

SPACE + LOCATION

ALEXANDRIA INDUSTRIAL ESTATE
35-39 BOURKE ROAD, ALEXANDRIA



Flexible spaces

Alexandria Industrial Estate is a six hectare estate which enjoys one of the best locations in South Sydney for connectivity. Home to high profile customers including Earp Bros, Toby's Estate and Honest to Goodness, the estate offers flexible spaces suitable to a variety of creative, light industrial, bulky goods storage and distribution users.





A clever move

Positioned on the corner of one of Alexandria's best junctions, and close to The Grounds of Alexandria Cafe, Alexandria Industrial Estate is a multi-use estate offering users proximity to the CBD, port and airport along with a range of amenities.



CENTRALLY CONNECTED



800M

Green Square train



8.9KM

to Sydney CBD



6KM

to Sydney Airport



9.4KM

to Port Botany

BUS ROUTES

| ROUTE | LOCATION |
|-------|----------------------------------------|
| 305 | Airport Hotel to Railway Square |
| 308 | City to Marrickville Metro |
| 309 | City to Port Botany |
| 310 | City to Eastgardens |
| 343 | Kingsford to City |
| 348 | Bondi Junction to Wolli Creek |
| 355 | Marrickville Metro to Bondi Junction |
| 357 | Sydenham to Bondi Junction |
| 370 | Leichhardt Marketplace to Coogee |
| L09 | Redfern to Port Botany (limited stops) |
| X09 | City to Banksmeadow |

TRAINS

Airport and East Hills Line

BICYCLE

Convenient cycle paths between the estate and South Sydney enables safe and easy connections between the estate and CBD, Redfern station, and the inner west.







Flexible space

Unit B2:

- + 926 sqm high clearance warehouse
- + 363 sqm of industrial style office space
- + Spaces can be leased separately.

Unit B3:

- + 972 sqm warehouse
- + Internal clearance from 5.2–7.9m
- + Access via two roller doors.

Unit B5:

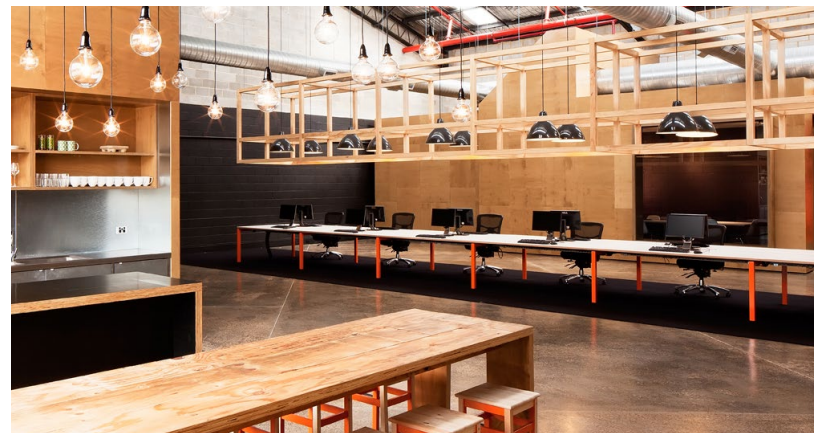
- + 2,980 sqm warehouse + 180 sqm office
- + Access via on-grade roller shutters.

Unit E6:

- + 352 sqm warehouse
- + 51 sqm office space
- + Access via on-grade roller door.



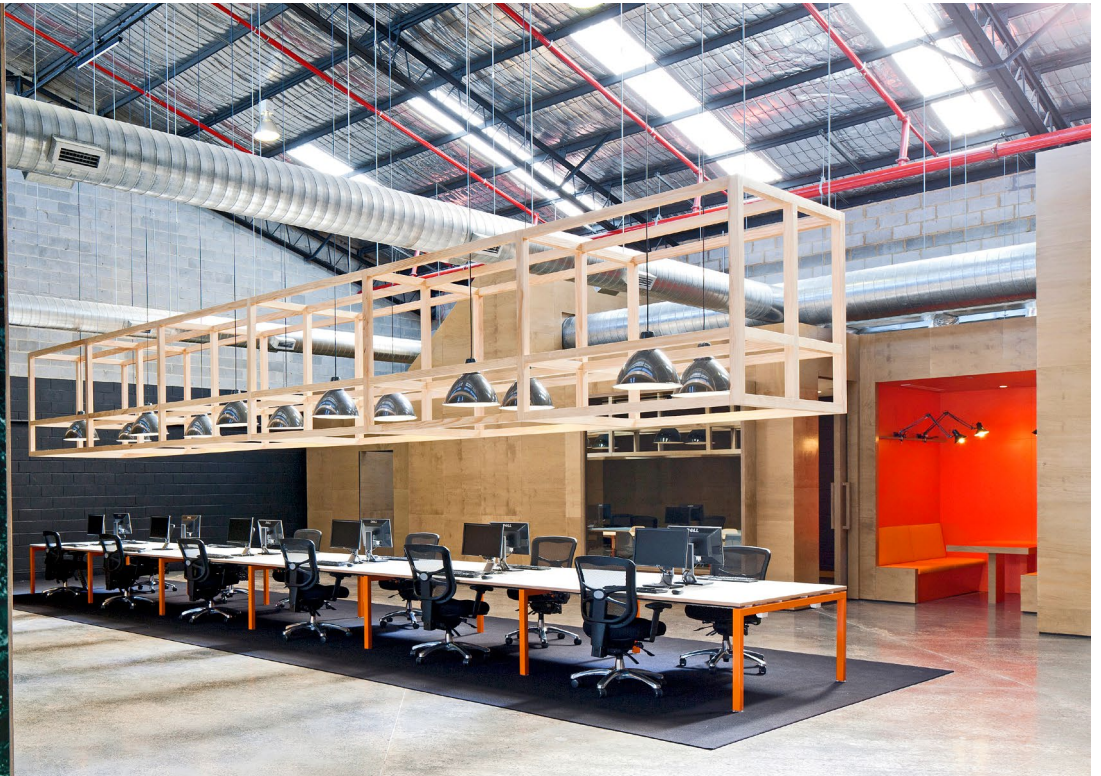
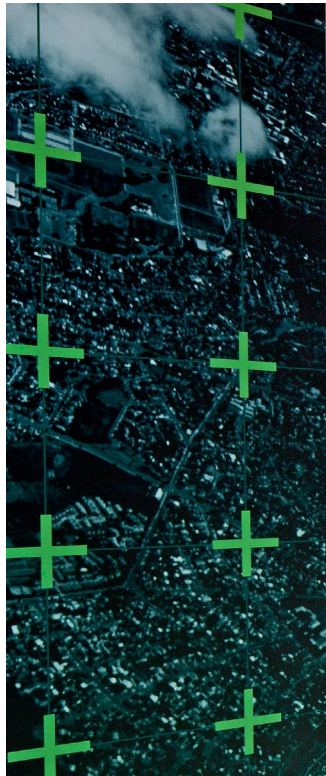
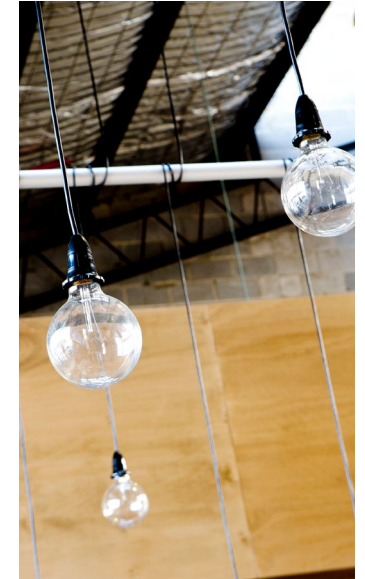
POSITIONED
ON ONE OF
ALEXANDRIA'S
BEST JUNCTIONS



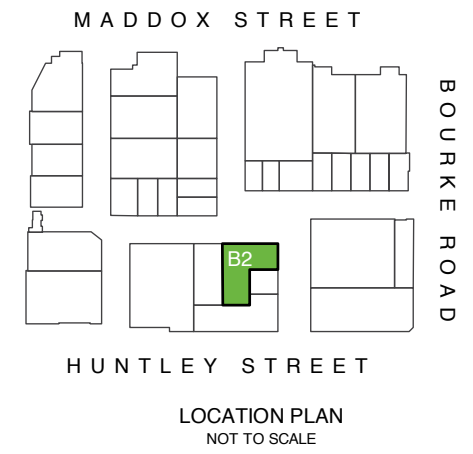
Adaptive reuse

Current vacancies within Alexandria Industrial Estate have the potential to be converted into a space that best suit your requirements.

- + The concept of adaptive reuse has traditionally been seen in city-fringe suburbs such as Pyrmont, Ultimo, Surry Hills and now in Alexandria.
- + The adaption to building design is commonly displayed in converted warehouse and industrial buildings which retain the industrial design elements (natural light, large height clearances, exposed services) while adapting the space to suit commercial/mixed use customers.

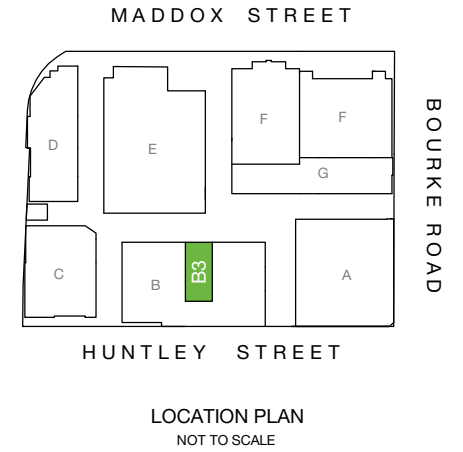
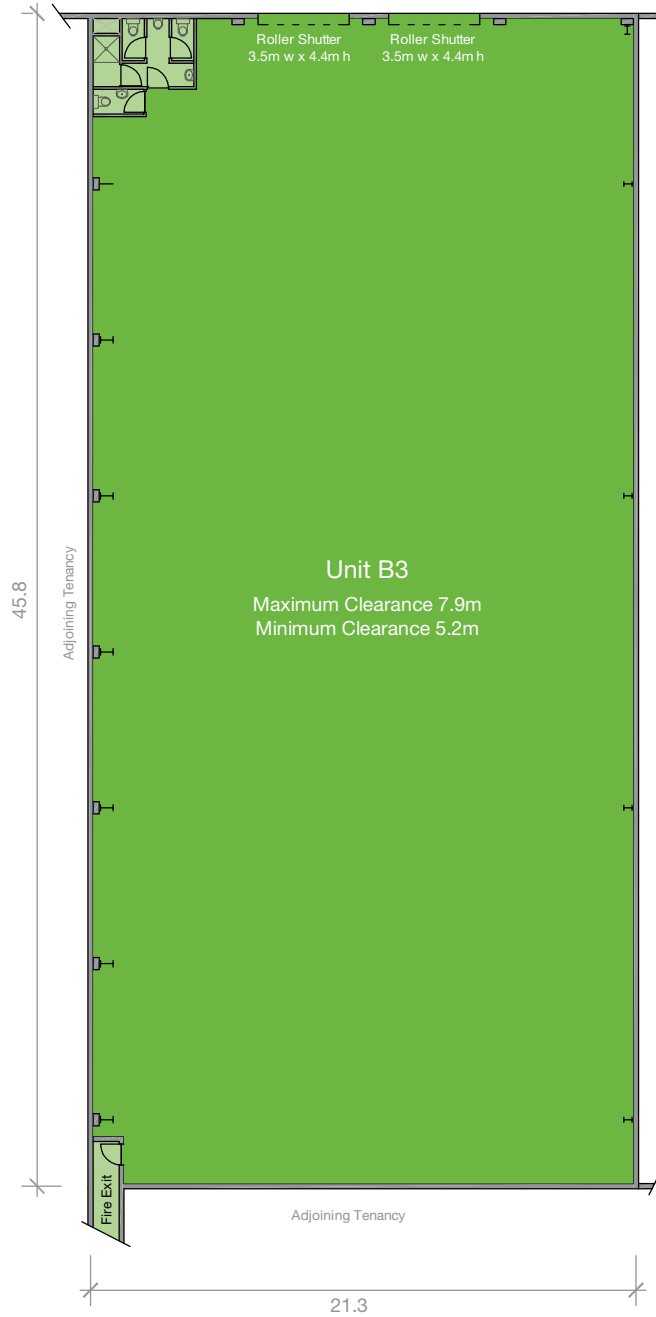


| AREA SCHEDULE | SQM |
|-------------------|----------------|
| Office | 363.5 |
| Warehouse | 926.4 |
| Total area | 1,289.9 |

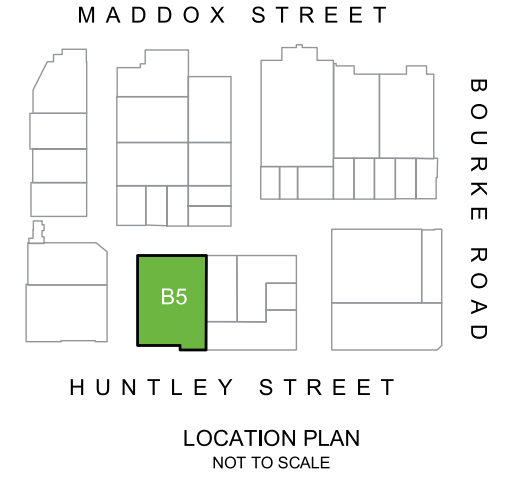
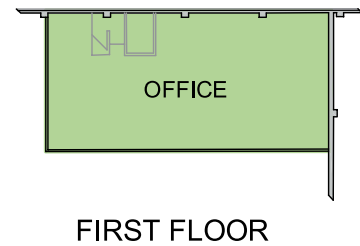
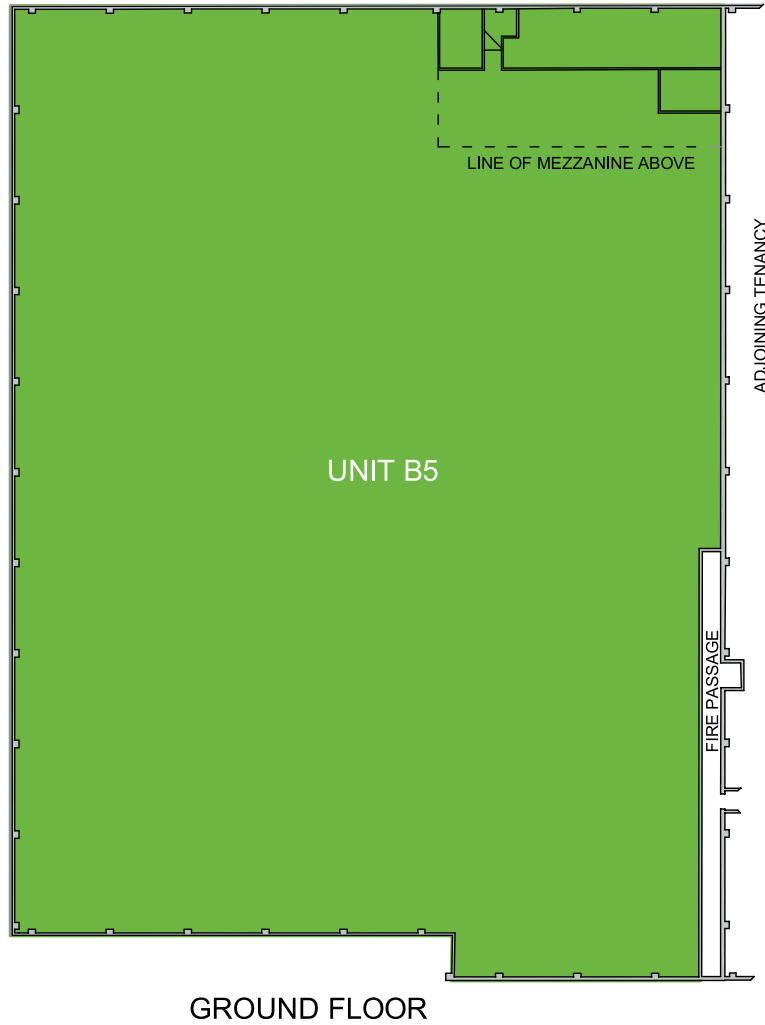




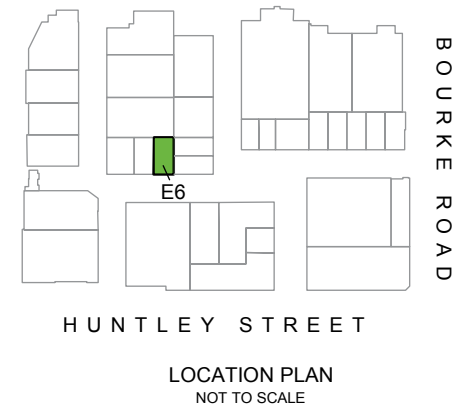
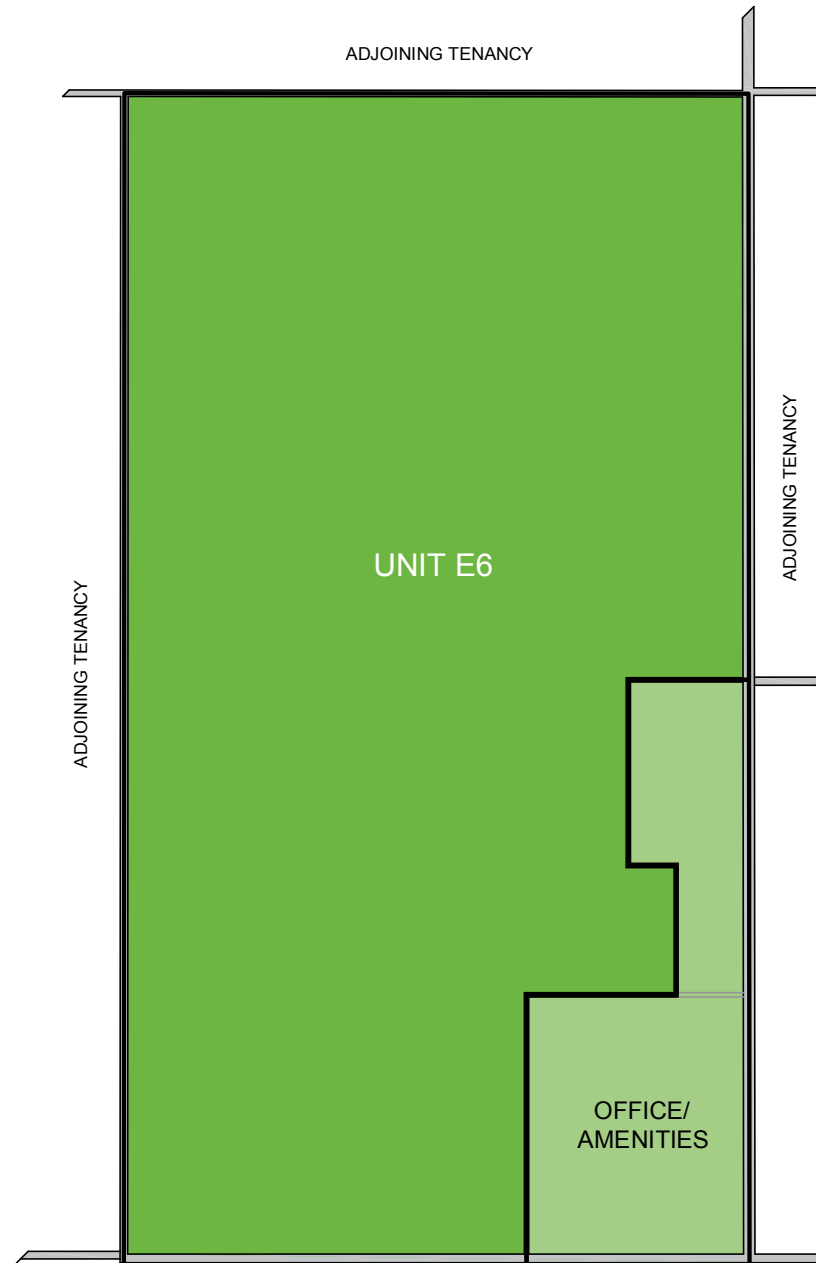
| AREA SCHEDULE | SQM |
|-------------------|--------------|
| Warehouse | 971.5 |
| Total area | 971.5 |



| AREA SCHEDULE | SQM |
|-------------------|----------------|
| Warehouse | 2,980.2 |
| Level 1 office | 180.4 |
| Total area | 3,160.6 |

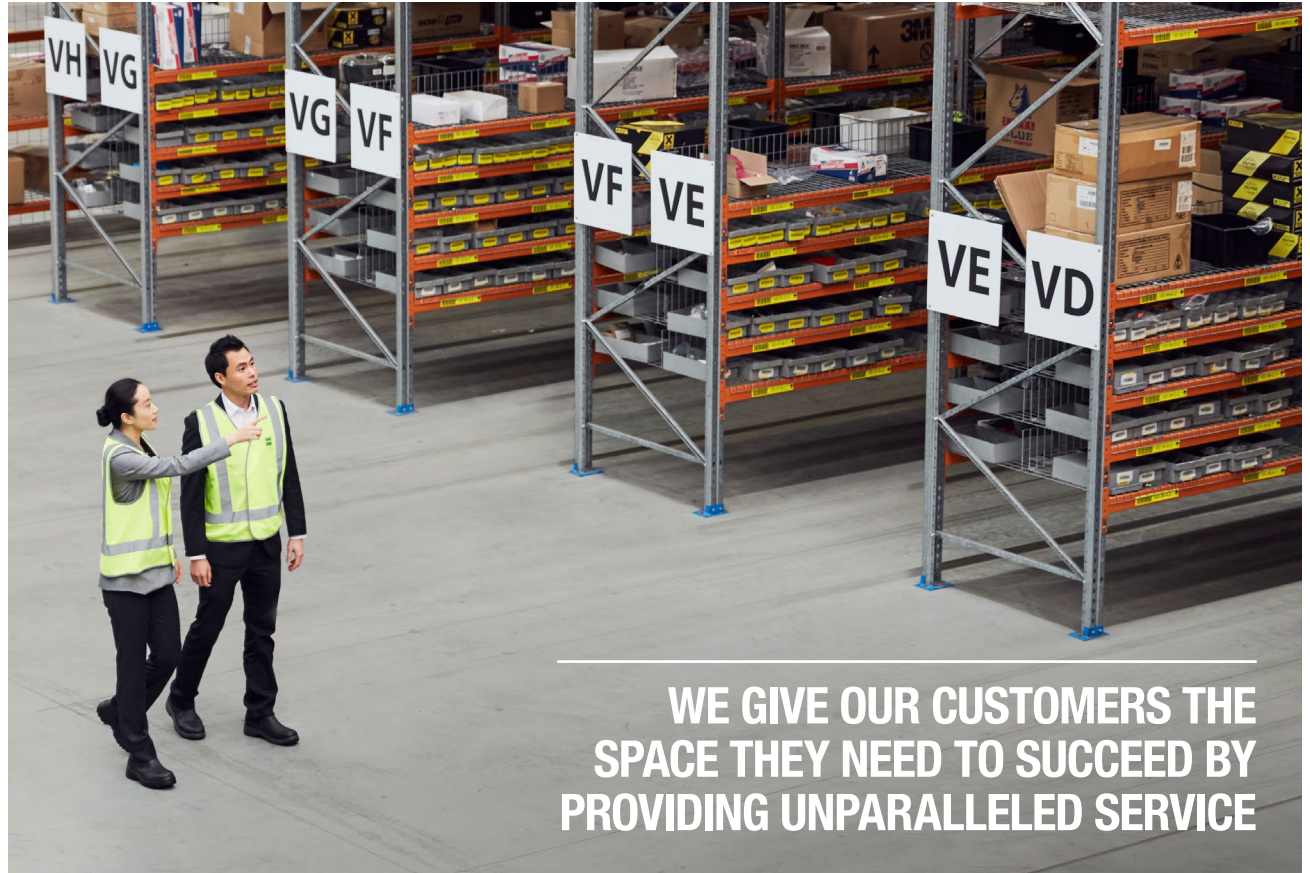


| AREA SCHEDULE | SQM |
|--------------------|--------------|
| Warehouse | 352.2 |
| Office / amenities | 50.7 |
| Total area | 402.9 |



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.





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