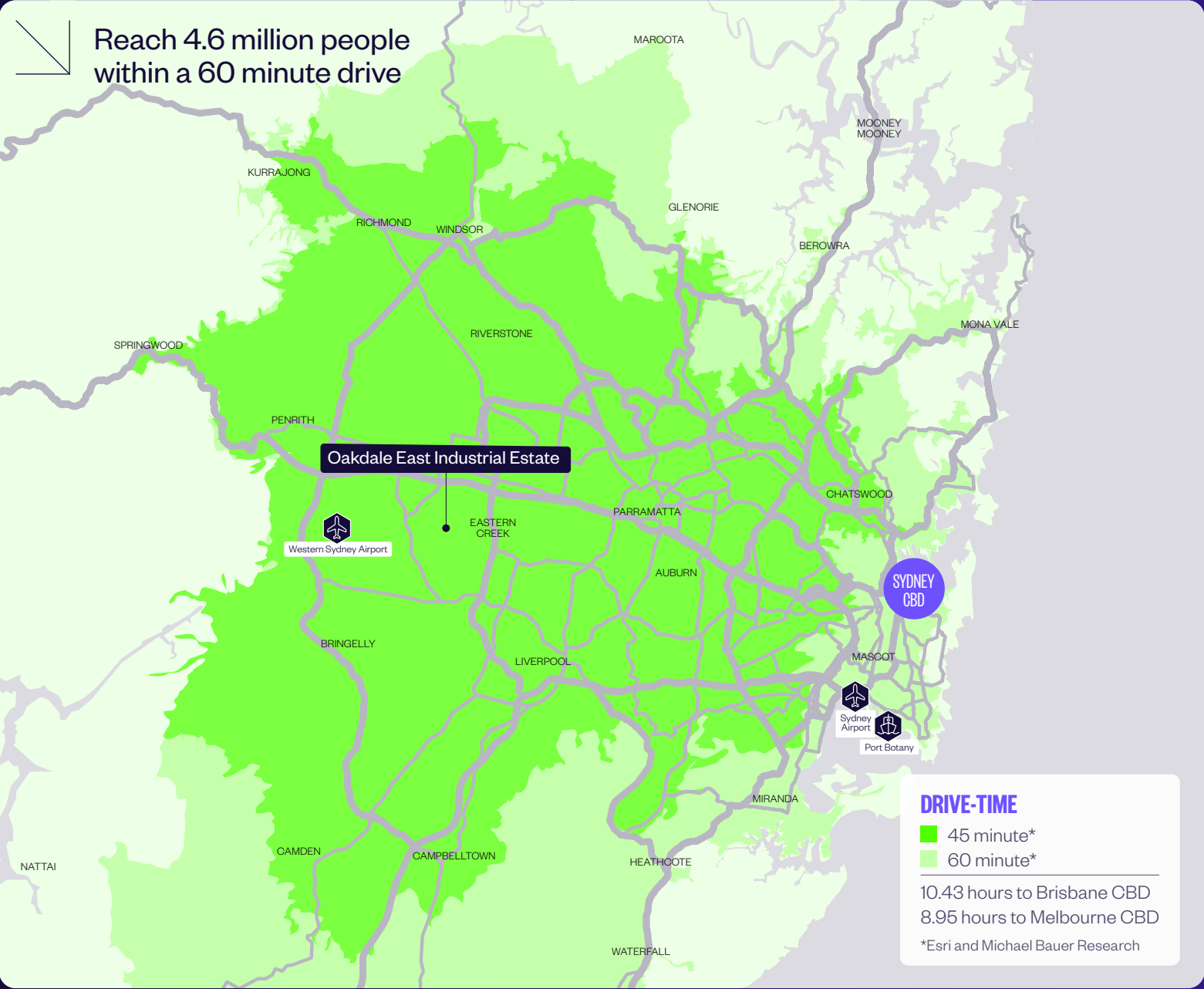
Customer usage profile*	Base electrical cost (no solar)	Solar only saving p.a. (250kW solar)	Solar and battery saving (p.a.) (125kW/250kWh)	Battery ROI (p.a.)**
Super light – basic ambient storage, no automation, 5 days/week	\$22k	\$11k (\$1.1/sqm)	\$19k (\$1.9/sqm)	4.0%
Light – basic conveyor automation, 5 days/week	\$35k	\$19k (\$1.9/sqm)	\$30k (\$3.0/sqm)	5.5%
Medium – parcel sortation/automation, AM + PM delivery peaks	\$68k	\$27k (\$2.7/sqm)	\$39k (\$3.9/sqm)	6.0%

* Cool room operations can increase overnight energy demand, which may improve the value case for battery storage where solar generated during the day is stored and used after hours.

** Battery ROI based on annual battery savings over indicative battery cost.

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

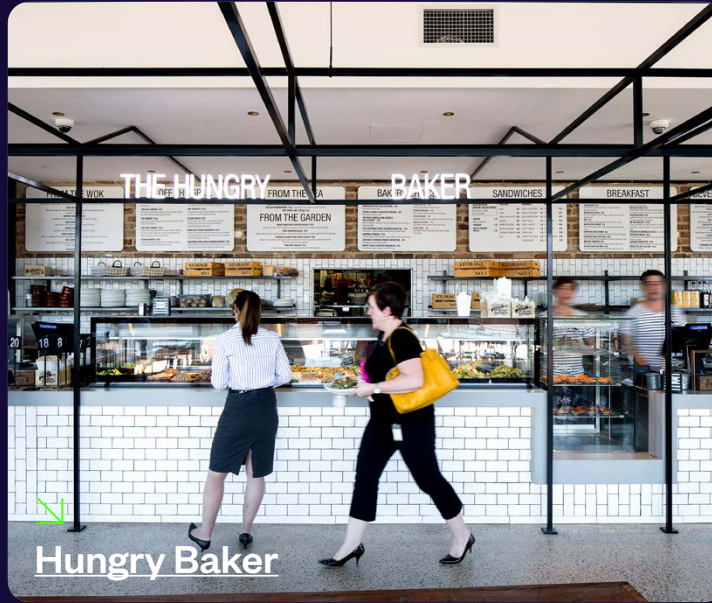
- \$8.4BN**
Clothing
- \$26.2BN**
Food + beverage
- \$6.4BN**
Personal care
- \$1.4BN**
Online shopping

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

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



CONTACT US



Stephanie Partridge
General Manager – Development, NSW

T. 02 9230 7169
M. 0410 470 138
stephanie.partridge@goodman.com

Luke Ridley
Development Manager

T. 02 9230 7311
M. 0413 435 020
luke.ridley@goodman.com

Goodman
The Hayesbery
1–11 Hayes Road
Rosebery NSW 2018
T. 02 9230 7400