

SPACE+ LOCATION

SMITHFIELD INDUSTRIAL ESTATE

317-321 & 364-384 WOODPARK ROAD, SMITHFIELD, NSW



Opportunity

Smithfield Industrial Estate is a multi-unit estate offering affordable warehouse spaces in western Sydney.

Close proximity to the Cumberland Highway provides transport efficiencies for users with convenient access to Sydney's motorway network.

A number of units are currently available for lease with spaces from 261–850 sqm.





A clever move

Smithfield Industrial Estate is strategically located within the popular industrial precinct of Smithfield, 2 kilometres from the Cumberland Highway. The estate also benefits from close proximity to the M4 Motorway and Hume Highway.



THE ESTATE BENEFITS FROM EXCELLENT PROXIMITY TO MAJOR ARTERIAL ROADS



CENTRALLY CONNECTED



2KM
to Cumberland Highway



4.9KM
to M4 Motorway



8.4KM
to Hume Highway



11.4KM
to M7 Motorway



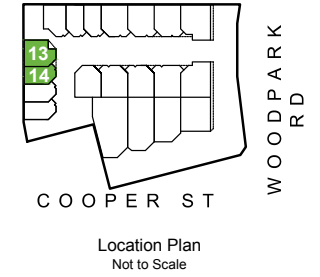
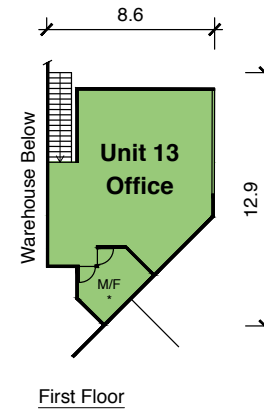
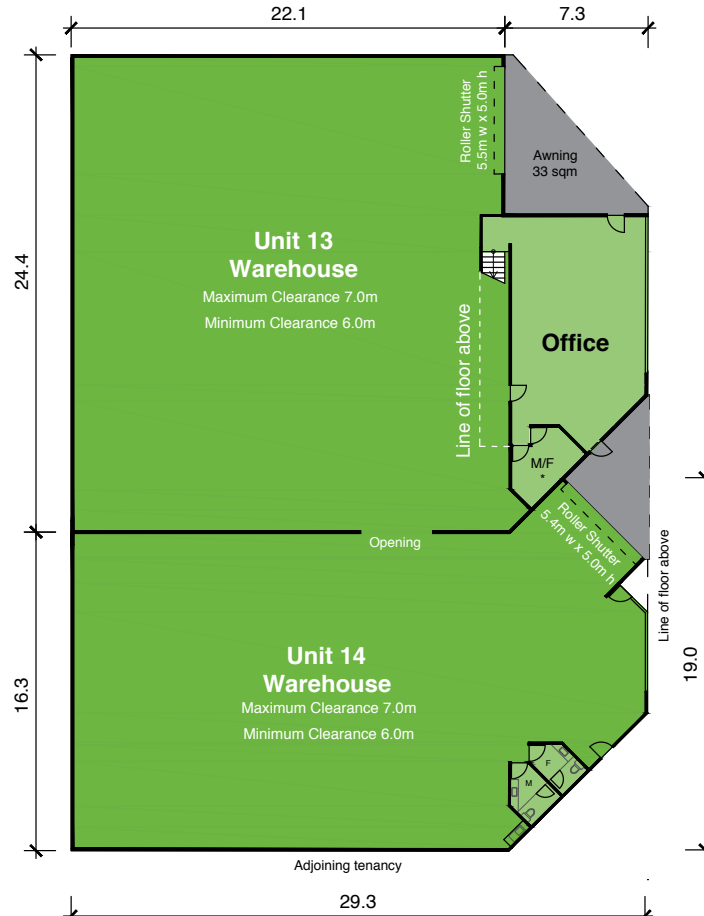


Functional workspace

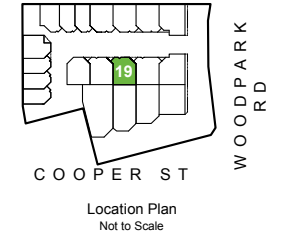
- + Flexible warehouse+office spaces from 261–850 sqm
- + Access via on-grade roller doors
- + Estate is container accessible
- + Wide truck maneuvering areas
- + Ideal for manufacturing users
- + On-site cafe.



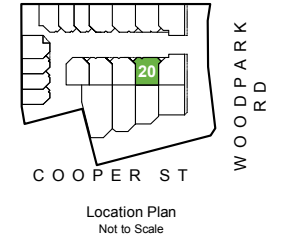
AREA SCHEDULE	SQM
Unit 13	
Ground floor	
Warehouse	542
Office	91
First floor	
Office	84
Total area	717
Unit 14	
Ground floor	
Warehouse	457
Total area	457



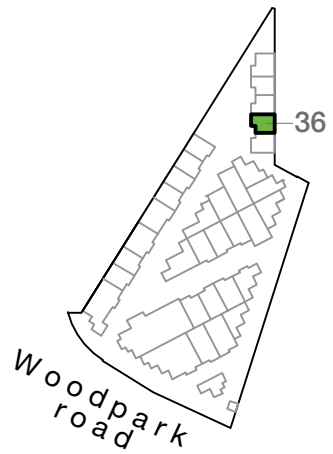
AREA SCHEDULE	SQM
Ground floor	
Warehouse	689
First floor	
Office	93
Total area	782



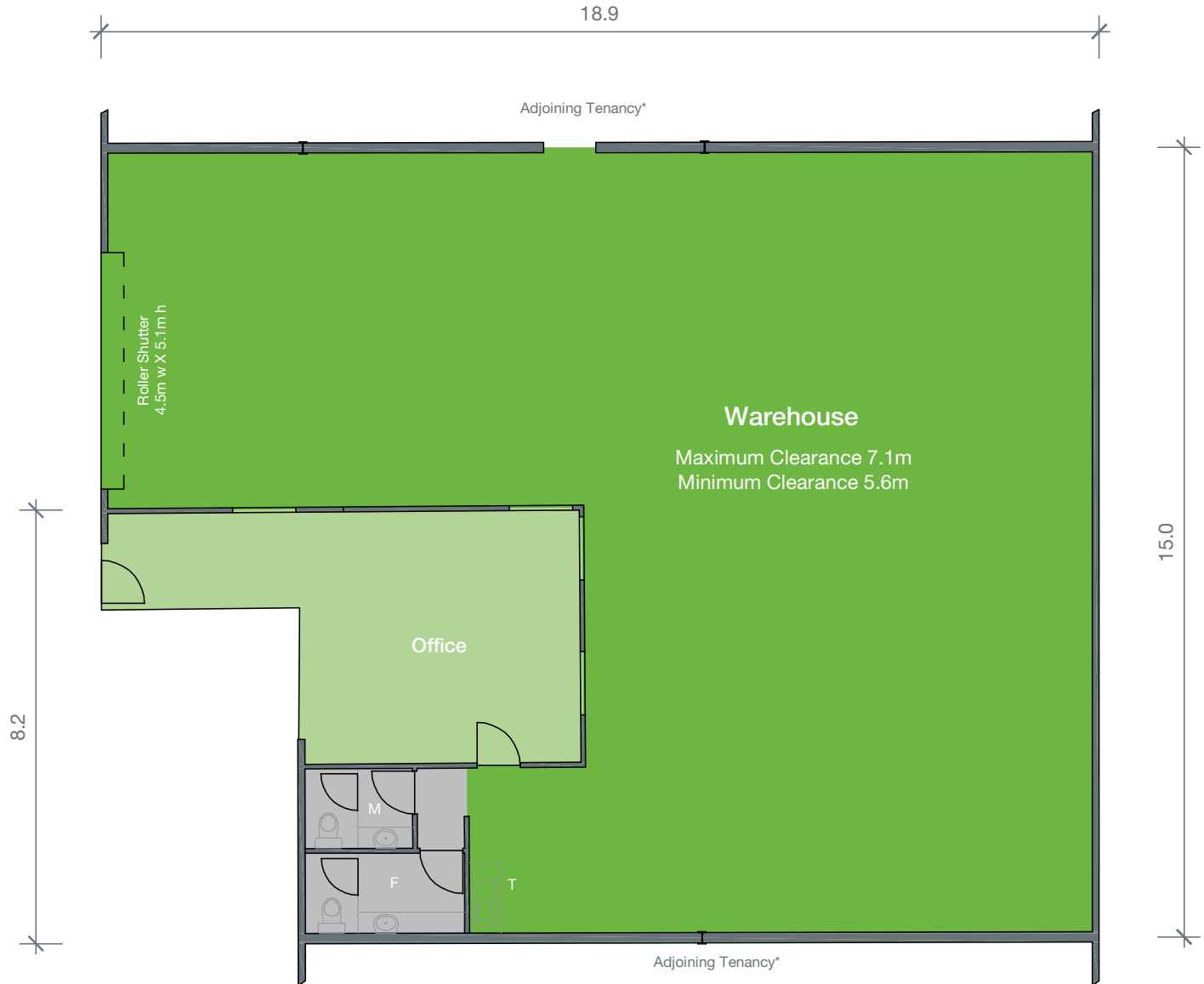
AREA SCHEDULE	SQM
Ground floor	
Warehouse	723
First floor	
Office	127
Total area	850



AREA SCHEDULE	SQM
Warehouse	218.6
Office + amenities	42.1
Total area	260.7



LOCATION PLAN
NOT TO SCALE

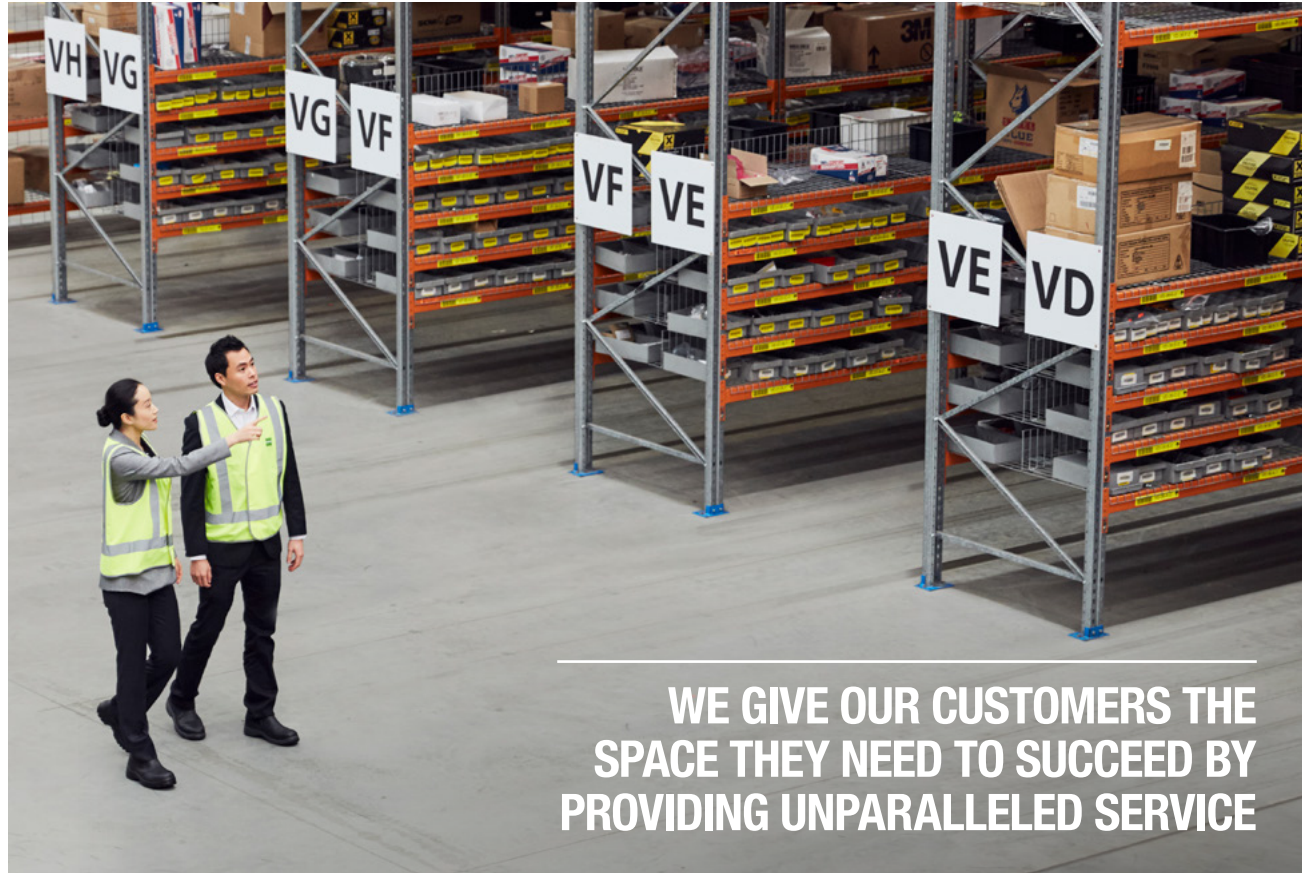


■ FOR LEASE

Areas marked as* indicate inaccessible at time of survey.

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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