

LOCATION+ ADVANTAGE

PORTAIR INDUSTRIAL ESTATE
1 HALE STREET, BOTANY, NSW



Opportunity

PortAir Industrial Estate is a premium estate that offers high quality warehouse and office space in South Sydney. The estate benefits from excellent transport efficiencies, situated close to Port Botany, Sydney Airport and the M5 Motorway.

An outstanding opportunity exists to lease up to 12,173 sqm of premium warehouse and office space, joining high profile customers Swisse, Lovatt Transport, UPS and Star Track at this prime location.





Centrally connected

The Estate's close proximity to Sydney Airport and Port Botany provides significant logistical efficiencies for users.

Sydney's motorway network is easily accessed via Foreshore Road with connections to the Eastern Distributor and M5 Motorway each within 1.5 kilometres of the estate.



CENTRALLY CONNECTED



2.2KM
to Port Botany



2.2KM
to M5 East Motorway



2.4KM
to Sydney Airport



8.7KM
to Sydney CBD



Units 7B, 8B + 9

- + Units from 3,811 sqm
- + Clearspan warehouse space
- + Internal clearance up to 10.7m
- + Access via on-grade roller shutters
- + On-site parking.



AREA SCHEDULE **SQM**

Unit 7B	
Warehouse	3,515
Ground floor office	76
First floor office	220
Total area	3,811

Unit 8B & Unit 9	
Warehouse	7,738.8
Ground floor office	278.3
First floor office	167.3
Mezzanine	121.2
Total area	8,305.6



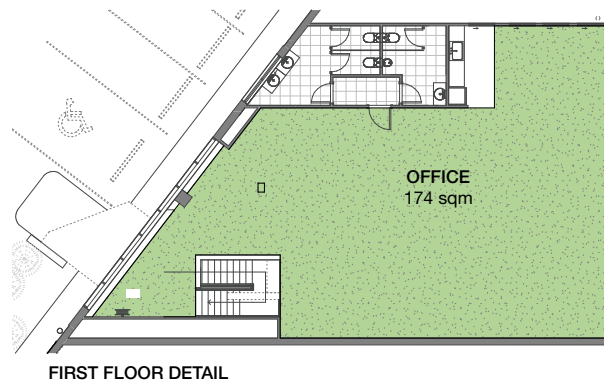
UNIT 7B, 8B + 9 BUILDING PLAN

AREA SCHEDULE	SQM
Unit 7B	
Warehouse	3,431
Ground floor	76
First floor	220
Total area	3,811
Unit 8B	
Warehouse	3,845
Ground floor	211
Mezzanine	211
Total area	4,267
Unit 9	
Warehouse	3,649
Ground floor	278
Mezzanine	167
Total area	4,095

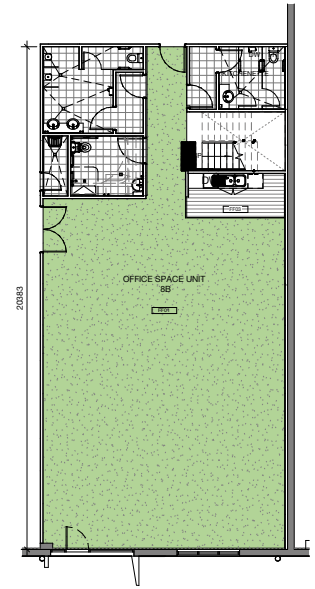
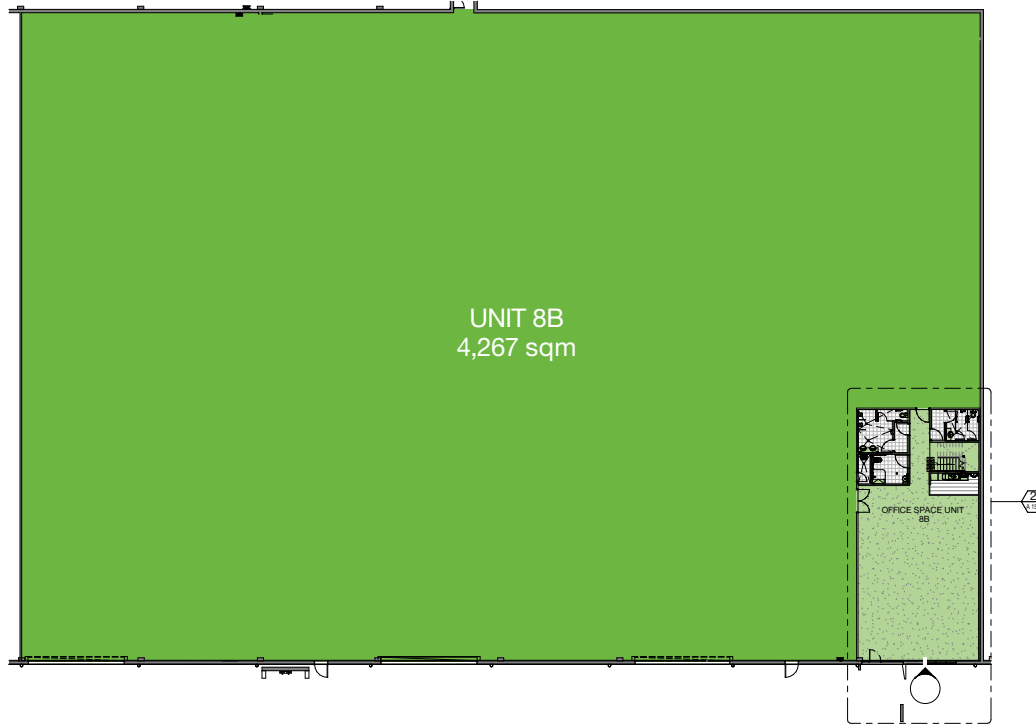


REVISED TENANCY OPTION 1

AREA SCHEDULE	SQM
Unit 7B	
Warehouse	3,515
Ground floor office	76
First floor office	220
Total area	3,811



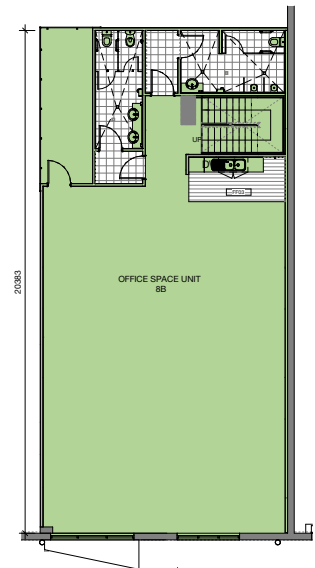
AREA SCHEDULE	SQM
Unit 8B	
Warehouse	3,845
Ground floor	211
Mezzanine	211
Total area	4,267



2 Unit 8B - Ground Floor Detail Plan



5 Unit 8B - Entrance Perspective

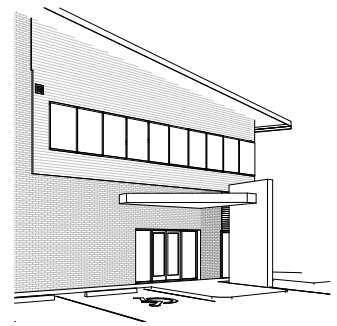


3 Unit 8B - First Floor Detail Plan

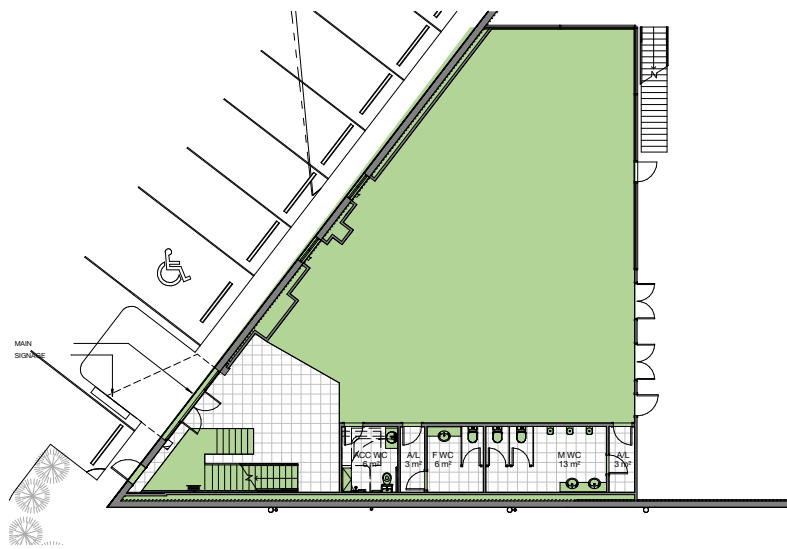
AREA SCHEDULE	SQM
Unit 9	
Warehouse	3,649
Ground floor office	278
Level 1	167
Total area	4,095



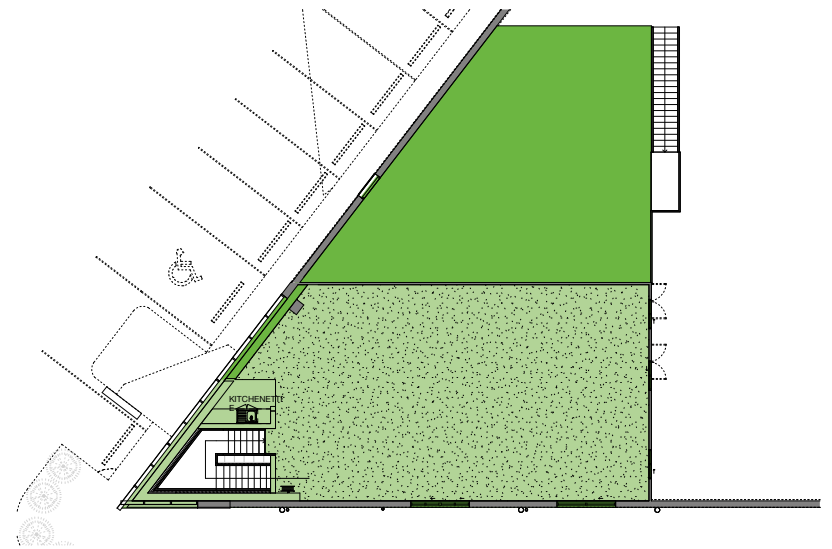
1 Unit 9 - Ground Floor Tenancy Plan
SCALE: 1 : 200



5 Unit 9 - Entrance Perspective



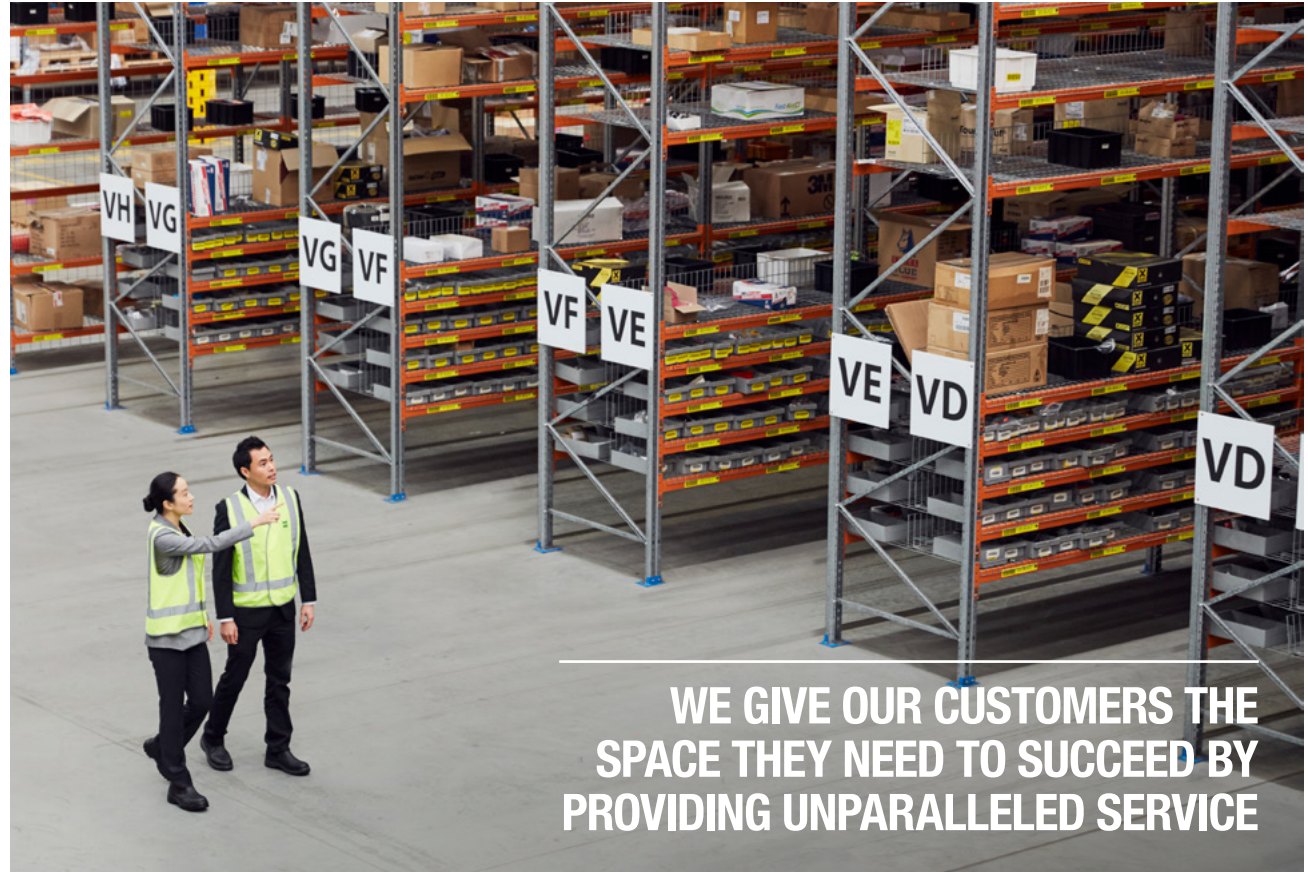
2 Unit 9 - Ground Floor Detail Plan



3 Unit 9 - Level 1 Detail Plan

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.



Contact

Marie Markos

Portfolio Manager

T 02 9230 7253

M 0404 098 533

marie.markos@goodman.com

Jason Min

Asset Manager

T 02 9230 7195

M 0425 223 929

jason.min@goodman.com

Goodman

Level 17

60 Castlereagh Street

Sydney NSW 2000

T 02 9230 7400

[View this property online](#)

goodman.com/au

