

ABOVE+ BEYOND

DISCOVERY COVE INDUSTRIAL ESTATE
1801 BOTANY ROAD, BANKSMEADOW NSW



Opportunity

Discovery Cove Industrial Estate is an ideal choice for distribution and logistics businesses looking for space within close proximity to Port Botany, Sydney Airport and the M5 Motorway.

A number of modern warehouse+office units are currently available for lease from 1,810–3,726 sqm in addition to a 477 sqm elevated office.



**QUALITY
INDUSTRIAL
ESTATE WITH
UNRIVALLED
ACCESS TO
PORT BOTANY**





A clever move

Discovery Cove Industrial Estate is located on Botany Road opposite Port Botany, providing convenient access to the M5 Motorway and Sydney Airport. The estate provides users with parking, container unloading and an on-site café.



CENTRALLY CONNECTED



250M
to Port Botany



3.6KM
to Sydney Airport



4.8KM
to M5 Motorway



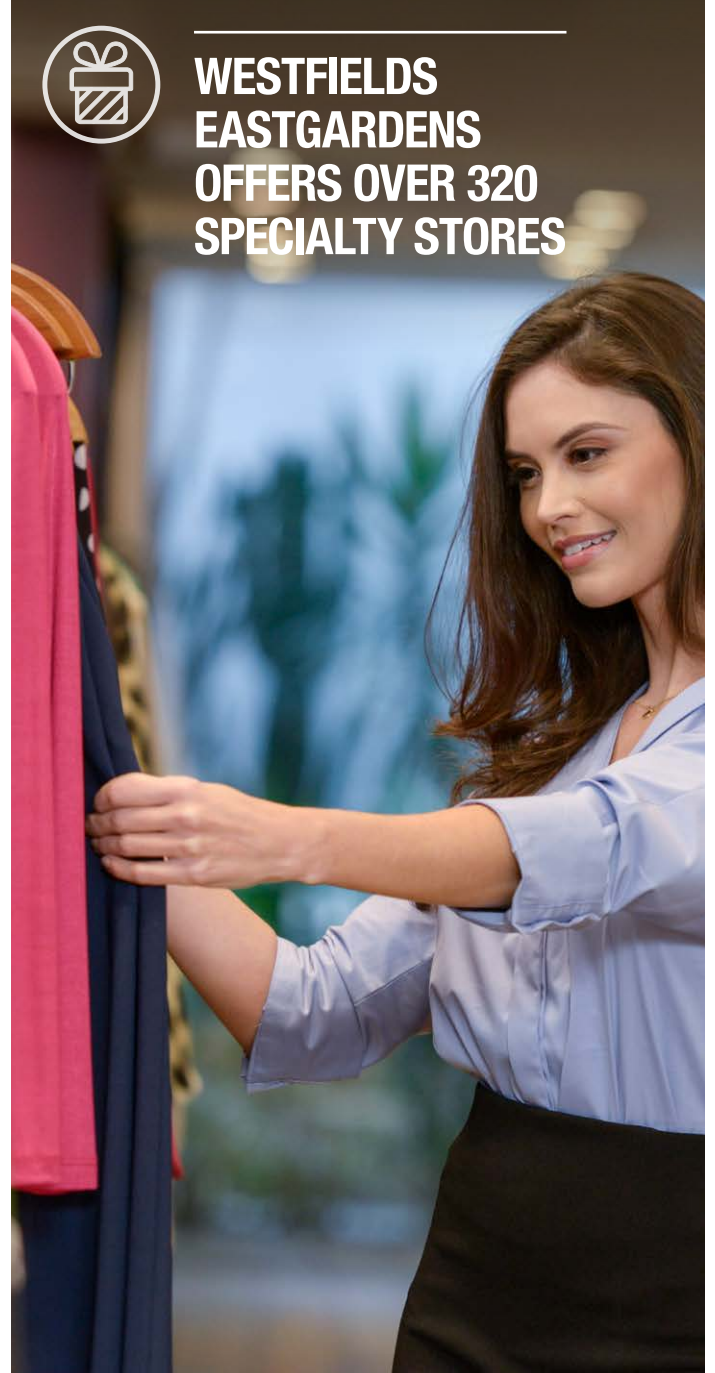
13.5KM
to Sydney CBD



Dining and leisure amenities

Customer's benefit from the convenience of an on-site cafe, and a range of other amenity is easily accessed along Botany Road.

Westfield Eastgardens is only 2.8 kilometres from the estate providing additional food, fashion and entertainment options.



**WESTFIELDS
EASTGARDENS
OFFERS OVER 320
SPECIALTY STORES**



AREA SCHEDULE	SQM
Unit 2	1,911
Unit 4	2,114
Unit 12	2,555
Unit 20	3,726
Unit 21, Office 1	477



Quality workspaces

Unit 2

- + 1,810 sqm warehouse
- + 498 sqm office space

Unit 4

- + 4,465 sqm warehouse
- + Access via on-grade roller shutters
- + 948 sqm office over two floors.

Unit 12

- + 1,714 sqm warehouse
- + Internal clearance up to 8.9m
- + 841 sqm office over two floors
- + Access via two on-grade roller shutters.

Unit 20

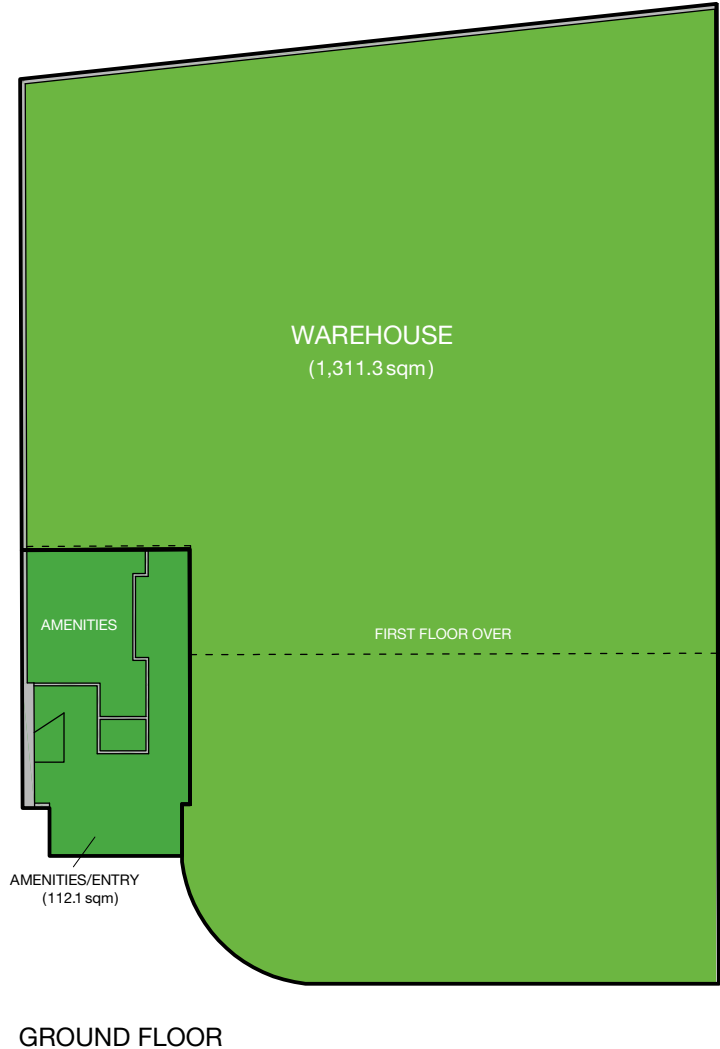
- + 3,726 sqm warehouse and office space
- + Internal clearance up to 7m
- + Access via on-grade roller shutters on multiple sides.

Unit 21, Office 1

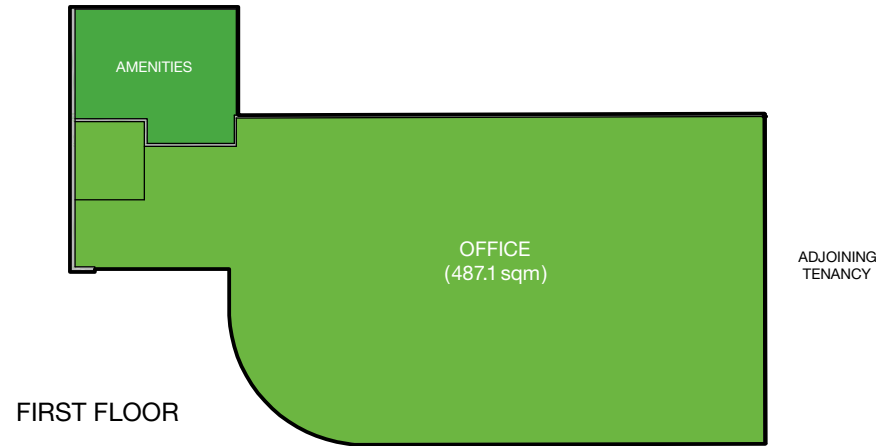
- + 477 sqm office space



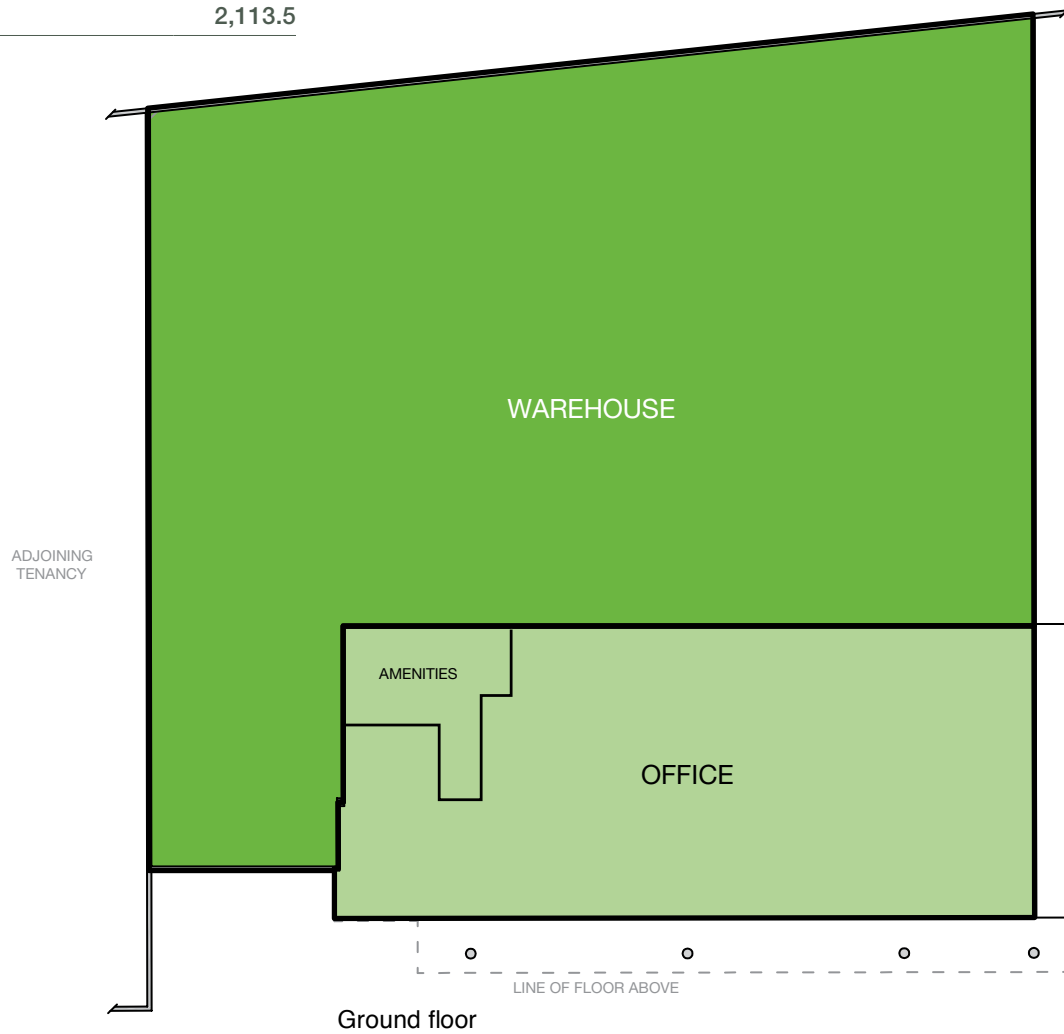
AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,311.3
Entry/amenities	112.1
First floor	
Office	487.1
Total	1,910.5



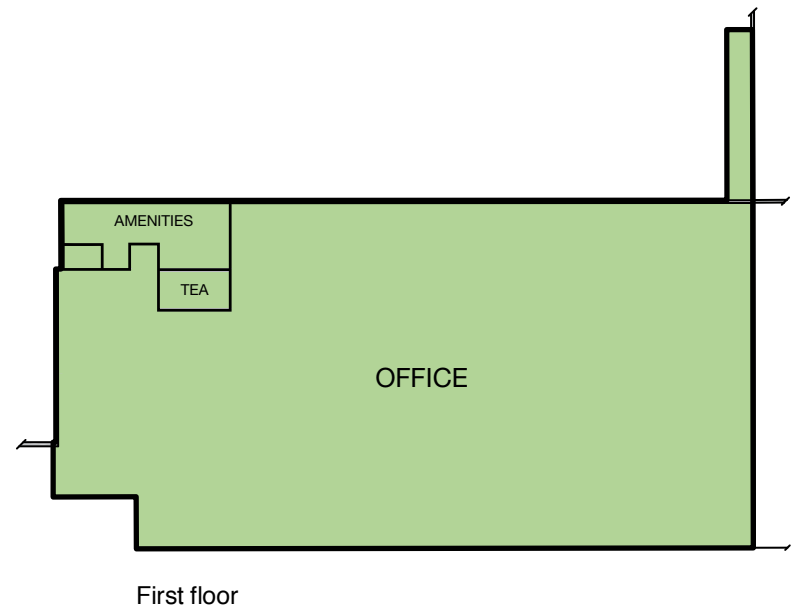
ADJOINING
TENANCY



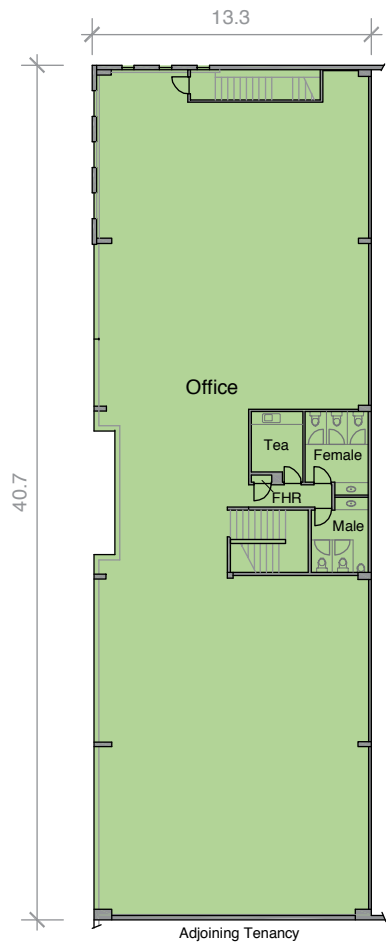
AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,165.4
Office	431.4
First floor	
Office	516.7
Total	2,113.5



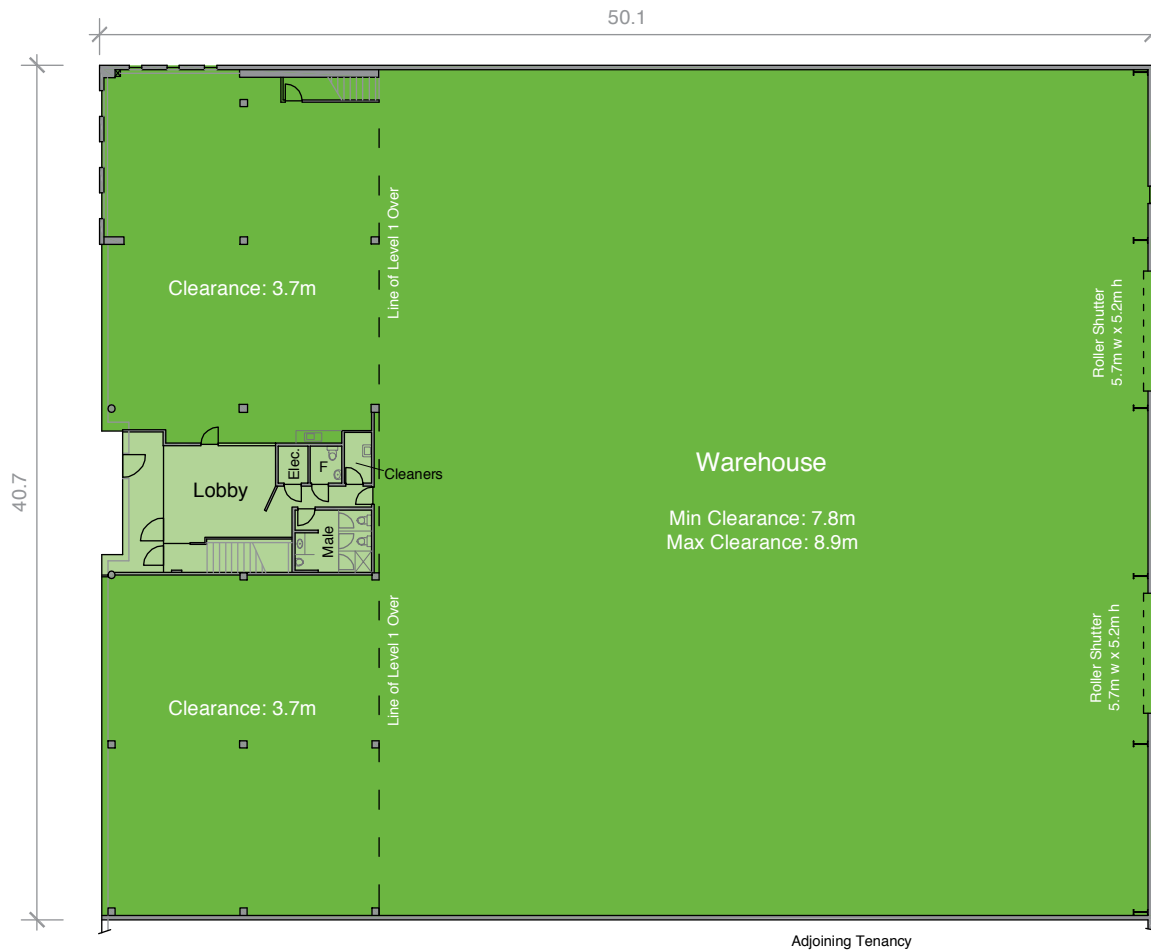
ADJOINING TENANCY



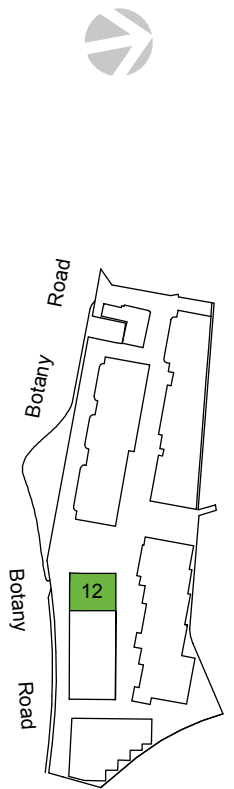
AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,025.0
First floor	
Office	530.6
Total	2,555.6



Level 1

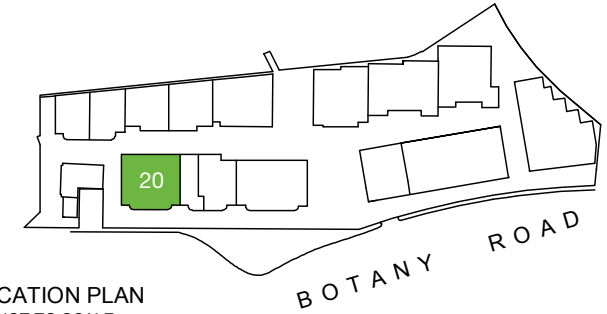
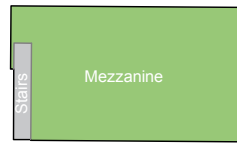
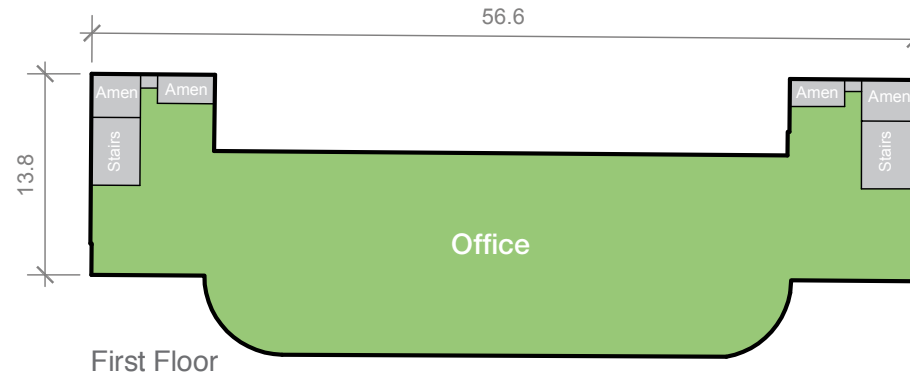


Ground Floor



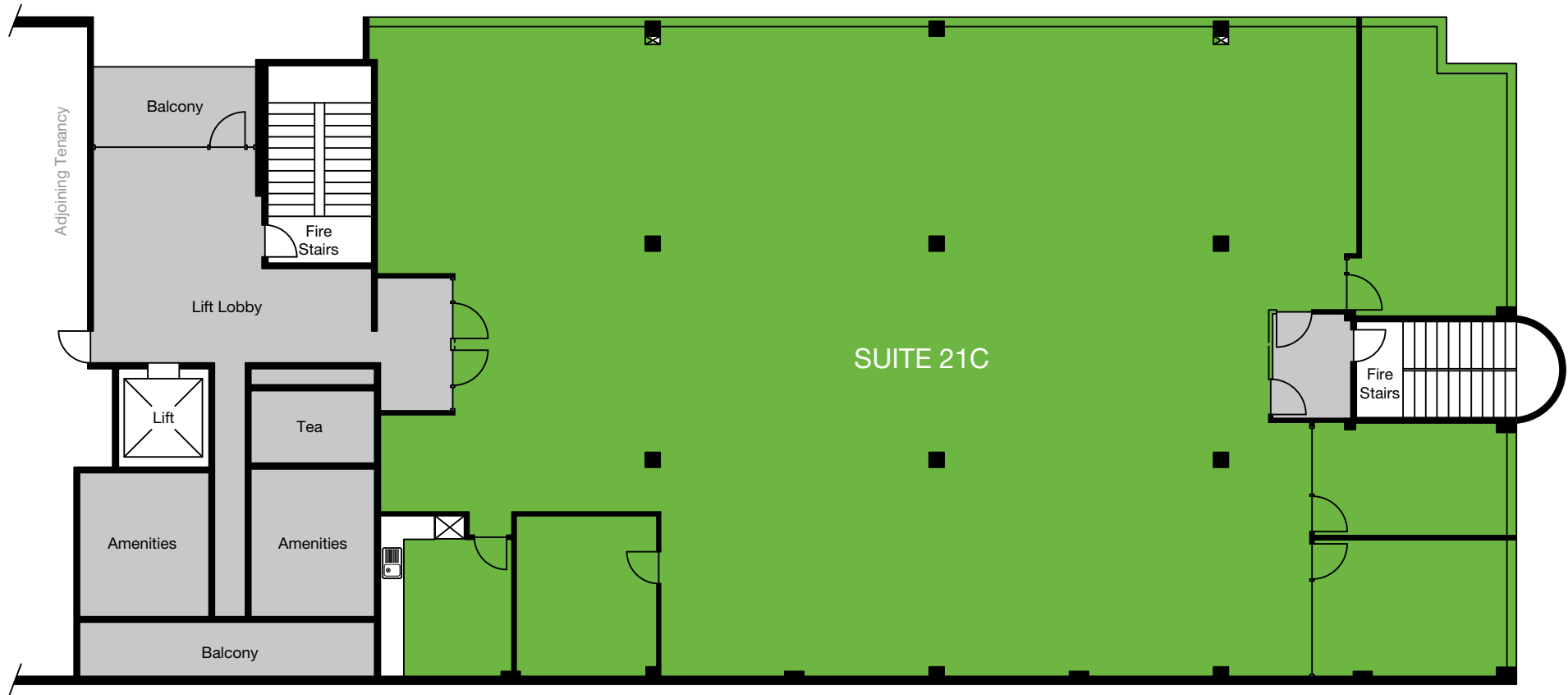
Location Plan
Not to Scale

AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,663.3
Lobby A	65.5
Lobby B	69.2
First floor	
Office	783.2
Mezzanine	144.3
Total	3,725.5



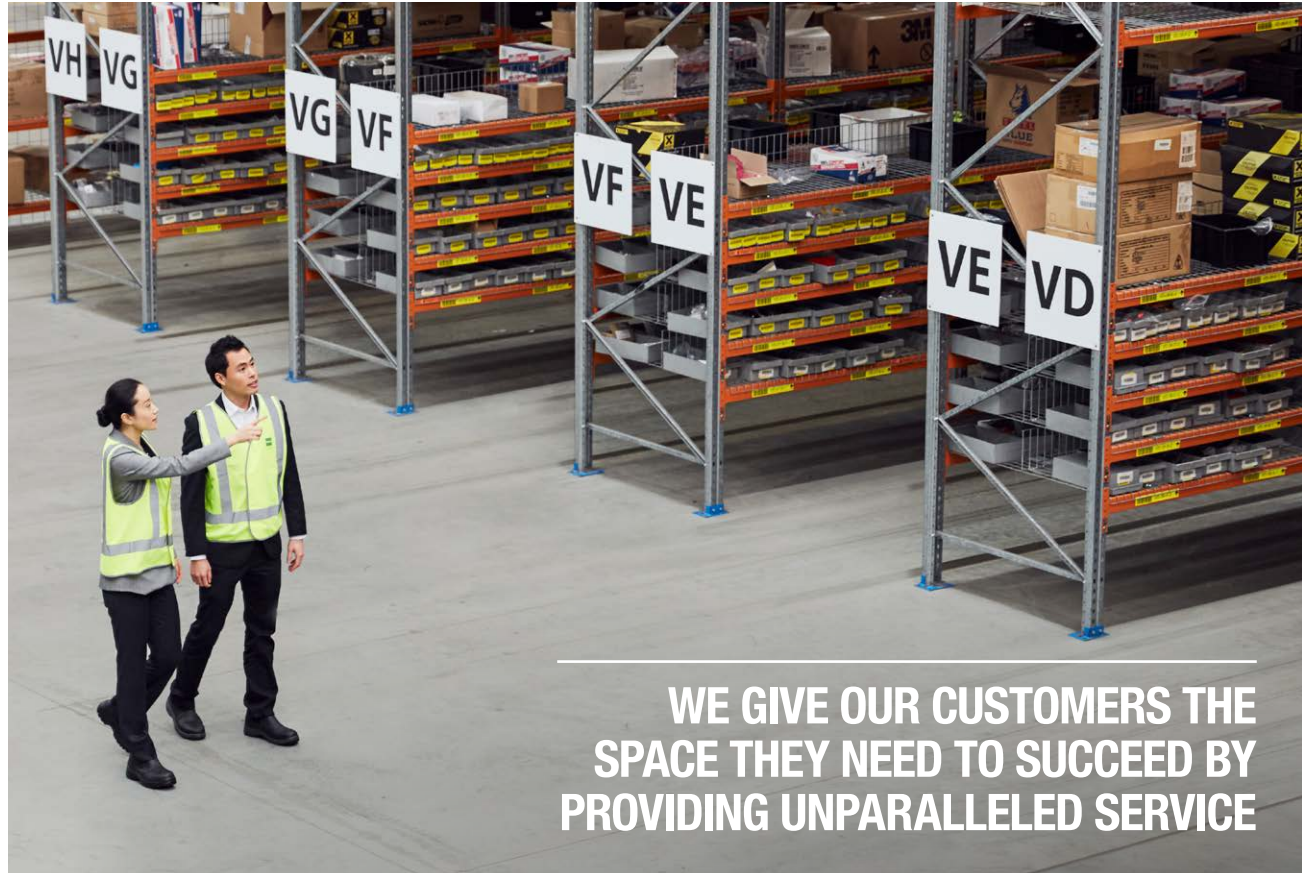
LOCATION PLAN
NOT TO SCALE

AREA SCHEDULE	SQM
Level 1	
Suite 21C	477.0
Total	477.0



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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