

Making space for greatness



Space for:

supply chain efficiency

HOLROYD DISTRIBUTION CENTRE
45 BRITTON STREET, SMITHFIELD, NSW

Opportunity

Holroyd Distribution Centre is a modern, standalone 17,000 sqm industrial facility ideally located in Smithfield. The estate enjoys close proximity to major arterial roads and General Industrial zoning permits a wide range of warehouse, distribution and manufacturing uses.

An outstanding opportunity is now available to lease this highly functional warehouse and office facility, with the option to split into separate tenancies of 4,011 and 13,062 sqm.



**“FLEXIBLE
WAREHOUSE
SPACE CLOSE
TO THE
CUMBERLAND
HIGHWAY”**



A clever move

Strategically located in the industrial precinct of Smithfield, Holroyd Distribution Centre is one kilometre from the Cumberland Highway. The estate is also within close proximity to the M4 Motorway and Hume Highway.



CENTRALLY CONNECTED



1KM
to Cumberland Highway



5.1KM
to M4 Motorway



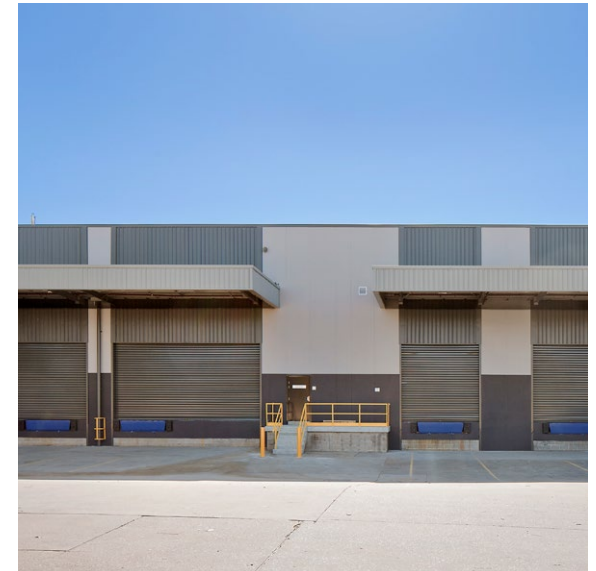
9.1KM
to Parramatta



15.4KM
to M7 Motorway

Functional workspace

- + Freestanding warehouse and office facility of 17,073 sqm
- + High clearance warehouse of up to 10.5 metres
- + 11 roller shutters offering a combination of on-grade and recessed docks
- + Large awning and hardstand
- + ESFR sprinkler system
- + 2,074 sqm office ideal for showroom or corporate head office
- + Option to lease the facility as a whole or as separate tenancies of 4,011 and 13,062 sqm



AREA SCHEDULE	SQM
Warehouse A	13,062.1
Warehouse B	4,011.4
Total building	17,073.5

“FLEXIBILITY TO LEASE THE WHOLE SPACE OR AS TWO SMALLER TENANCIES”



WAREHOUSE A PLAN

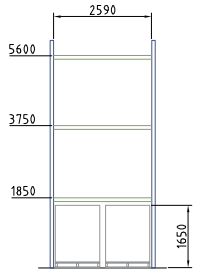
AREA SCHEDULE	SQM
Warehouse A	10,987.5
Office	1,407.2
Mezzanine	667.4
Total building	13,062.1



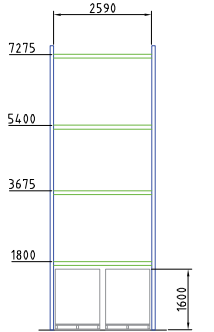
WAREHOUSE A – EXISTING RACKING PLAN



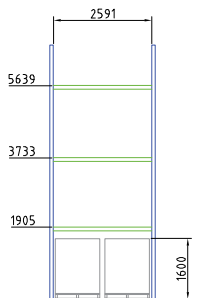
PLAN VIEW
SCALE - 1:300



BAY ELEVATION TYPE A
SCALE - 1:75
BAY COUNT - 516 OFF



BAY ELEVATION TYPE B
SCALE - 1:75
BAY COUNT - 74 OFF



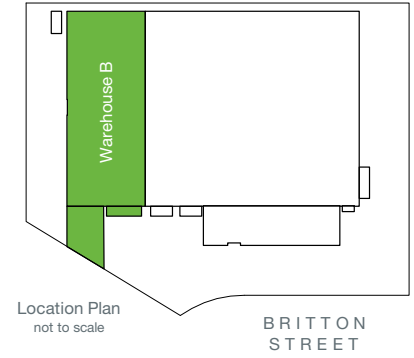
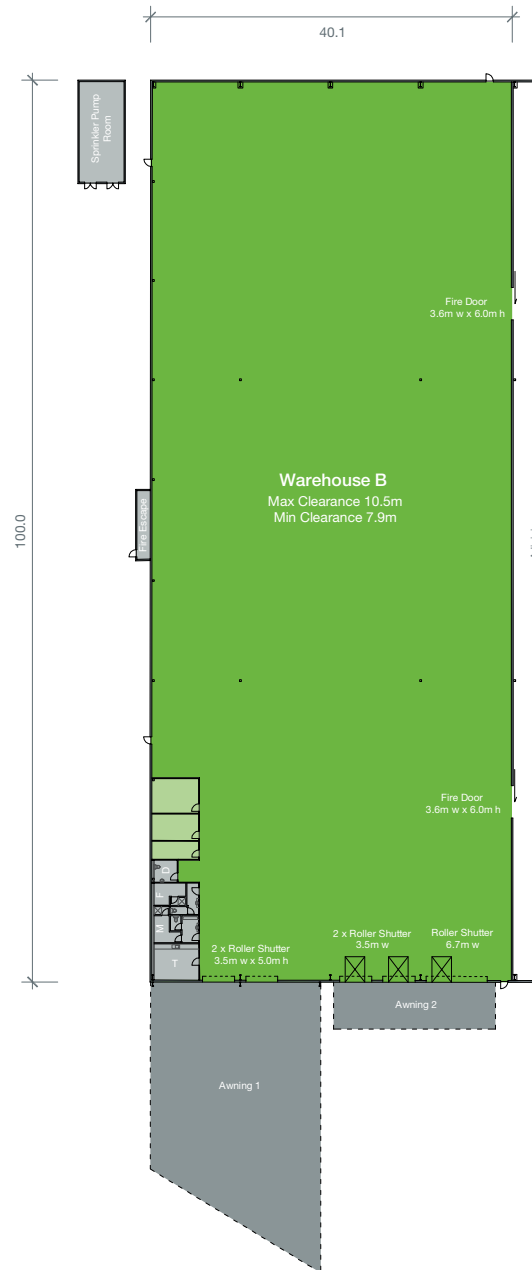
BAY ELEVATION TYPE C
SCALE - 1:75
BAY COUNT - 204 OFF

RACKING

Total pallet capacity 6,500 off pallets

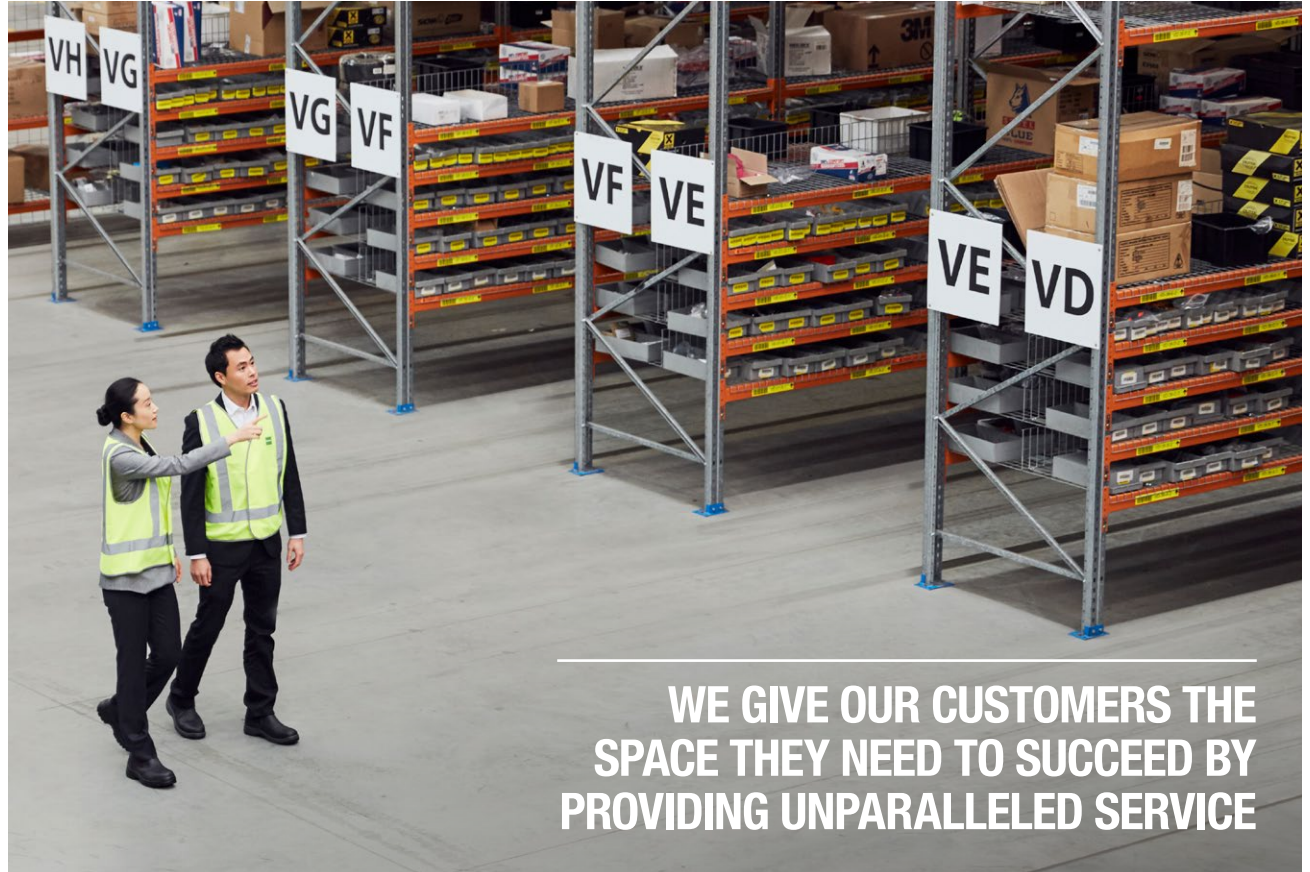
WAREHOUSE B PLAN

AREA SCHEDULE	SQM
Warehouse B	4,011.4
Total building	4,011.4



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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