

# 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.

Opportunities exist to lease up to 4,647 sqm of quality warehouse and office space, joining high profile customers including 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

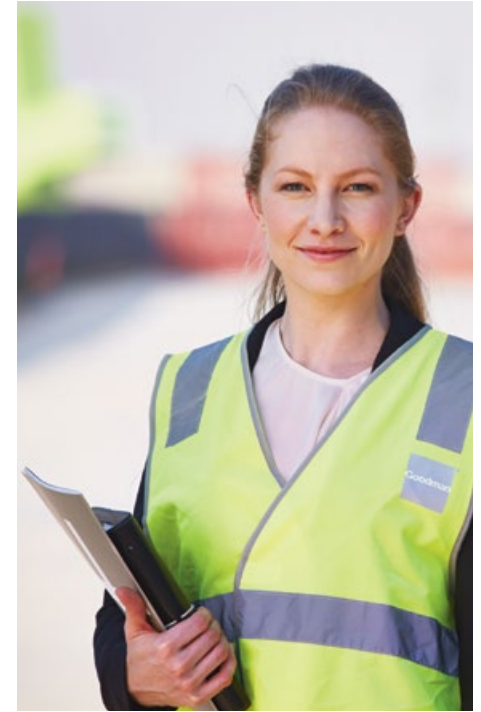
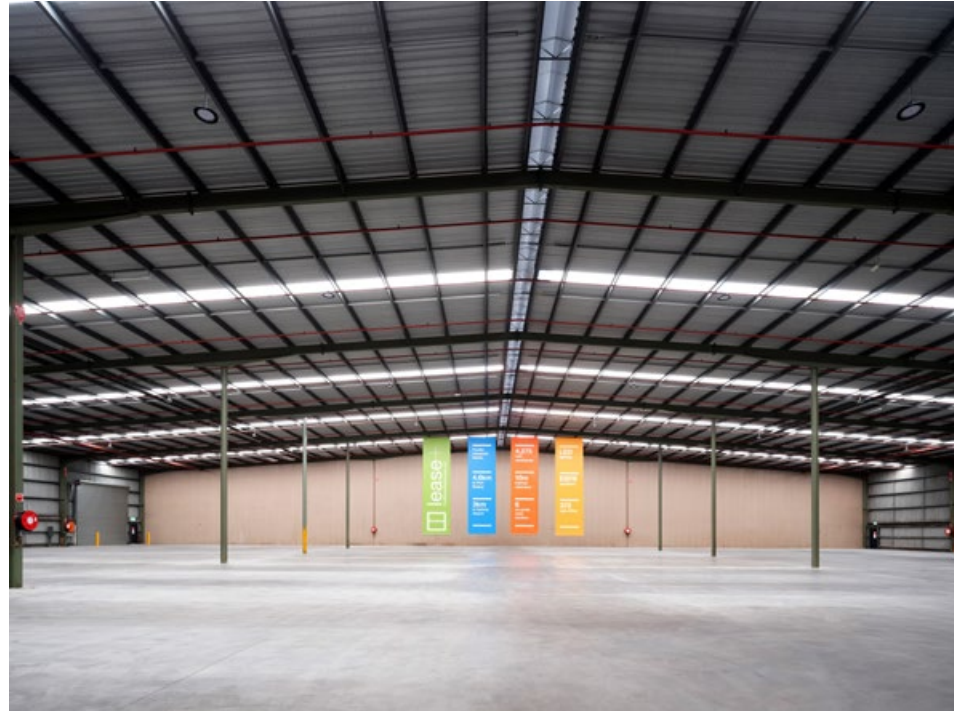


FOLKESTONE PARADE

HALE STREET

# Unit 4

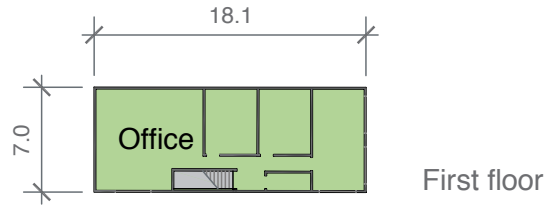
- + 4,275 sqm warehouse
- + 373 sqm office over two floors
- + Access via five on-grade shutters
- + Maximum internal warehouse clearance of 10m
- + ESFR sprinklers
- + On-site parking.



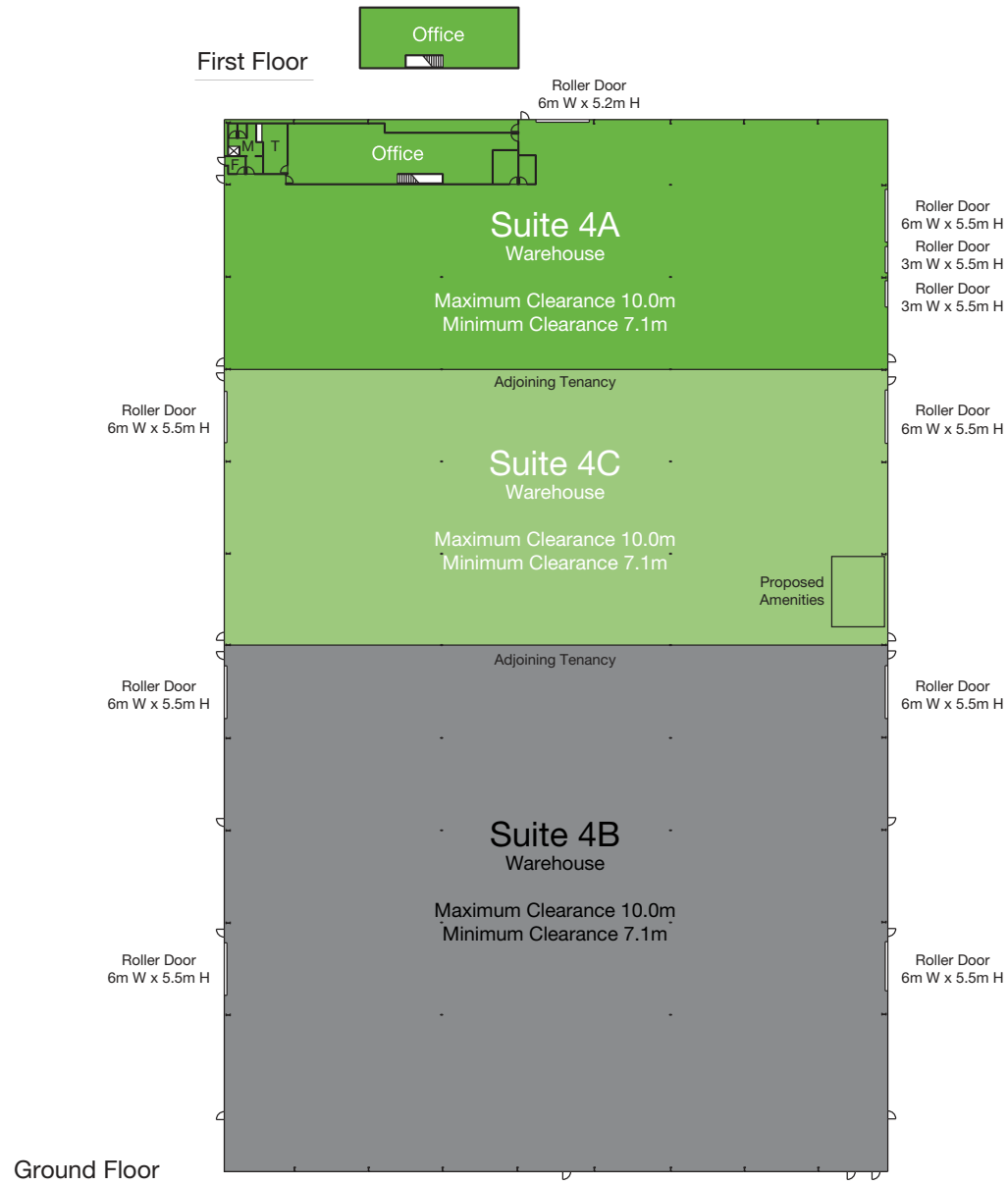
## FUNCTIONAL WAREHOUSE +OFFICE FACILITY



AREA SCHEDULE	SQM
<b>Ground Floor</b>	
Warehouse	4,275
Office / amenities	246
<b>First Floor</b>	
Office	127
<b>Total building</b>	<b>4,648</b>



AREA SCHEDULE	SQM
<b>Suite 4A</b>	
Warehouse	1,930
Office / amenities	350
<b>Total area</b>	<b>2,280</b>
<b>Suite 4C</b>	
Warehouse	2,375
<b>Total building</b>	<b>2,375</b>



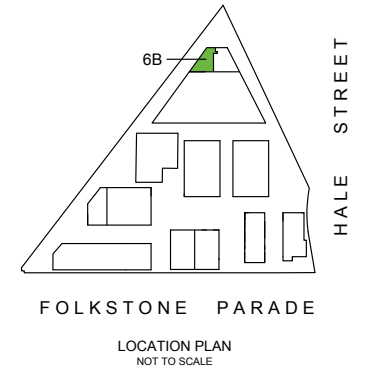
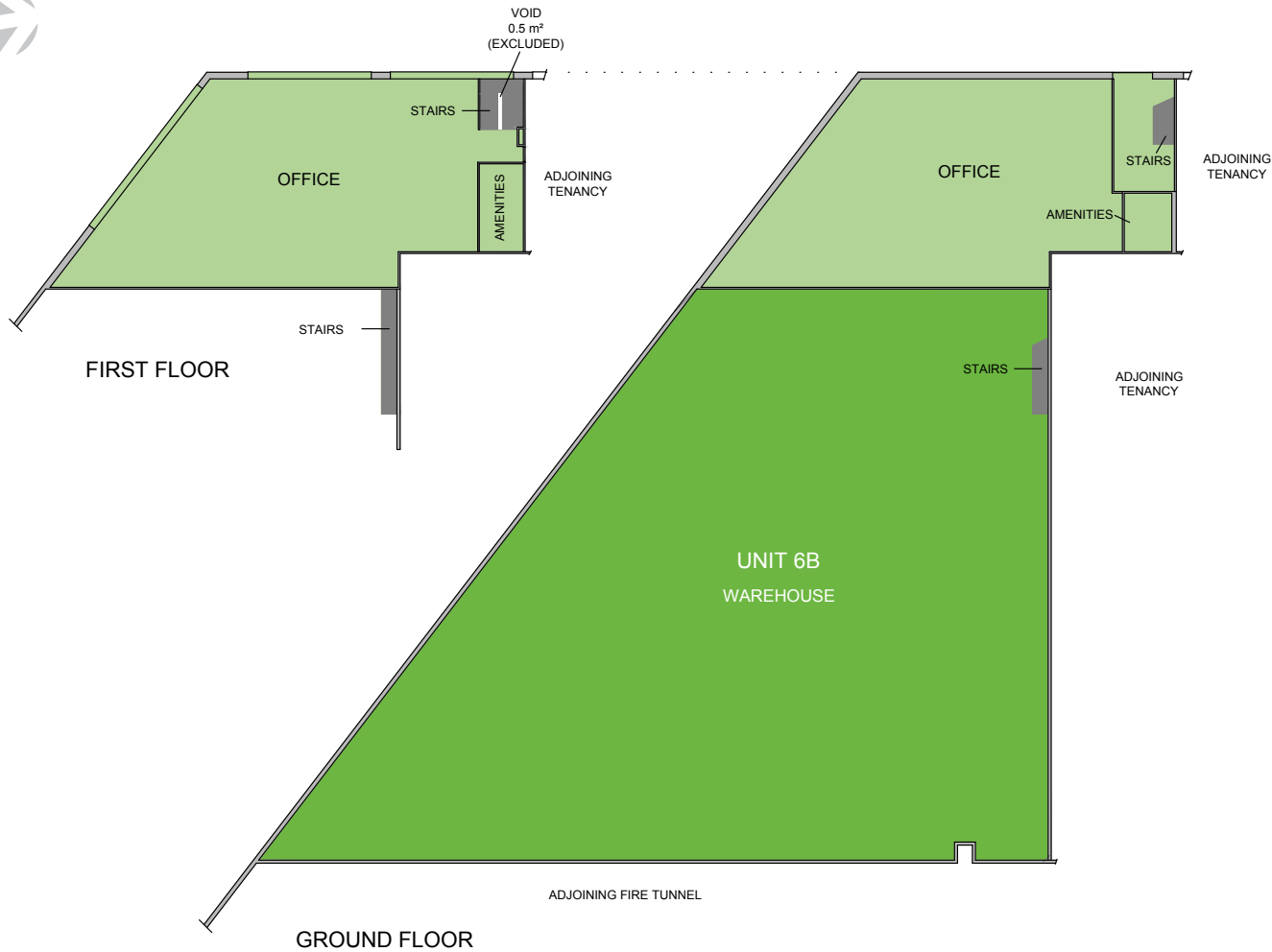


# Flexible options

- + Unit 6B: 1,503 sqm warehouse + 56 sqm office space
- + Access via multiple on-grade roller shutters
- + Maximum internal warehouse clearance of 10.7m
- + ESFR sprinklers.

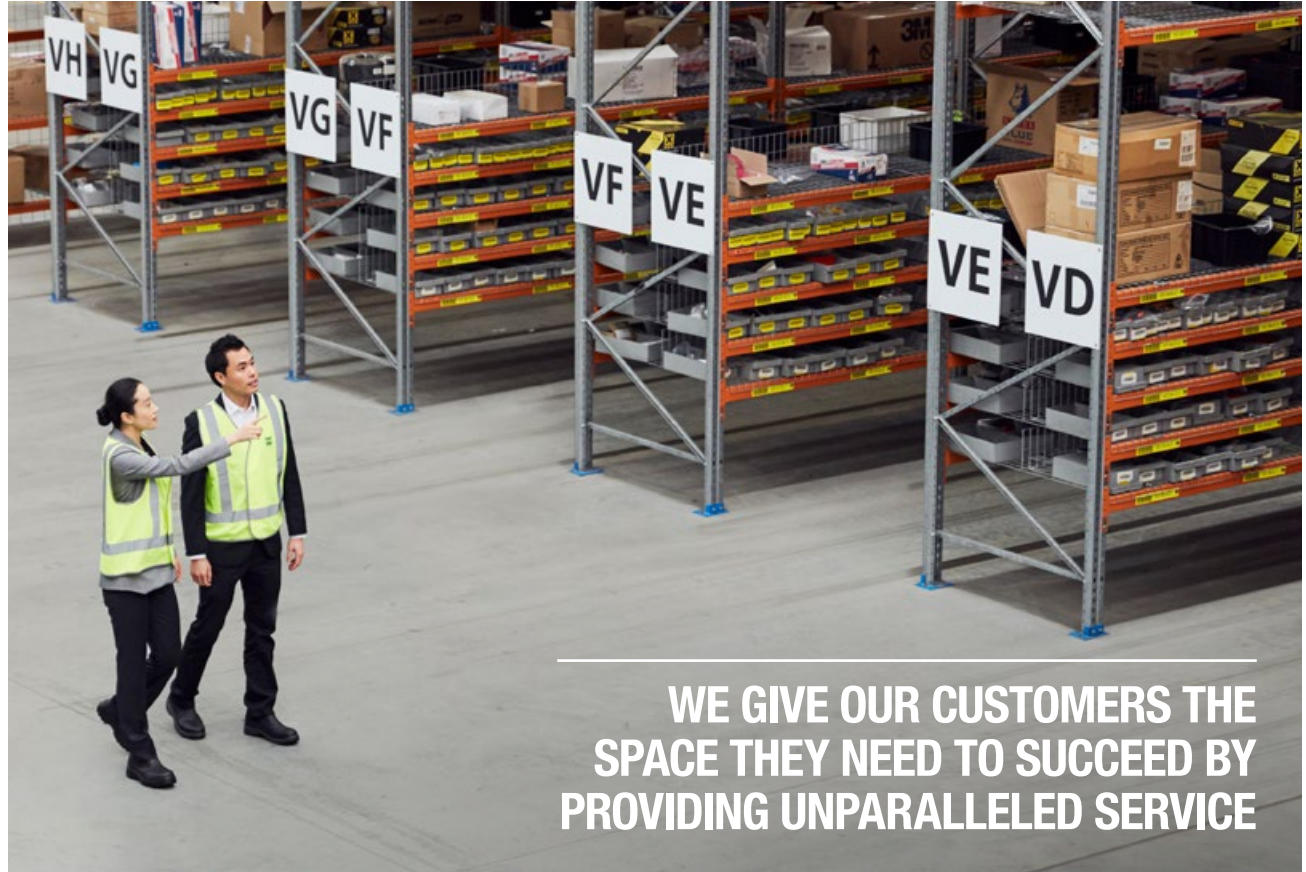


AREA SCHEDULE	SQM
<b>Unit 6B</b>	
<b>Ground Floor</b>	
Warehouse	1,503.0
Office	372.0
<b>First Floor</b>	
Office	384.4
<b>Total building</b>	<b>2,259.4</b>



# 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

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