

# GOOD IS EFFICIENT DESIGN

# GREAT IS WHAT YOU DO FROM HERE

North America  
Development Opportunities

APRIL 2025

MAKING  
SPACE  
FOR  
GREATNESS



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# MAKING SPACE FOR GREATNESS

We don't believe in good. Or good enough.  
We don't believe in the short-term or  
taking short-cuts.

We don't believe in putting business before  
people. Or anything before quality. We  
believe in great. Although we don't believe  
we're quite there yet.

We believe in the importance of location and sustained  
growth and doing it right the first time. We believe in  
having integrity, always. We believe that knowledge is  
everything and perfection is in the details. That it is the  
little things that add up to make the biggest difference.  
That's why there's a plus in our logo.

It's a reminder to keep going above and beyond for our  
customers, our partners and our staff. To be the best, we  
believe, relies on every single one of us working together.

To this end, we believe we can be better than good.  
We believe we can be great.

WATCH GOODMAN'S PURPOSE VIDEO



# WELCOME TO GOODMAN NORTH AMERICA

We are part of Goodman Group (Goodman), an international integrated property group that owns, develops and manages logistics, warehouse, distribution and business space in over 15 countries across Asia Pacific, United Kingdom, Europe, North America and Brazil.

Goodman offers a range of investment property vehicles, giving investors access to our specialist investment management services and commercial and industrial property assets.

We invest in:

- + **Logistics warehouses and distribution centers**
- + **Industrial parks**
- + **Business parks**
- + **Data centers**

Why we're different:

Our success is founded on the quality and integrity of our people and the long-term relationships we build with our customers, our service providers and our investment Partners.

We drive stakeholder value by combining dedicated people, global scale and extensive local knowledge, all underpinned by:

- + **Our commercial property knowledge and experience;**
- + **Our Own+Develop+Manage integrated customer service approach; and**
- + **Our significant fund management capabilities.**

Our objectives include ensuring that flexible and innovative property solutions are created to meet our customers' needs, and at the same time delivering solid returns to our investors.

Thanks,



Anthony Rozic  
Deputy Group CEO and  
CEO, Goodman North America





# GOODMAN OVERVIEW

We invest in business parks, office parks, industrial estates, warehouses and distribution centres. We offer a range of listed and unlisted property investment vehicles, giving investment Partners access to our specialist services and property.

\$52.2BN

TOTAL PORTFOLIO

1,700

BUSINESS SPACE  
CUSTOMER BASE (APPROX.)

253.6M

TOTAL SPACE

423

TOTAL PROPERTIES

15

TOTAL NUMBER OF  
COUNTRIES OPERATING IN

\$8.0BN

DEVELOPMENT WORK  
IN PROGRESS

1,000

DEDICATED PROPERTY  
PROFESSIONALS (APPROX.)

28

OFFICES WORLDWIDE



GREG GOODMAN

# GLOBAL NETWORK

## OUR GLOBAL NETWORK

**423**

total properties

**\$52.2BN**

total portfolio

### CONTINENTAL EUROPE / UNITED KINGDOM

**\$7.5BN**

total portfolio

**114**

properties

### THE AMERICAS

**\$6.9BN**

total portfolio

**32**

properties

### AUSTRALIA/ NEW ZEALAND

**\$21.8BN**

total portfolio

**196**

properties

### ASIA

**\$16BN**

total portfolio

**81**

properties

● Current Goodman global presence.  
As at 31 December 2024 (US currency)



# OUR PURPOSE

Goodman is a specialist global industrial property group. We own, develop and manage high-quality, sustainable properties that are close to consumers and provide essential infrastructure for the digital economy.

## Own

- + Long-term capital structure
- + Alignment with customers

## Develop

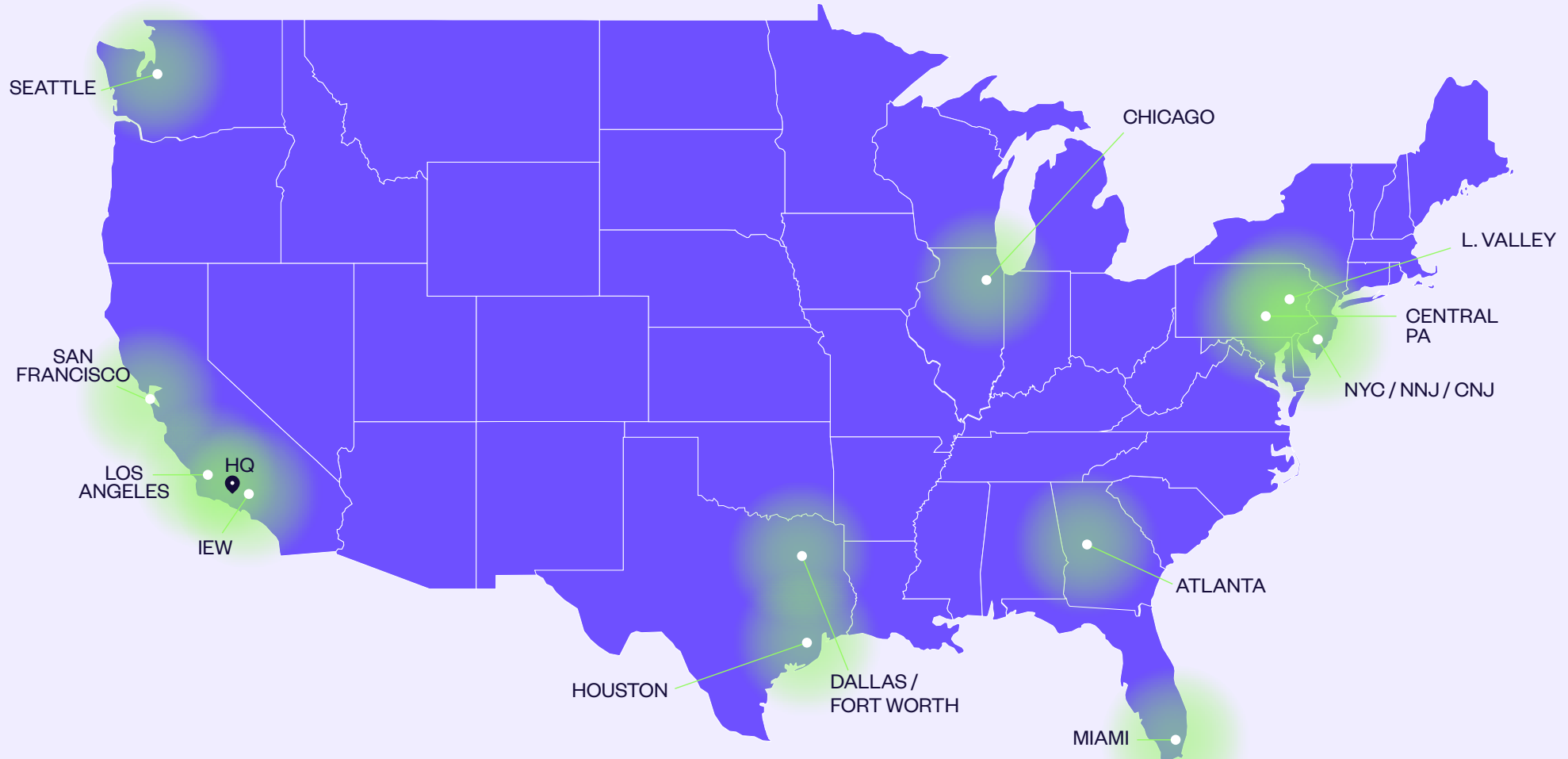
- + Class A construction
- + Creative solutions

## Manage

- + Constant customer interface
- + Maximization of value and presentation



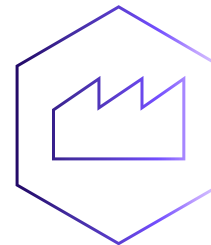
# NORTH AMERICA - TARGET MARKETS



**IRVINE, CA**  
HQ location



**70**  
employees



**5.3M SQFT**  
valued at US\$3bn



# CUSTOMERS

amazon.com

chewy

FedEx®

SPROUTS®  
FARMERS MARKET

 MAERSK

 Microsoft

Relativity

  
Georgia-Pacific

INGRAM  
MICRO®

*RIM*  
logistics, Ltd.

Walmart   
Save money. Live better.

 SAMSUNG

*COSTCO*  
WHOLESALE

 Keurig  
Dr Pepper

FASHION NOVA



3M



# GLOBAL COMMITMENTS





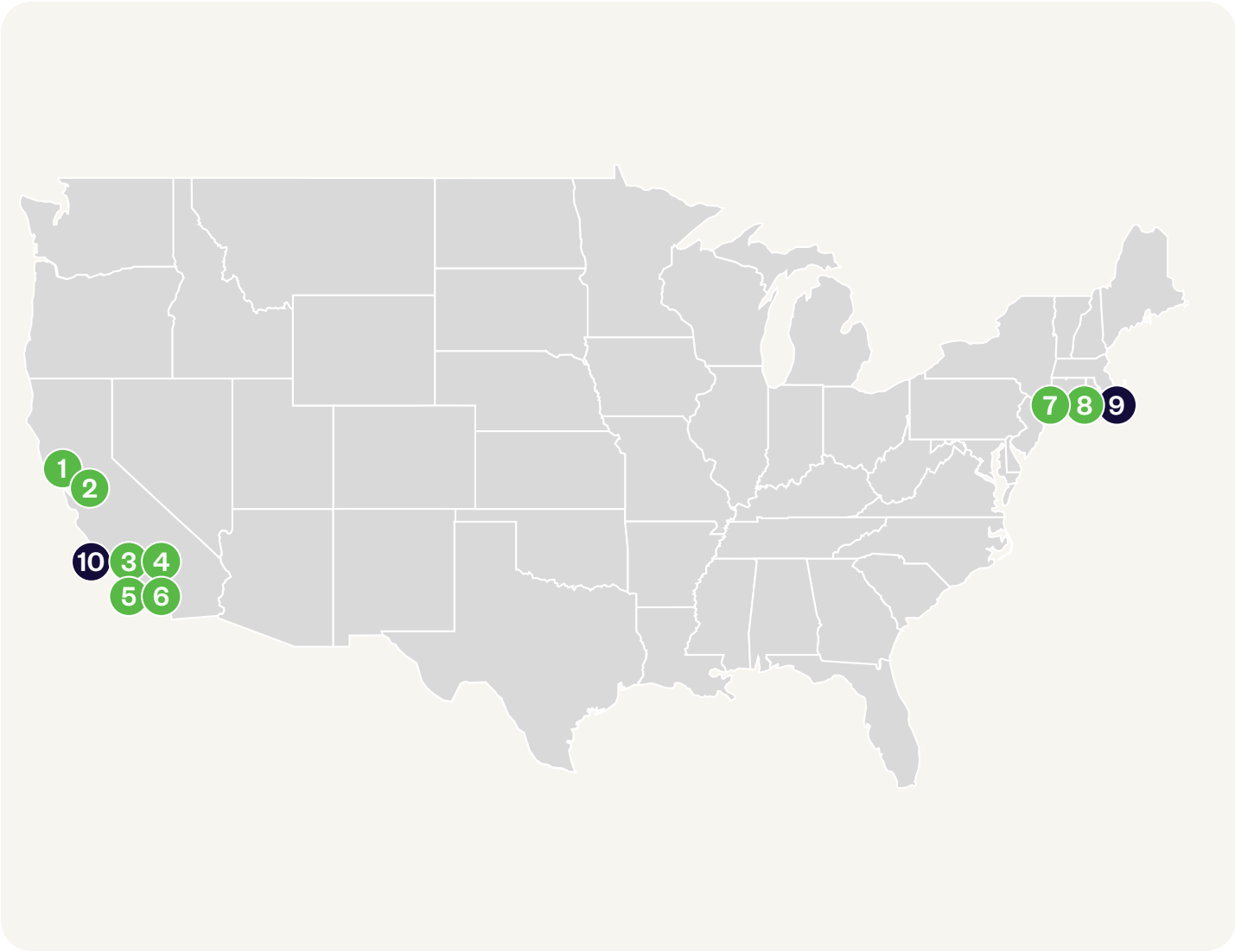
# LEASING OPPORTUNITIES – SUMMARY

## PRE-LET AND BUILD TO SUIT OPPORTUNITIES

- 9

**Goodman Innovation Center Queens**  
30-02 Northern Blvd, Long Island City, NY  
649,112 sqft – **Available Q4 2026**
- 10

**Goodman LAX01 Vernon**  
3094 & 3200 E Vernon Avenue, Vernon, CA 90058  
5.6 acres – **Available 2026**



## AVAILABLE NOW

### NORTHERN CALIFORNIA

- 1

**Goodman Innovation Center Belmont**  
200-450 Harbor Boulevard, Belmont, CA  
2,363-12,345 sqft
- 2

**Goodman Industrial Center San Francisco Napoleon**  
180-222 & 25-299 Napoleon Street, San Francisco, CA 94124  
±27k-85k sqft Building Area with ±6k sqft Parking/Land

### SOUTHERN CALIFORNIA

- 3

**Goodman Commerce Center Eastvale**  
Adjacent to I-15 between Cantu-Galleano Ranch Road and Bellegrave Avenue, Eastvale, CA  
Retail 650,000 sqft | Flex 253,396 sqft  
*Logistics center 2,433,183 sqft (3 buildings: 1,034,403 sqft, 1,025,258 sqft and 373,522 sqft) – LEASED | Business Park 180,312 sqft – LEASED*
- 4

**Goodman Commerce Center Long Beach**  
2400 E. Wardlow Road, Long Beach, CA  
505,043 sqft
- 5

**Goodman Commerce Center Cypress**  
5755-5885 Plaza Drive, Cypress, CA, 90630  
389,809 sqft
- 6

**Goodman Logistics Center Santa Fe Springs Building Four**  
10840 Norwalk Blvd, Santa Fe Springs, CA, 90670  
99,847 sqft

### NORTHEAST

- 7

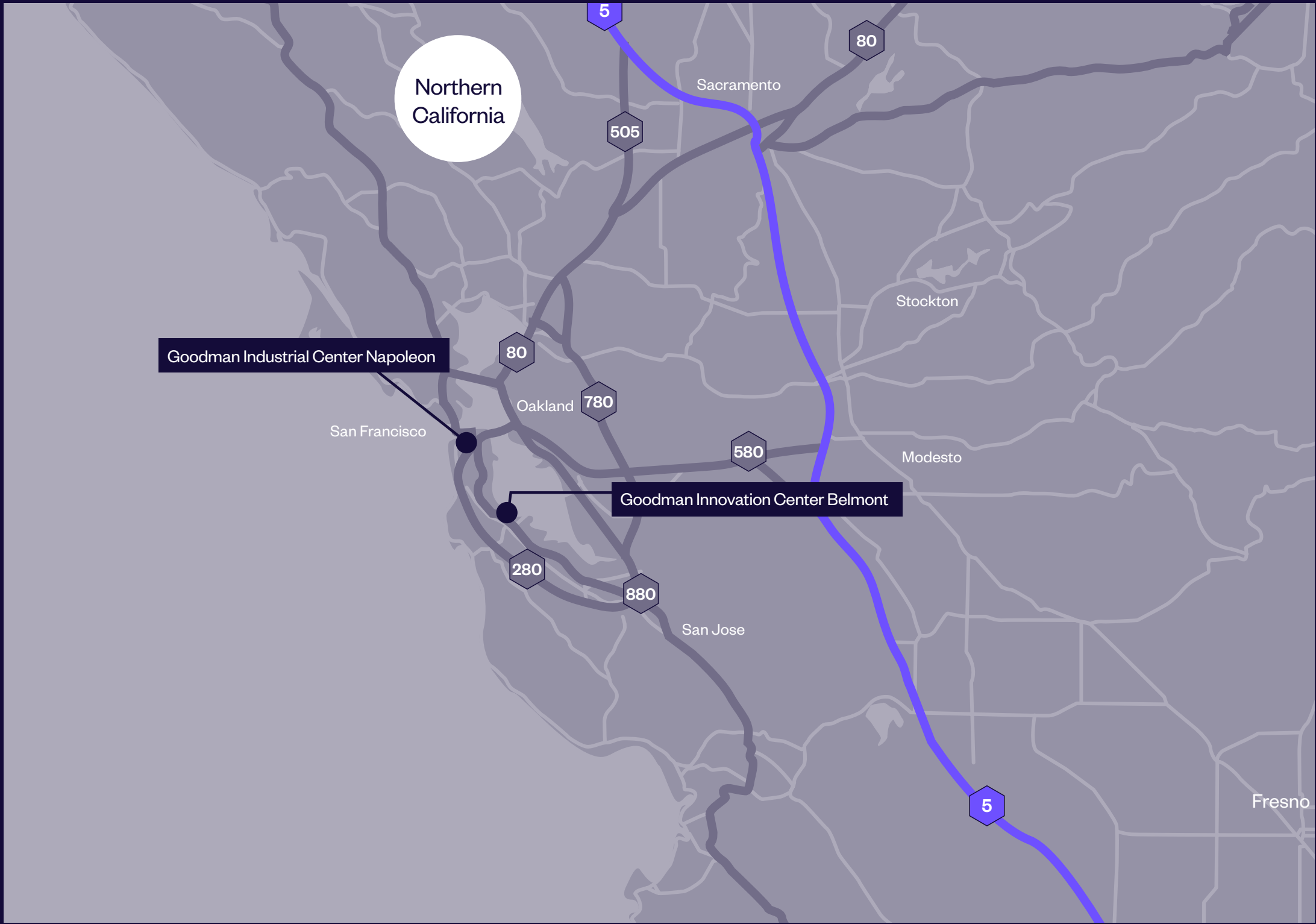
**Goodman Industrial Center Carlstadt II**  
333 Washington Avenue, Carlstadt NJ  
100,000 sqft
- 8

**Goodman Industrial Center Lehigh Valley**  
Richmond Road, Easton, PA 18040  
266,190 sqft

A large container ship, heavily loaded with multi-colored shipping containers, is docked at a port. In the background, a long suspension bridge with green steel trusses spans the water. To the right of the ship, several large green gantry cranes with red and white striped jibs are positioned on the pier. The water is a deep blue, and the sky is a clear, pale blue. The text "WEST COAST" is overlaid in the center of the image.

# WEST COAST





Northern  
California

Goodman Industrial Center Napoleon

San Francisco

80

Oakland

780

Goodman Innovation Center Belmont

280

880

San Jose

580

Stockton

Modesto

80

5

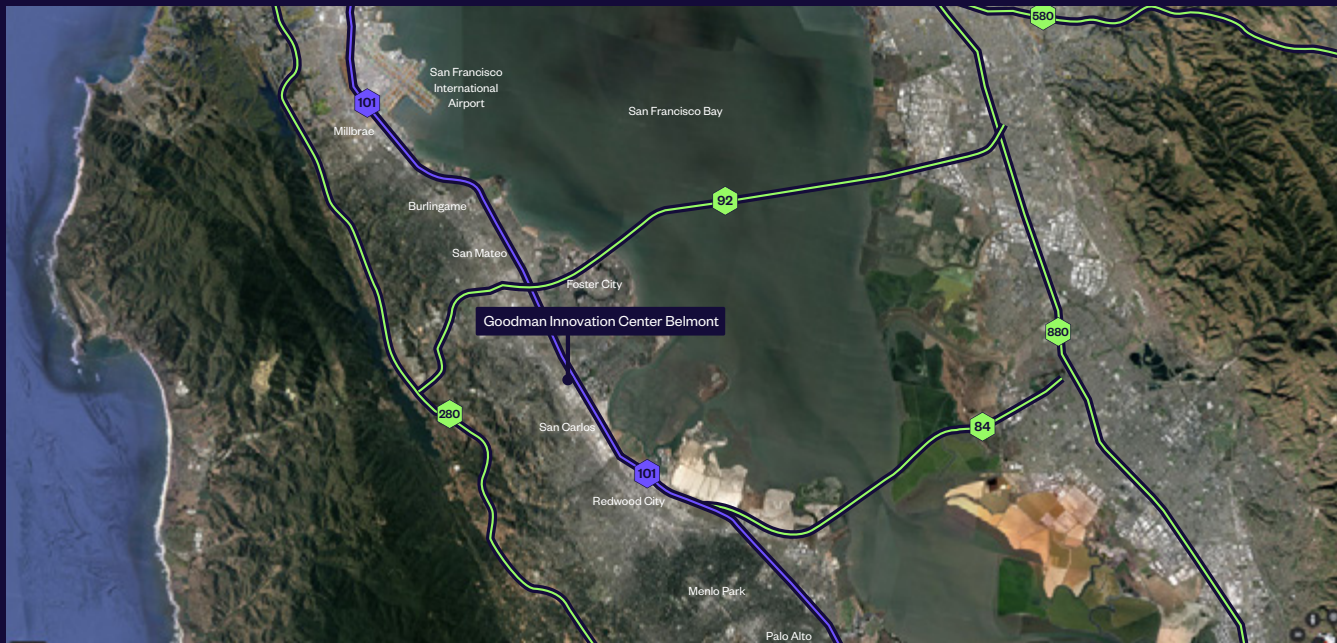
505

5

Fresno

Sacramento

# GOODMAN INNOVATION CENTER BELMONT



## 200-450 HARBOR BOULEVARD, BELMONT, CA

AVAILABLE NOW

A unique, flexible and scalable campus with lease opportunities ranging from 2,363 to 12,345 sqft. The creative office and flex R+D leasing opportunities provide a multitude of size ranges supporting future growth and expansion.

### Key highlights

- + Extensive parking opportunity and outdoor working spaces for employees
- + Close proximity to restaurants, hotels, retail and gyms
- + Easy access to the 92, 101 and El Camino Real Freeways
- + CalTrain stations within easy walking distance
- + Premium, campus style setting with scalability

# 2,363-12,345 SQ FT



0.1MI TO  
101 FREEWAY



2.9MI TO  
92 FREEWAY



10.7MI TO SF  
INT. AIRPORT



1MI TO SAN CARLOS /  
CALTRAIN STATION

# SITE PLANS

## BUILDING A

Suite 262	4,378 sqft / 1 Drive in door
Electrical	200 Amps 480V
Clear height	14'
Grade level doors	1
Existing restrooms	2

- Fully conditioned space
- Permitted for R&D and office construction.

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

## BUILDING D

Suite 270	2,853 sqft / 1 Roll up doors
Electrical	200 Amps 208V
Clear height	14'
Grade level doors	1
Existing restrooms	2

- HVAC R&D space.
- Permitted for R&D build-out.

Suite 282	2,363 sqft / 1 Roll up doors
Electrical	100 Amps 208V
Clear height	14'
Grade level doors	1
Existing restrooms	2

- HVAC R&D space.
- Permitted for R&D build-out.

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

## BUILDING E 12,345 SQFT MOVE-IN READY

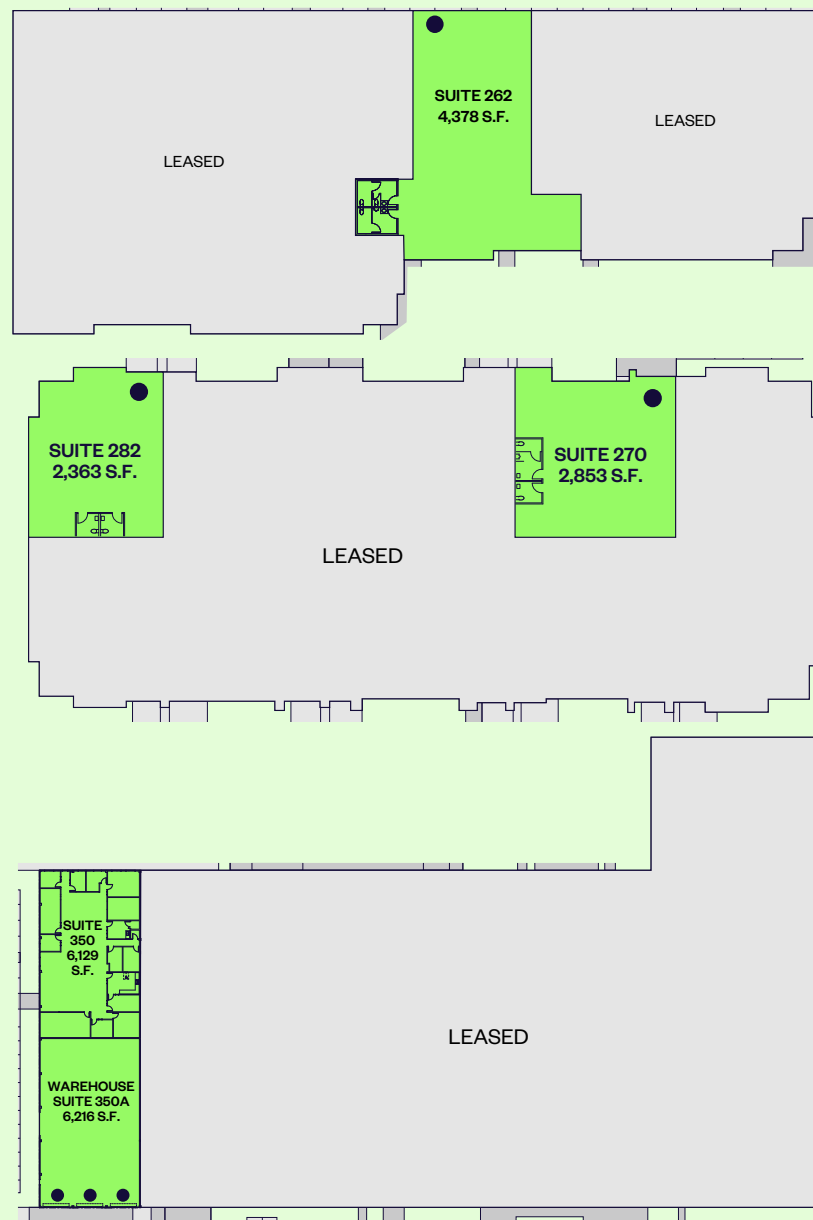
Suite 350	6,129 sqft
Suite 350A	6,216 sqft
Electrical	125 Amps 480V
	200 Amps 208V

Grade Level Doors	3
Clear Height	18'-6"

- Fully conditioned office space.
- Additional power available in building.

Existing restrooms	2
--------------------	---

Suite 350 and Warehouse 350A can be combined or leased as individual suites.



● Grade Level Doors



View on website  
Click here



View the brochure  
Click here

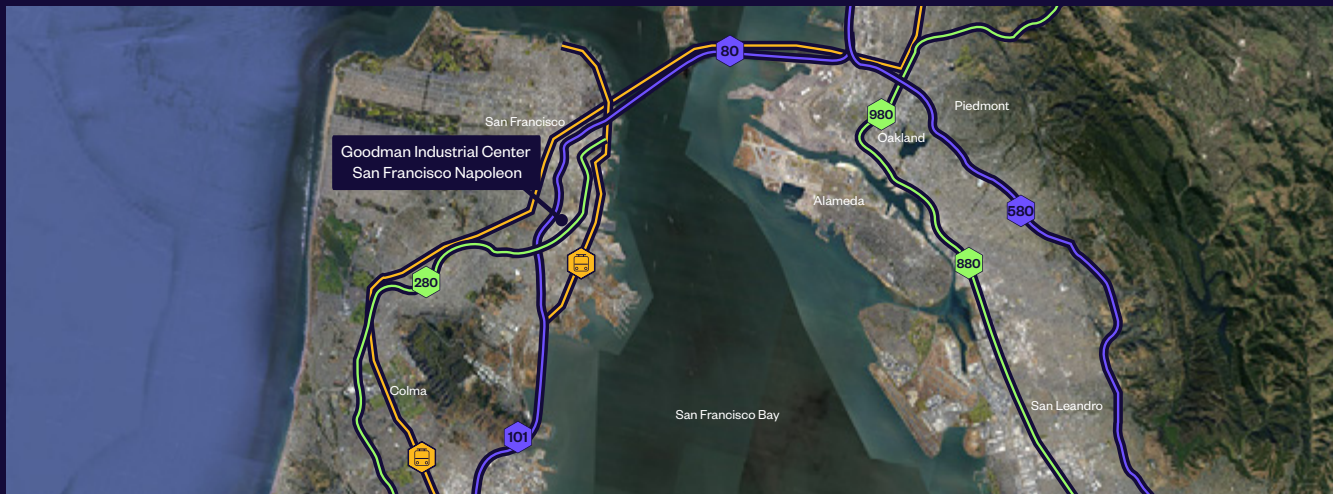


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# GOODMAN INDUSTRIAL CENTER SAN FRANCISCO NAPOLEON

16



**180-222 & 25-299  
NAPOLEON STREET,  
SAN FRANCISCO, CA  
94124**

**AVAILABLE NOW**

Goodman Industrial Center Napoleon is multi-tenant industrial site currently offering 27K-85K SF of space and 45 car spaces in secured parking / yard. Featuring dock high loading and parking opportunities, this property is already setup for future growth.

#### Key highlights

- + Easy access to the 101, and 280 Freeways
- + PDR-2 Zoning
- + Clear Span in warehouse areas
- + 27,000-85,000 SF available



**±27K-85K SQ FT**

Building Area with additional

**±6K SQ FT**

Parking/Land



0.05MI TO  
101 FREEWAY



0.08MI TO  
280 FREEWAY



10.6MI TO SF  
INT. AIRPORT



20.76MI TO  
OAKLAND AIRPORT

# SITE PLANS

## 196 Napoleon Street

Available Space	26,980 sqft
Warehouse	22,619 sqft
Office	4,361 sqft
Power available	400 Amps 240V
Clear height	18'
Grade level door	1
Pony dock	1

## 200 Napoleon Street

Available Space	27,988 sqft
Warehouse	19,205 sqft
Office	8,783 sqft
Power available	400Amps 240V
Clear height	18'
Grade level door	2
Refrigeration	12,680 sqft of high cube refrigeration
Cold storage	3,129 sqft of high cube freezer space

## 222 Napoleon Street

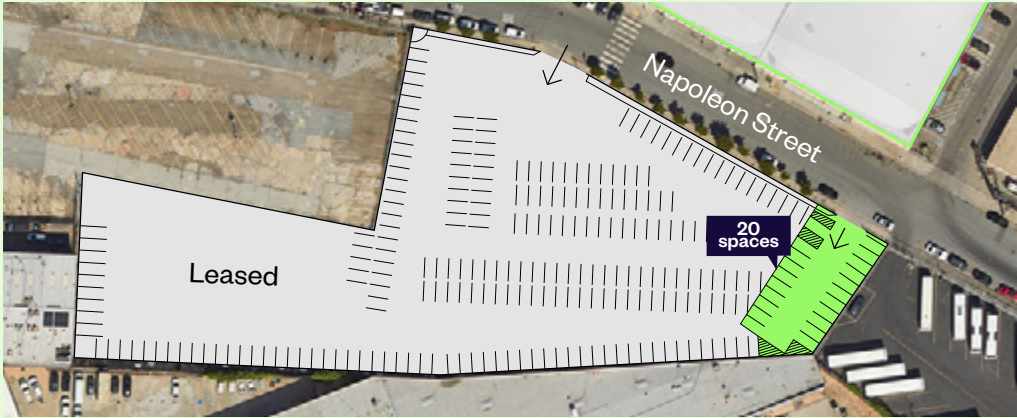
Available Space	30,035 sqft
Warehouse	24,662 sqft
Office	5,373 sqft
Power available	600Amps 240V
Clear height	16'
Grade level door	3
Car parking	25



## 25-299 Napoleon Street

Available Space	20 spaces
Fenced, Lit, and Paved Yard	

- OFFICE
- LEASED
- FOR LEASE



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View the brochure  
Click here



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With developments located in the established logistics hub of the Inland Empire West, Goodman North America is able to serve customers requiring best in class sites in close proximity to Interstates 5, 15, 10, 60, 91, 605 and 210.

# SOUTHERN CALIFORNIA

A photograph of a large port facility, likely a container terminal, with several large blue gantry cranes on a pier extending into the water. The sky is clear and blue, and the water is calm. The text "SOUTHERN CALIFORNIA" is overlaid in large white letters.



Los Angeles

Santa Monica



Torrance

Long Beach



Whittier

Anaheim

Irvine

Laguna Beach

Ontario

Corona

Riverside

Lake Elsinore

San Bernardino

Goodman Logistics Center Santa Fe Springs Building Four

Goodman Commerce Center Eastvale

Goodman Commerce Center Cypress

Goodman Commerce Center Long Beach

# GOODMAN COMMERCE CENTER EASTVALE



ADJACENT TO  
I-15 BETWEEN  
CANTU-GALLEANO  
RANCH ROAD &  
BELLEGRAVE AVE,  
EASTVALE, CA

## AVAILABLE NOW

Goodman Commerce Center Eastvale is currently offering multiple flex spaces available ranging from 18,000 to 58,795 sqft and just three retail ground leases remaining from 18,400 to 24,000 sqft. Strategically located adjacent to the I-15 with direct access from Cantu-Galleano Ranch Road off-ramp.



### Key highlights

- + 200 acre mixed-use development
- + Extensive parking opportunities
- + Easy access to 15, 60, and 10 Freeways
- + Premium, campus style setting with scalability
- + High visibility freeway signage, 155,000 cars per day

**650,000 SQ FT**

Retail

**253,396 SQ FT**

Flex



0.1MI TO  
INTERSTATE 15



2MI TO  
INTERNATIONAL  
PARCEL HUBS



45MI TO CITY  
OF LOS ANGELES



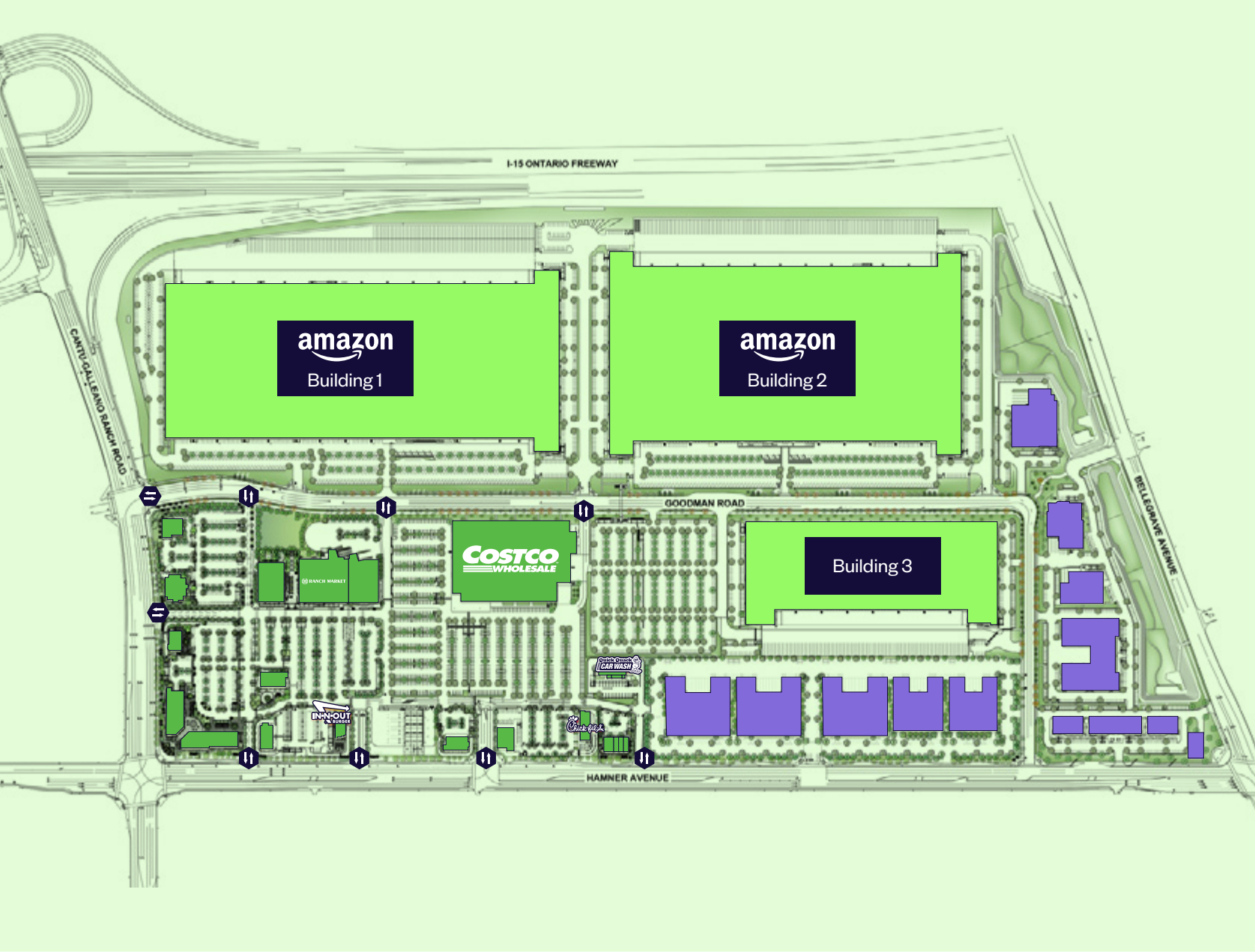
60MI TO PORT OF  
LA / LONG BEACH



PROPERTY DETAILS

INDUSTRIAL BUILDING 1	LEASED
INDUSTRIAL BUILDING 2	LEASED
INDUSTRIAL BUILDING 3	LEASED
BUSINESS PARK	LEASED
RETAIL/ COMMERCIAL	NOW AVAILABLE
Retail Pad 1	18,400 sqft
Building	6,000 sqft
Retail Pad 2	24,000 sqft
Building	20,000 sqft
Retail Pad 3	24,000 sqft
Building	22,000 sqft
FLEX	NOW AVAILABLE
Building 13	58,423 sqft
Building 14	58,423 sqft
Building 15	58,795 sqft
Building 16	39,546 sqft
Building 17	38,209 sqft

- BUSINESS PARK/FLEX
- INDUSTRIAL
- RETAIL
- RETAIL ACCESS



View on website  
Click here



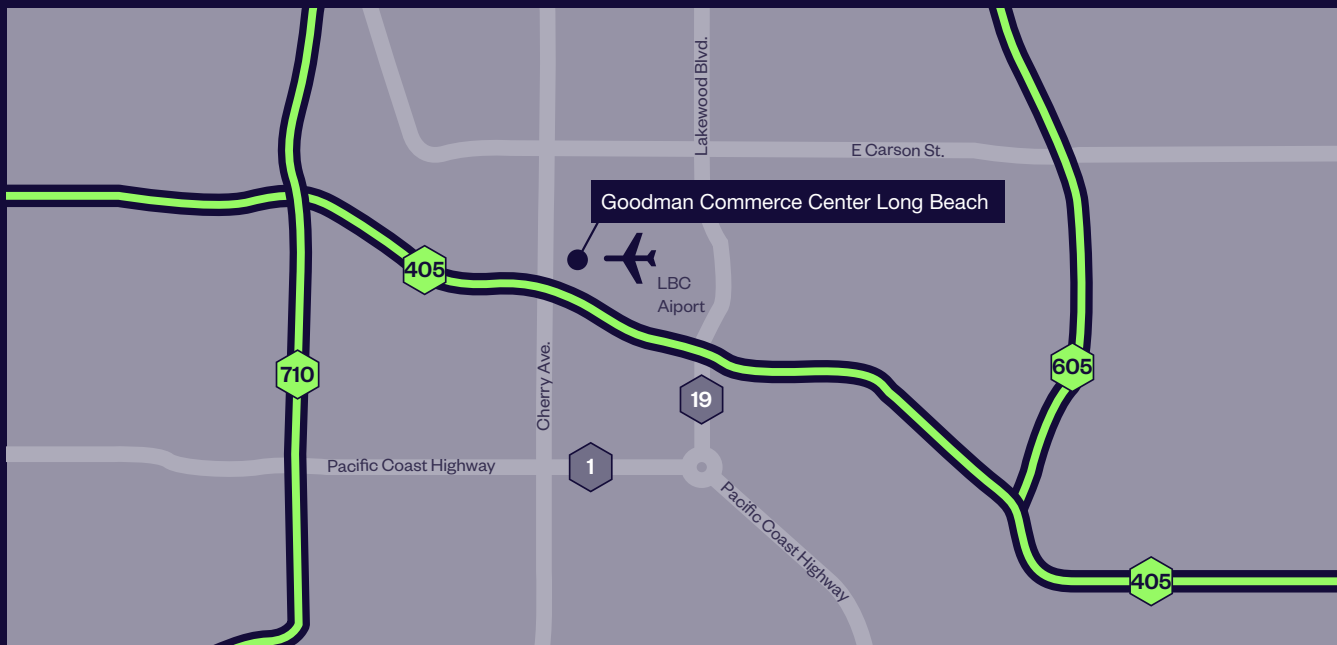
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# GOODMAN COMMERCE CENTER LONG BEACH



2400  
E. WARDLOW ROAD,  
LONG BEACH, CA

AVAILABLE NOW

Goodman Commerce Center Long Beach, Building One is a rare, 504,810 s.f. industrial campus situated on 24 acres. Strategically located adjacent to Long Beach Airport with excellent access to the 405, 605, and 710 Freeways, the expansive site offers over 11 acres of excess land for ancillary uses including parking.

#### Key highlights

- + 504,810 s.f. available
- + 40' warehouse clear height
- + Located directly adjacent to the Long Beach Airport with immediate access to 405, 605 and 710 Freeways
- + Centrally located between LAX and John Wayne Airport and 8 miles from the Ports of L.B. and L.A.
- + 11.78 acres of potential excess expansion land

505,043  
SQ FT



2.5M COLLEGE  
EDUCATED LABOR  
POOL WITHIN 30 MILES



\$455K MEDIAN  
HOUSE PRICE  
AFFORDABLE HOUSING



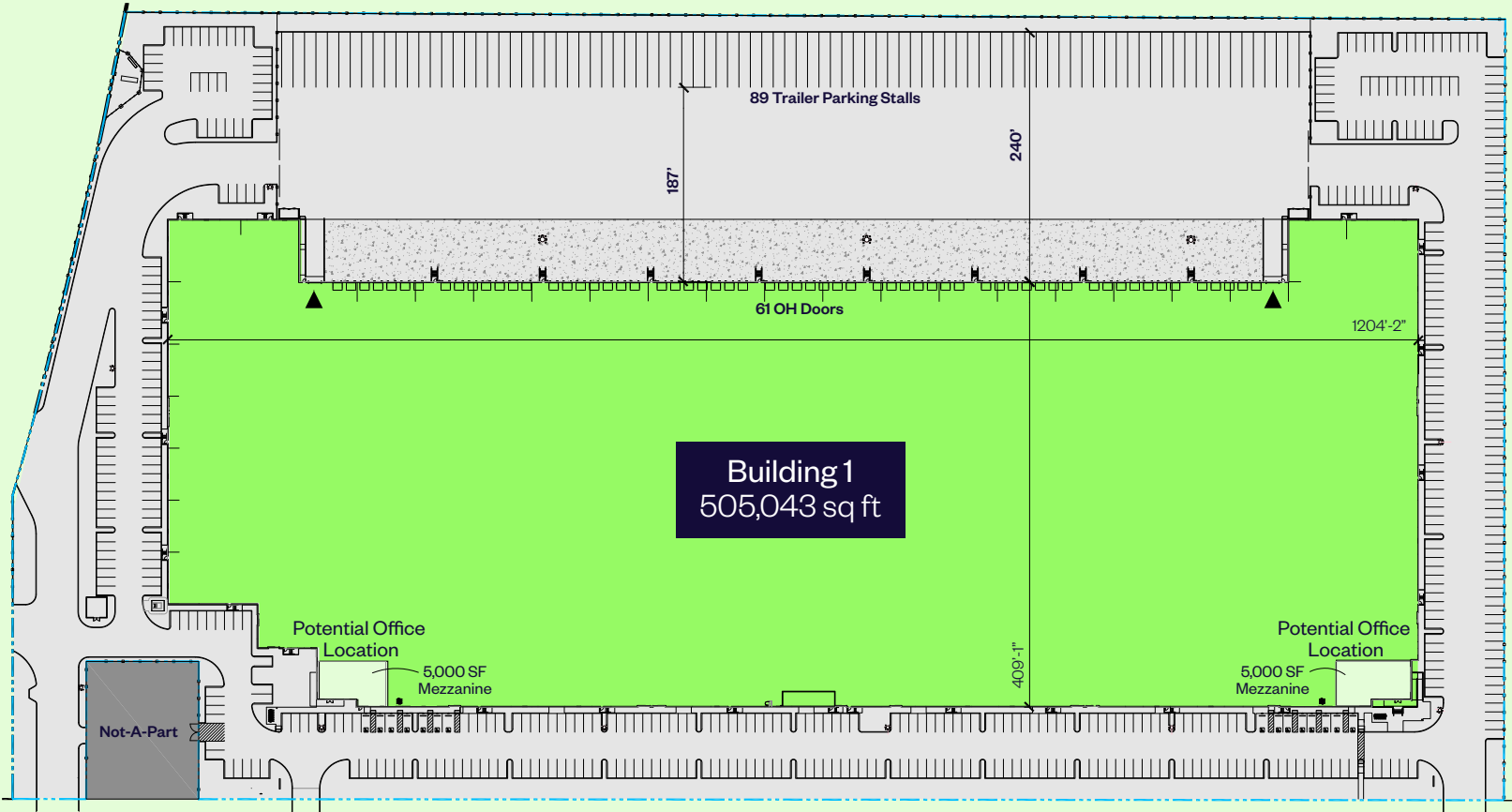
0.1MI TO LONG  
BEACH AIRPORT



8MI TO PORT OF  
LA / LONG BEACH

# SITE PLAN

BUILDING 1	505,043 sqft
Clear height	40'
Dock doors	61
Trailer parking stalls	89
Truck court depth	240'
Car parking	505 spaces
Grade level doors	2
Office	Flexible / sqft TBD
Office mezzanine	approximately 10,000 sqft



■ FOR LEASE



View on website  
[Click here](#)

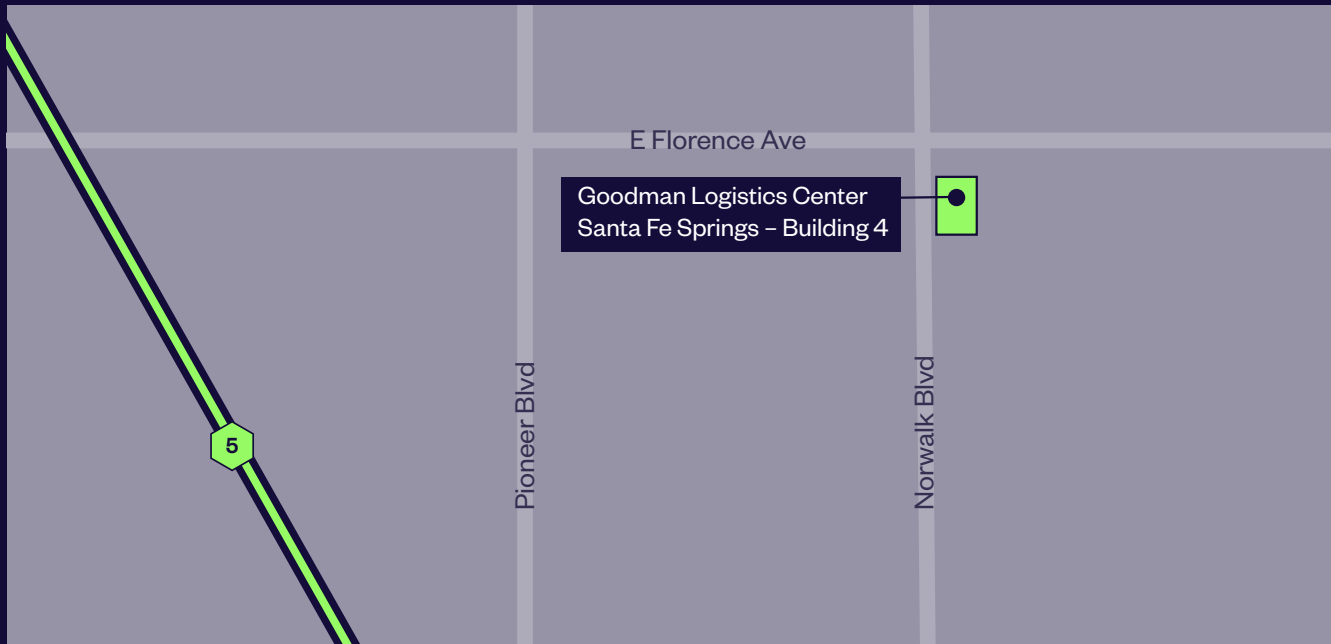


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# GOODMAN LOGISTICS CENTER SANTA FE SPRINGS BUILDING FOUR



10840 NORWALK  
BLVD, SANTA FE  
SPRINGS, CA

AVAILABLE NOW

Goodman Logistics Center Santa Fe Springs Building Four offers 99,847 sqft for lease. The site is located less than two miles from the I-5 and I-605. This modern and contemporary facility is constructed with a flexible and sustainable design catering to a range of potential uses.

#### Key highlights

- + 36' clear height
- + Desirable central location
- + 149 parking stalls
- + LEED Certified
- + ESFR sprinkler system

99,847  
SQ FT



1MI TO  
INTERSTATE 5



21MI TO LA  
INT. AIRPORT



36MI TO ONTARIO  
AIRPORT

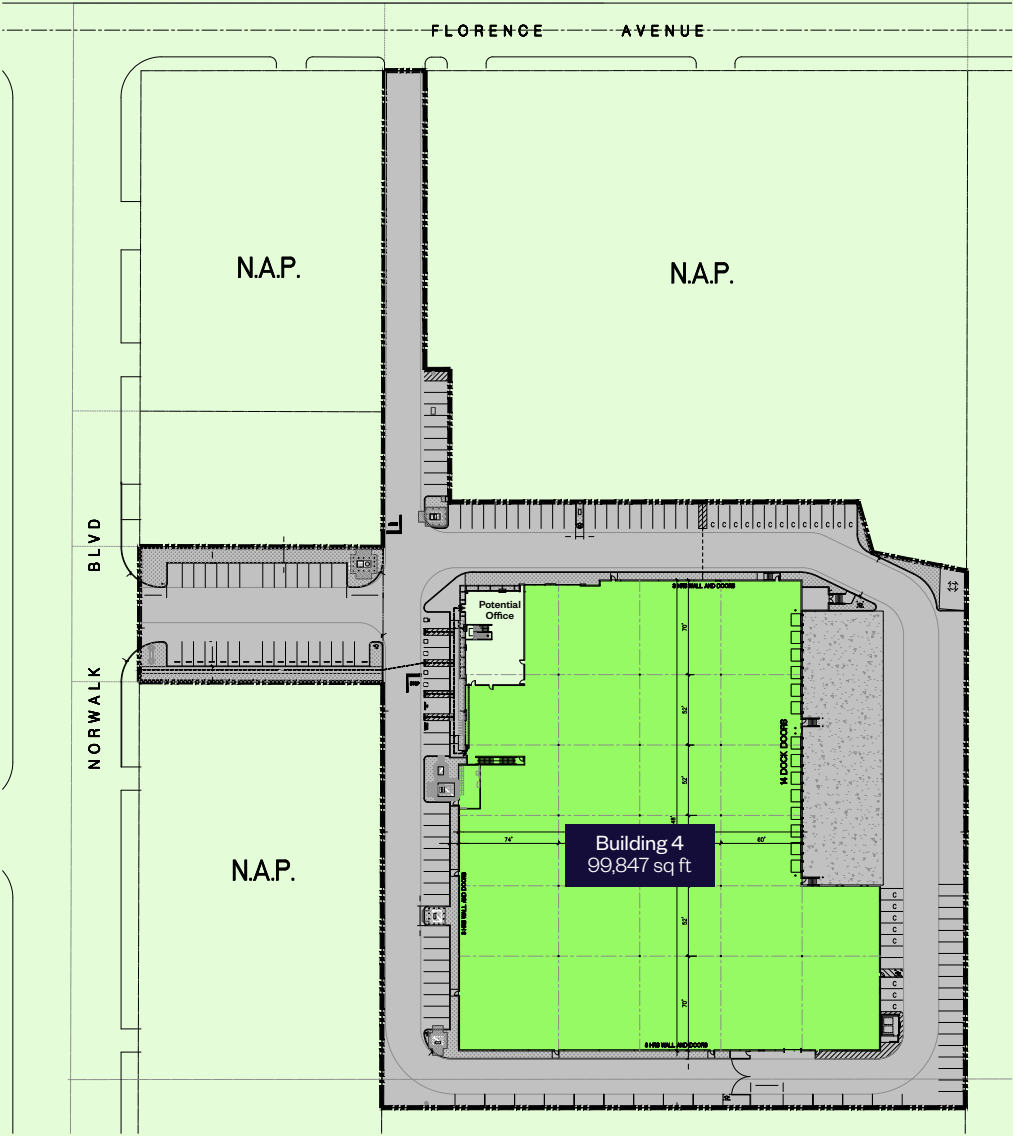


18MI TO PORT OF  
LA / LONG BEACH



# SITE PLAN

BUILDING AREA	99,847 sqft
Ground floor office	3,048 sqft
Mezzanine	5,117 sqft
Dock doors	14
Parking stalls	149
Power	2000A 277/480V 3P 4W service* *Potential to upgrade amperage if needed
Clear height	36'



■ FOR LEASE



View on website  
Click here



View the brochure  
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# GOODMAN COMMERCE CENTER CYPRESS



5755-5885  
PLAZA DRIVE,  
CYPRESS, CA

AVAILABLE NOW

Goodman Commerce Center Cypress is strategically located in Northwestern Orange County with direct access to the 405, 22 and 605 Freeways. This expansive manufacturing campus spans 389,809 s.f. across two newly constructed buildings. Boasting state-of-the-art features, LEED certification, and a sustainable environment, this brand-new facility is designed to offer flexibility for modern manufacturing needs.

#### Key highlights

- + 36' clear height
- + Multiple nearby amenities
- + Superior site access and maneuvering space
- + 458 auto parking stalls
- + Power: 4000 Amps per bldg
- + ESFR sprinklers system
- + Column spacing 50'x56'

389,809  
SQ FT



3MI TO  
605 FREEWAY



5.9M TOTAL  
POPULATION



30MI TO LA  
INT. AIRPORT



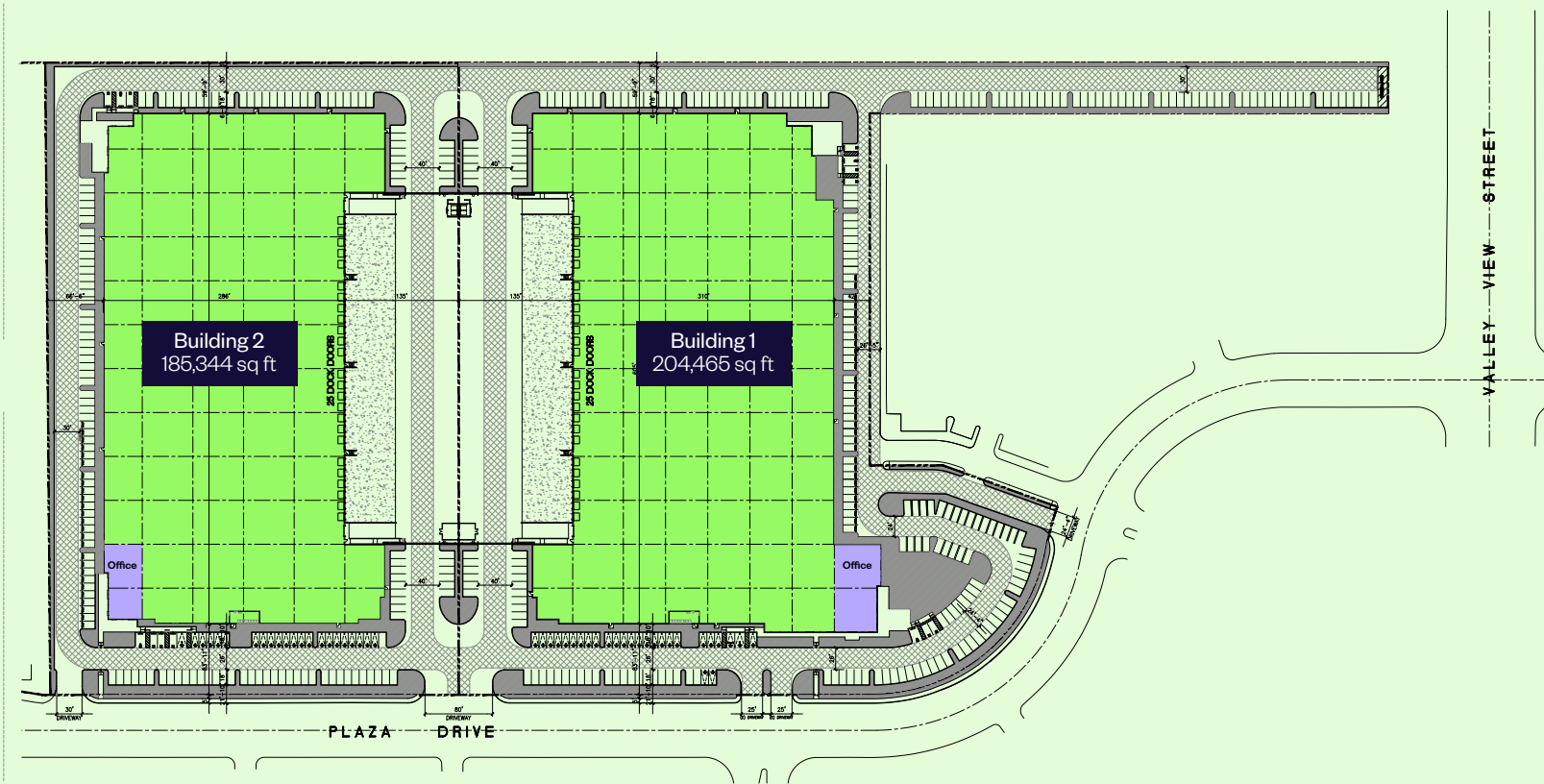
20MI TO PORT OF  
LA / LONG BEACH

**BUILDING 1** 204,909 sqft

Warehouse	195,019 sqft
Office 1st Floor	5,222 sqft
Office Mezzanine	4,888 sqft
Warehouse clear height	36
Grade level doors	2
Dock high doors	25
Auto parking	270

**BUILDING 2** 185,359 sqft

Warehouse	175,692 sqft
Office 1st Floor	5,184 sqft
Office Mezzanine	5,149 sqft
Warehouse clear height	36
Grade level doors	2
Dock high doors	25
Auto parking	180



OFFICE AND MEZZANINE  
WAREHOUSE



View on website  
[Click here](#)

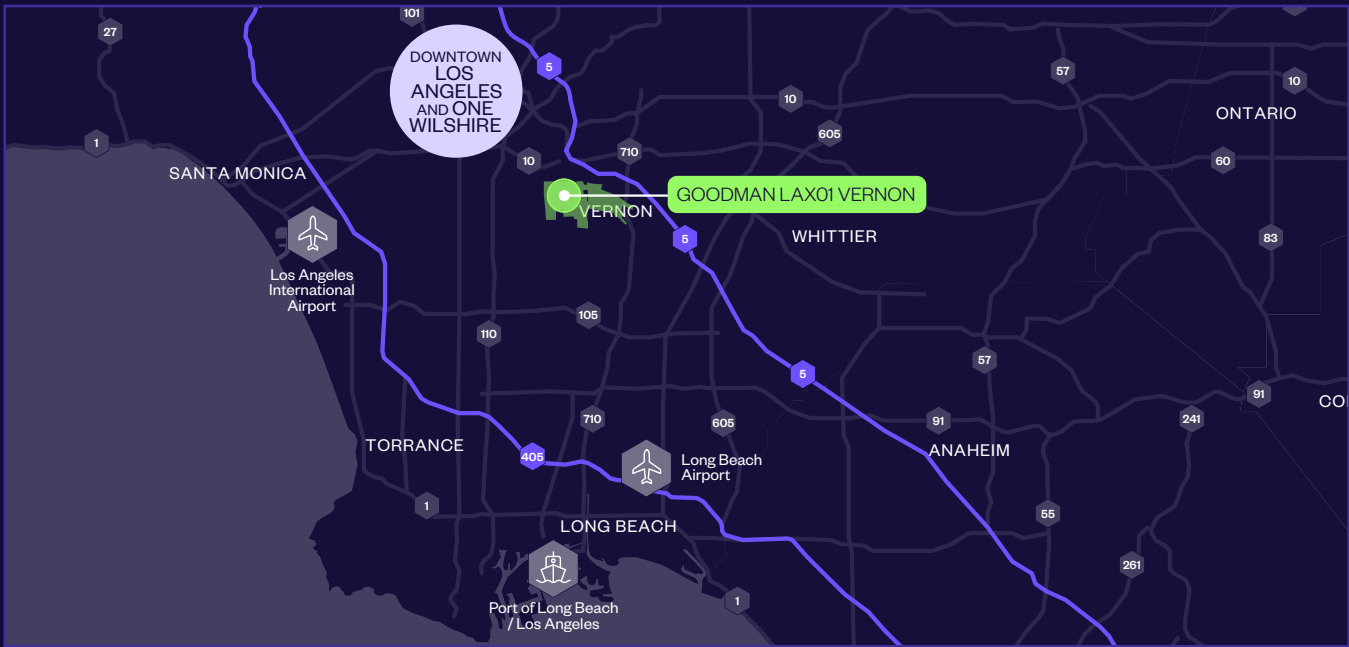


View the brochure  
[Click here](#)



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3094  
E VERNON AVE,  
VERNON, CA

AVAILABLE NOW

With procured power and sitting on a 5.6 acre site, the three-level facility is set to provide an estimated 32MW of critical IT capacity upon full fit-out. The data center will be powered shell ready by mid-2026. Strategically located in the Los Angeles metro area, LAX01 is approximately four miles from Downtown Los Angeles and One Wilshire, a primary network connection hub servicing the US West Coast. With low latency of 0.35 milliseconds Round-Trip Time (RTT) and a dual fed redundant power supply, LAX01 is also in close proximity to a robust ecosystem of existing service providers with an abundance of fiber carriers nearby.



5.6 ACRE  
SITE



2MI TO  
INTERSTATE 5



4MI TO CITY  
OF LOS ANGELES



16MI TO LA  
INT. AIRPORT

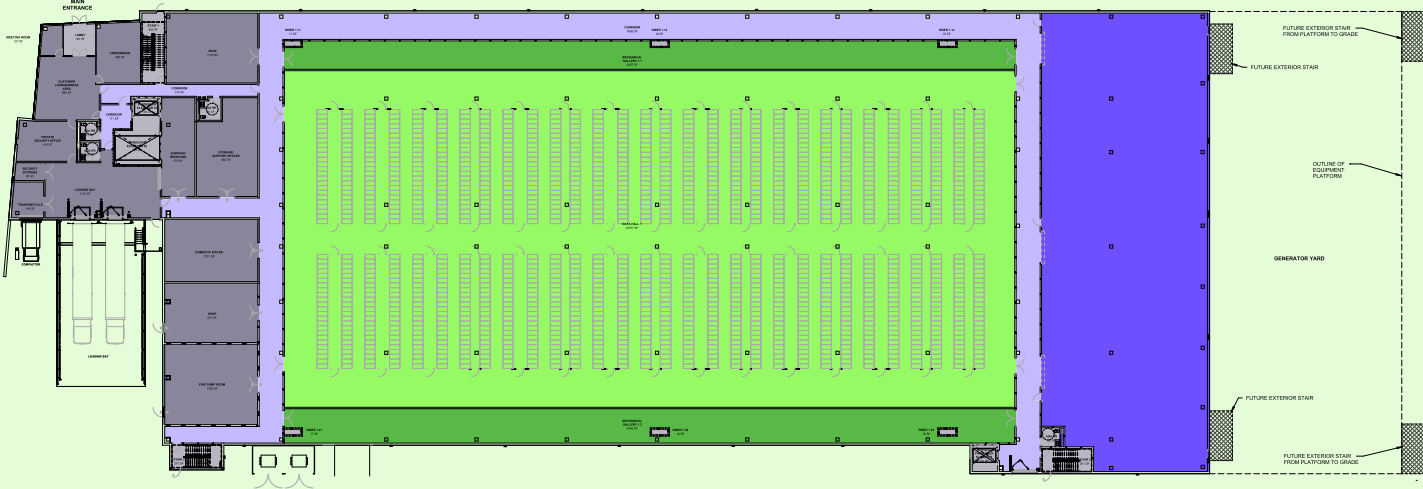


5MI TO  
ONE WILSHIRE

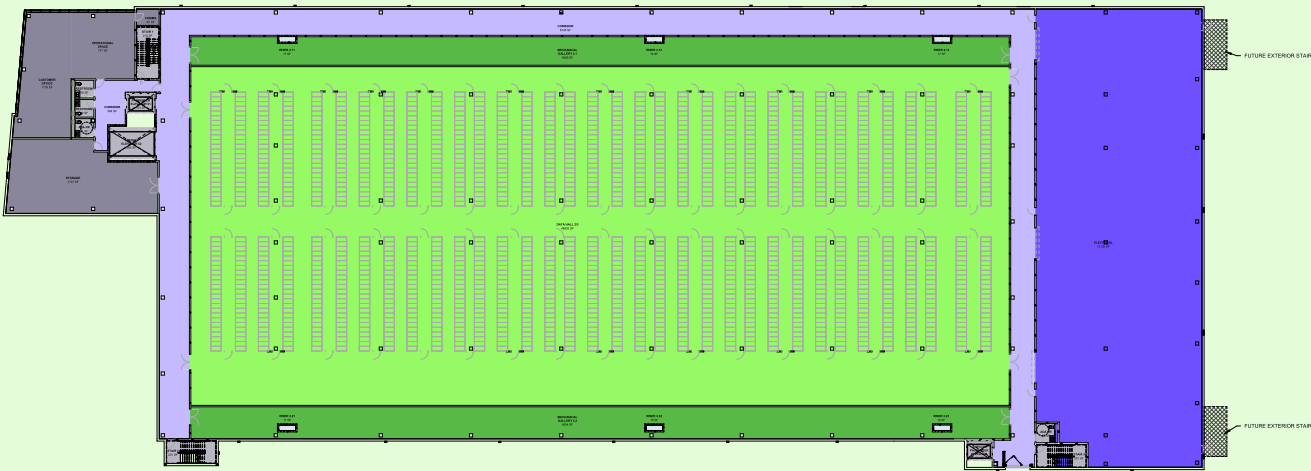
LEVEL ONE  
DATA HALL 43,377 sqft

LEVEL TWO  
DATA HALL 48,902 sqft

LEVEL 1 FLOORPLAN



LEVEL 2 & 3 FLOORPLAN



- Admin
- Data hall space
- Mechanical gallery
- Corridor
- Power rooms



View on website  
Click here



View the brochure  
Click here



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The northeast industrial market is a primary logistics region with respect to warehousing and distribution given that it services the significant urban centers of New York, New Jersey, Philadelphia, Washington DC and Boston. With 70% of North America living east of the Mississippi, it is this crucial access to the northeast population that underpins the demand for logistics facilities and the need for occupiers to remain close to these regional urban centers.

# EAST COAST

An aerial photograph of a dense city skyline, likely New York City, taken from a high vantage point. The sky is a mix of deep blue and orange, suggesting sunset or sunrise. The city below is a sea of illuminated skyscrapers and buildings, with lights reflecting off the surfaces. The text 'EAST COAST' is prominently displayed in the center of the image in a large, white, sans-serif font.

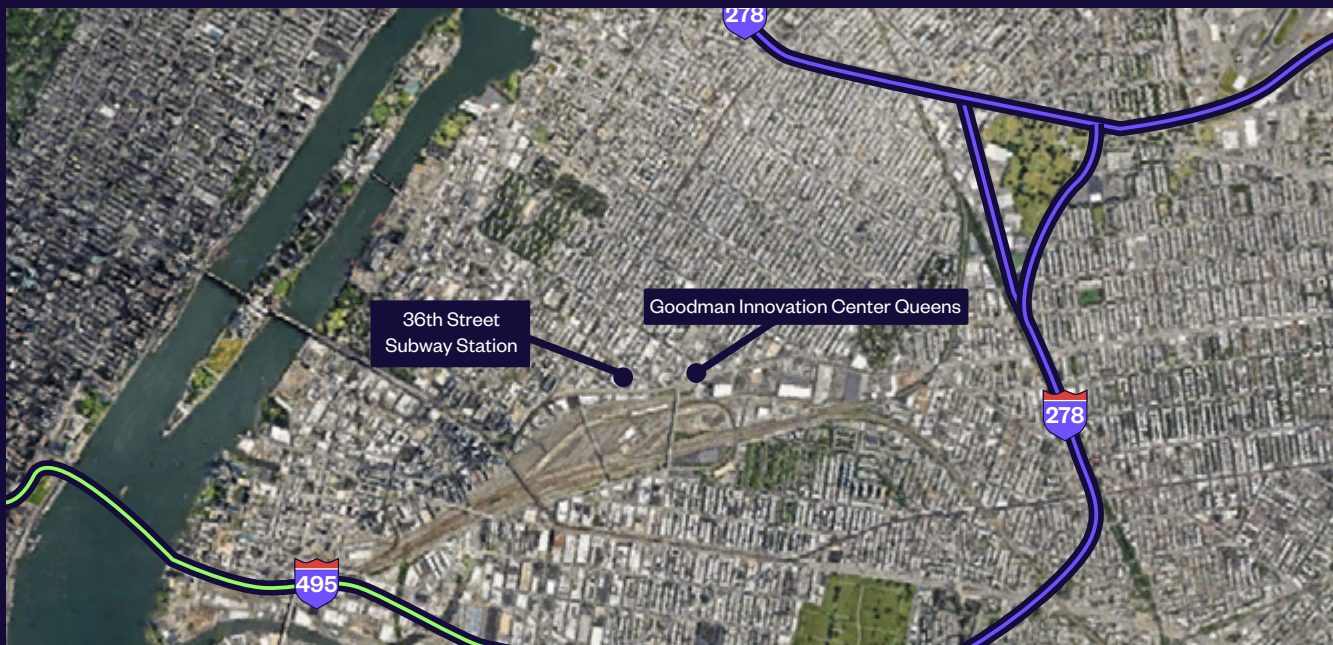




Goodman Industrial Center Carlstadt II

Goodman Innovation Center Queens

# GOODMAN INNOVATION CENTER QUEENS



30-02 NORTHERN  
BLVD, LONG ISLAND  
CITY, NY

AVAILABLE NOW

Goodman Innovation Center Queens is a planned, modern multistory logistics distribution center totaling 649,112 square feet of warehouse and parking with a premier Long Island City location. Located on a truck route, with easy access to Manhattan and I-278. This project is uniquely located to provide a broad supply chain solution for NYC and is well positioned for any last mile e-commerce use.

#### Key highlights

- + Multitenant opportunity
- + ICAP tax abatement program with inflation protection
- + Two entry points and three exit points
- + Truck access to all floors
- + Sustainable design features



649,112  
SQ FT



1.25MI TO I-278  
FREEWAY



2MI TO  
MANHATTAN



12.8MI TO JFK  
INTERNATIONAL  
AIRPORT



3.7MI TO LAGUARDIA  
AIRPORT

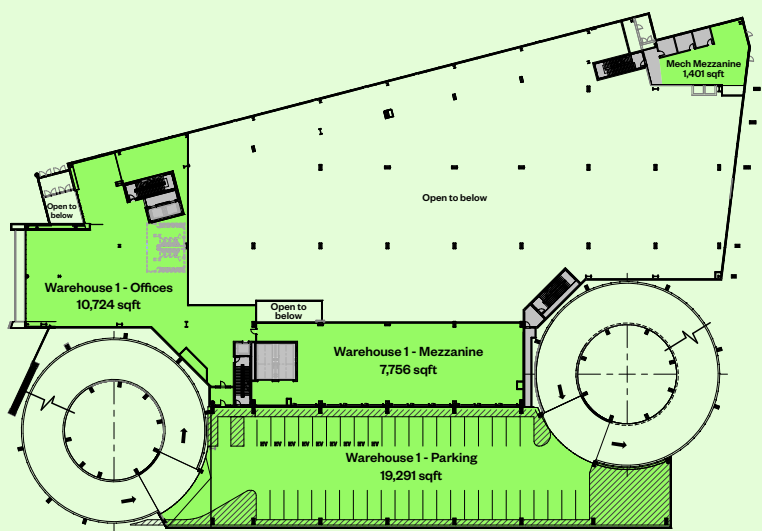
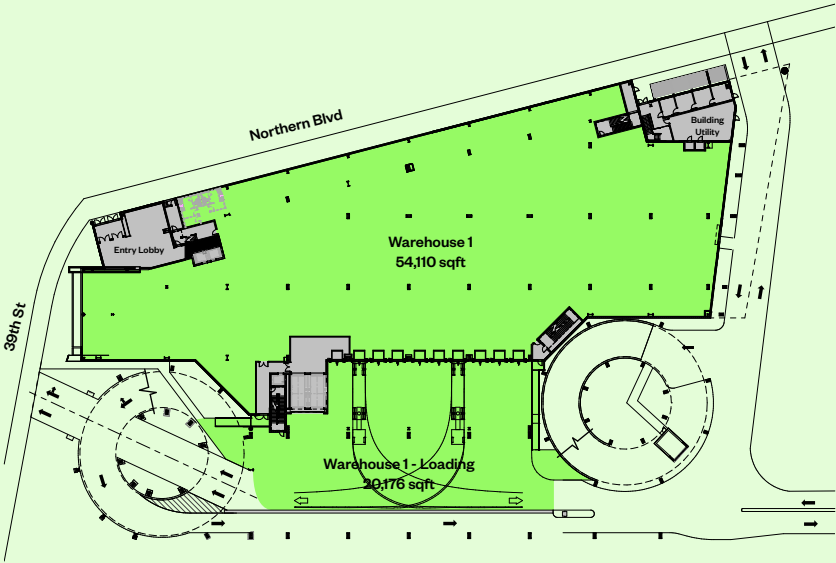
# SITE PLANS

## WAREHOUSE 1

Warehouse	54,110 sqft
Covered parking / loading	20,176 sqft

## WAREHOUSE 1 MEZZANINE

Warehouse	7,756 sqft
Covered parking / loading	19,291 sqft

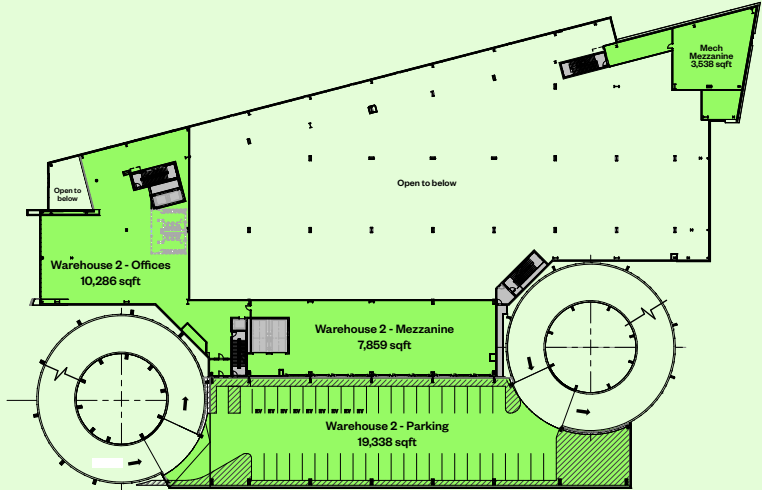
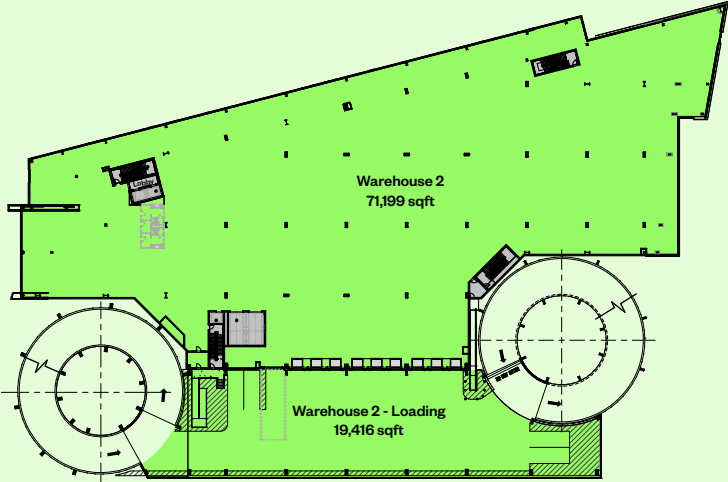


## WAREHOUSE 2

Warehouse	71,199 sqft
Covered parking / loading	19,416 sqft

## WAREHOUSE 2 MEZZANINE

Warehouse	7,859 sqft
Covered parking / loading	19,338 sqft



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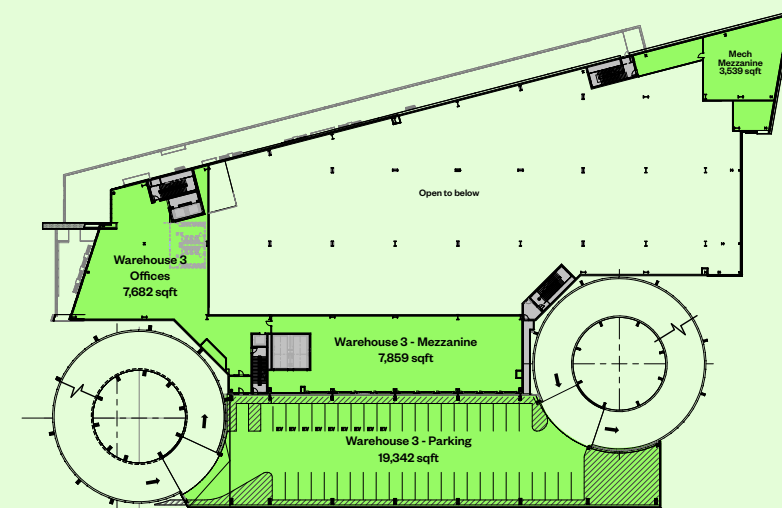
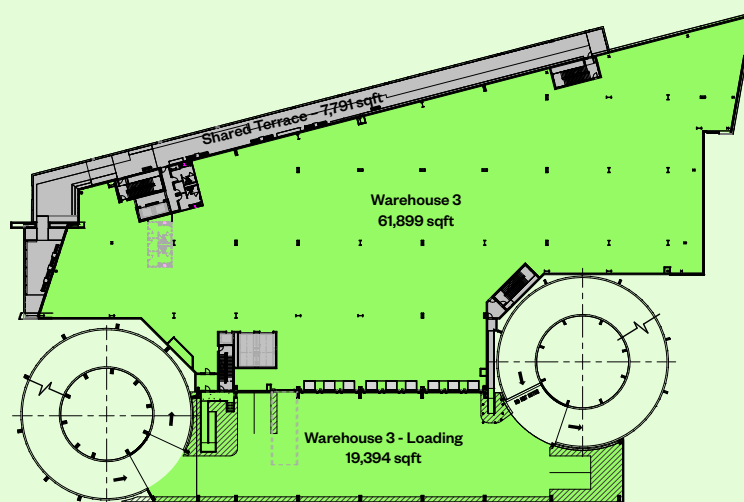
# SITE PLANS

## WAREHOUSE 3

Warehouse	61,899 sqft
Covered parking / loading	19,394 sqft

## WAREHOUSE 3 MEZZANINE

Warehouse	7,859 sqft
Covered parking/ loading	19,342 sqft

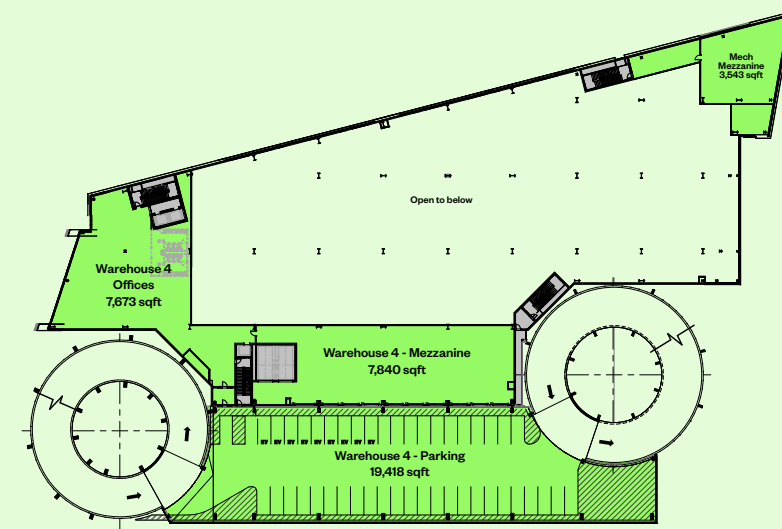
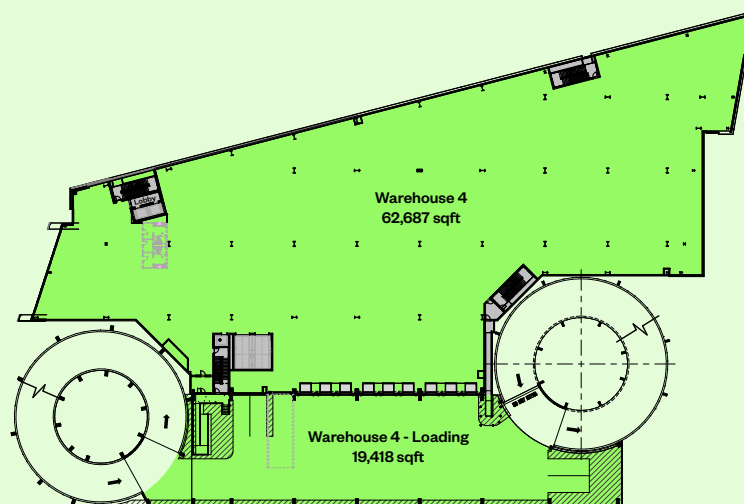


## WAREHOUSE 4

Warehouse	62,687 sqft
Covered parking/ loading	19,418 sqft

## WAREHOUSE 4 MEZZANINE

Warehouse	7,840 sqft
Covered parking/ loading	19,418 sqft



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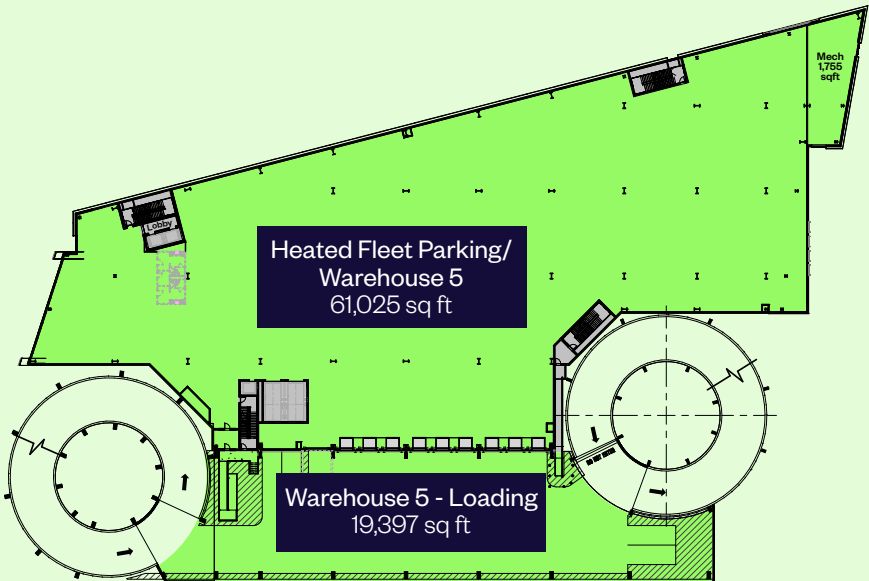
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## WAREHOUSE 5

Warehouse	61,025 sqft
Covered parking/ loading	19,397 sqft

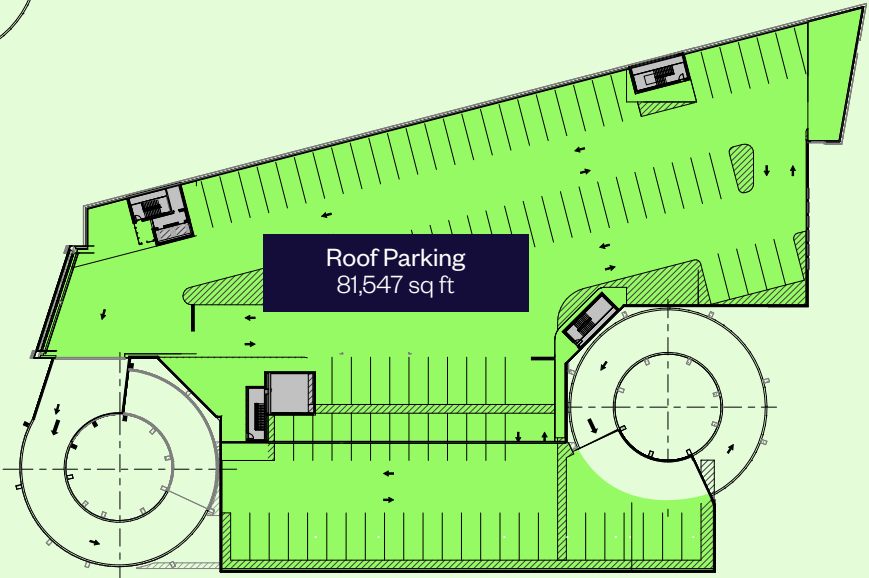


## WAREHOUSE 2

Warehouse	71,199 sqft
Covered parking / loading	19,416 sqft

## WAREHOUSE 2 MEZZANINE

Warehouse	7,859 sqft
Covered parking/ loading	19,338 sqft



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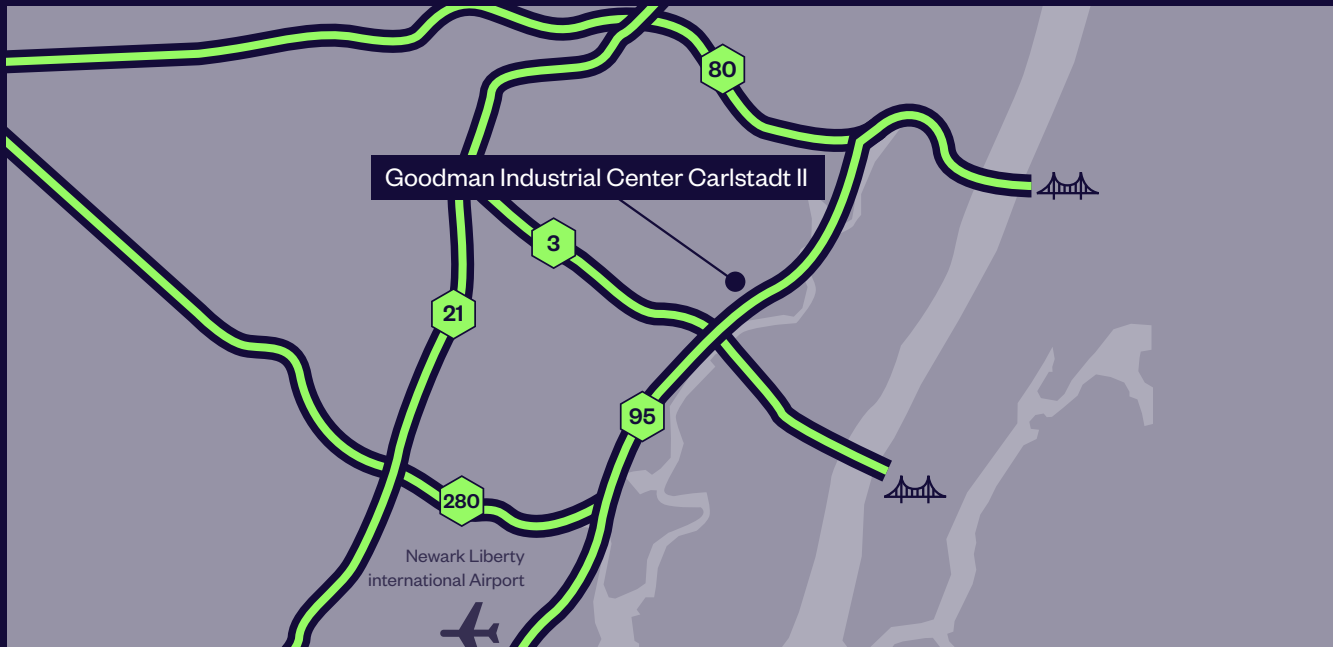


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# GOODMAN INDUSTRIAL CENTER CARLSTADT II



333 WASHINGTON AVENUE,  
CARLSTADT NJ

AVAILABLE NOW

Goodman Industrial Center Carlstadt II is a planned, logistics distribution center totaling 100,000 square feet with a premier Carlstadt location that is two miles off the New Jersey Turnpike Exit 16W and less than one mile off of Exit 19W. This project is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

#### Key highlights

- + 100,000 s.f. free standing building
- + Easy access to NYC via Lincoln Tunnel and George Washington Bridge
- + Easy access to public transport
- + Strong labor workforce
- + Sustainable design features
- + 30 year PILOT program in place

100,000  
SQ FT



0.9MI TO NJ  
TURNPIKE



8MI TO  
MIDTOWN NYC



13.2MI TO  
NEWARK AIRPORT

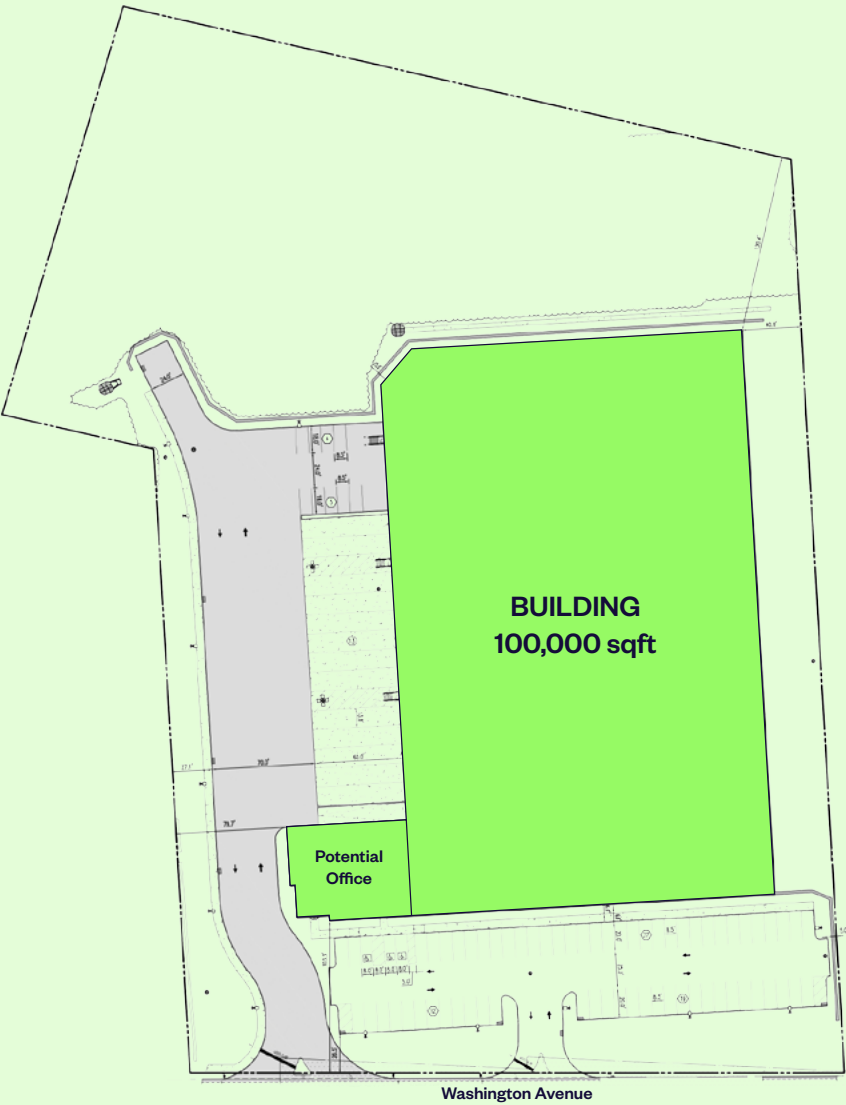


13.3MI TO PORT  
OF NEWARK



# SITE PLAN

TOTAL AVAILABLE	100,000 sqft
Warehouse	95,000 sqft
Potential office	5,000 sqft
Clear height	40'
Dock doors	13
Drive in ramp	1
Building dimensions	248' x 384'
Column spacing	47' x 53'
Car parking	77
Sprinkler	ESFR



■ FOR LEASE



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Eastern PA is conveniently located to service the greater northeast market, with occupiers taking advantage of the affordable labor pool and excellent interstate infrastructure

# EASTERN PENNSYLVANIA





Goodman Industrial Center Lehigh Valley

New Jersey

Philadelphia



# GOODMAN INDUSTRIAL CENTER LEHIGH VALLEY



**3200  
RICHMOND ROAD,  
EASTON, PA**

**AVAILABLE NOW**

Goodman Industrial Center Lehigh Valley is a modern logistics warehouse distribution center totaling  $\pm 266,190$  square feet with a premier Lehigh Valley location. This project is uniquely located to provide a broad supply chain solution for both Northeast and Mid-Atlantic networks and well positioned amongst surrounding communities.

#### Key highlights

- + 266,190 s.f. free standing building
- + Office to suit
- + Class A Development
- + Strong labor workforce
- + Sustainable design features
- + ESFR Sprinkler System

## 266,190 SQ FT



5MI TO  
INTERSTATE 78



73MI TO  
NEW YORK

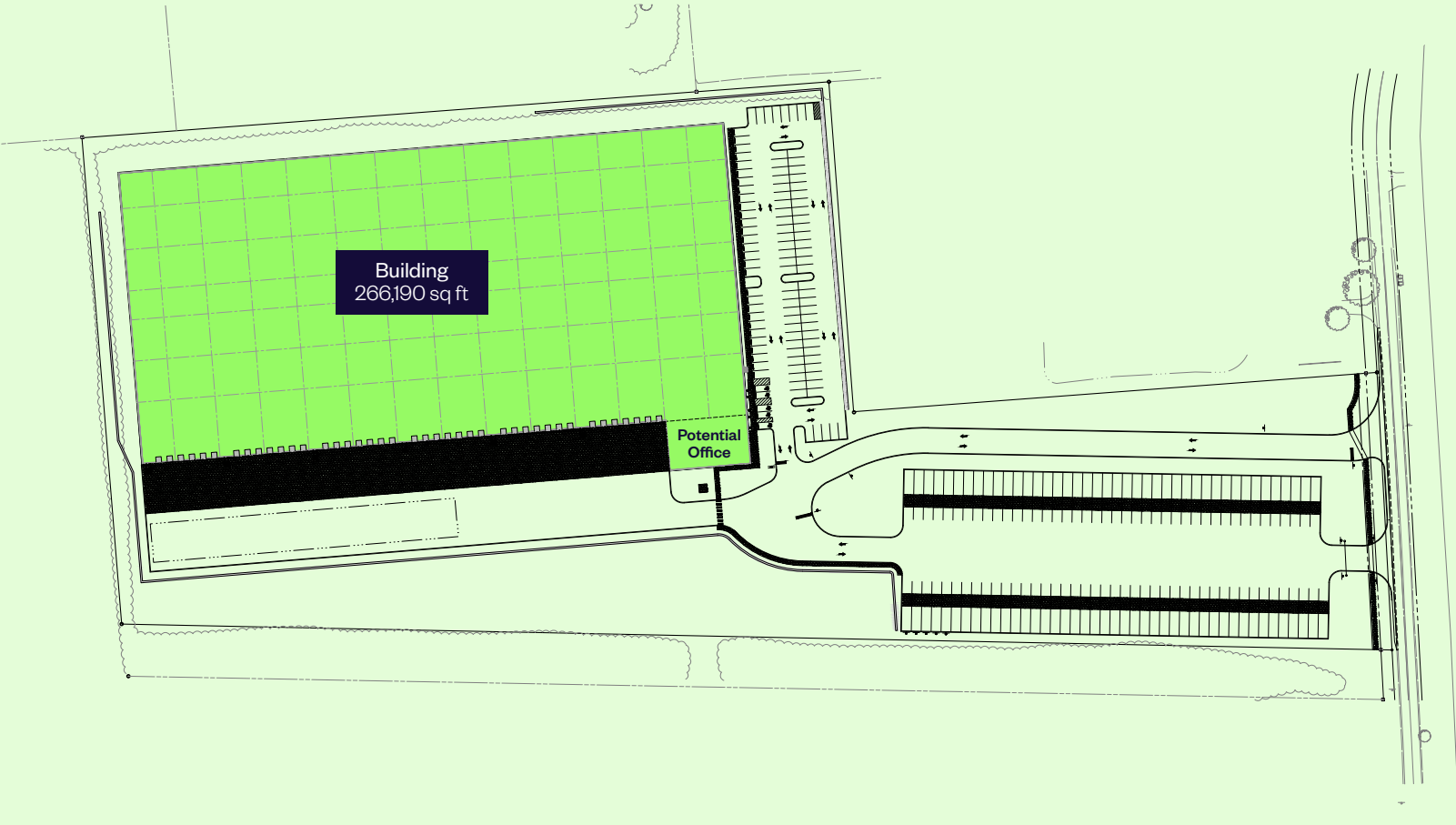


18MI TO NS  
INTERMODAL



17MI TO  
FEDEX HUB

TOTAL AVAILABLE	266,190 sqft
Warehouse	260,190 sqft
Potential office	6,000 sqft
Clear height	40'
Dock door positions	34
Drive in ramp	2
Building dimensions	735' x 354'
Column spacing	49' x 58'
Car parking	105
Trailer parking	85



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# GLOBAL TRACK RECORD

The below examples provide a snapshot of industrial projects successfully developed by Goodman.



**Bungarabee Industrial Estate – Australia**

+ Metcash



**Goodman Interlink – Hong Kong**

+ DHL  
+ Yusen  
+ Nippon Express



**Highbrook – New Zealand**

+ NZ Post  
+ BMW  
+ IBM



**M7 Business Hub – Australia**

+ Coles  
+ Toll  
+ Coca-Cola Amatil



**Oakdale Industrial Estate – Australia**

+ DHL (5 facilities)



**Goodman Business Park – Japan**

+ Skechers



**Leipzig (Schenker) Logistics Warehouse – Germany**

+ Schenker



**Graben Logistics Centre – Germany**

+ Amazon





**Greystanes Park – Australia**

- + Recall
- + 3M
- + Linfox



**Goodman Pudong International Airport Logistics Park – China**

- + Kuehne
- + Nagel
- + Richmond



**Chifley Business Park – Australia**

- + Coca-Cola Amatil
- + Storpak
- + Spectrum Brands
- + Visy



**Chifley Business Park – Mentone, VIC**

- + Coca-Cola Amatil, Storpak, Spectrum Brands, Visy
- + 115,241 sqm



**Tiel Logistics centre – the netherlands**

- + Kuehne
- + Nagel



**Goodman Qingpu Centre – China**

- + JD.com
- + Pinlive



**Poznan II Logistics Centre – Poland**

- + Intermarché
- + Bricomarché



**Roissy Logistics Center – France**

- + DHL



# NORTH AMERICAN TRACK RECORD

The below examples provide a snapshot of industrial projects successfully developed by Goodman.



**Goodman Industrial Center Huyler**



**Goodman Logistics Center Fontana III**



**Goodman Logistics Center El Monte**



**Goodman Commerce Center  
Los Angeles**



**Goodman Logistics Center Carlisle**



**Goodman Industrial Center Anaheim**



**Goodman Logistics Center Fontana II**



**Goodman Gateway Santa Fe Springs**



**Goodman Logistics Center  
Santa Fe Springs**



**Goodman Logistics Center  
Rancho Cucamonga**



**Goodman Logistics Center Fontana**



**Goodman Logistics Center Compton**



A man and a woman, both wearing blue hard hats and high-visibility orange safety vests, stand on a vast array of solar panels. The man is gesturing with his right hand towards the horizon. In the background, several large red construction cranes are visible against a clear blue sky. The solar panels in the foreground are arranged in neat rows and reflect the bright light.

# SUSTAINABILITY

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia, Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool and our Coca Cola Amatil facility at M7 Business Hub Eastern Creek, NSW was one of the first Green Star industrial facilities in Australia.

“At Goodman we work closely with customers to integrate Ecologically Sustainable Design principles into our developments”

# SUSTAINABILITY

Guided by our 2030 Sustainability Strategy, Goodman continues to integrate ESG into its business targets.

## SUSTAINABLE PROPERTIES AND PLACES

- + Goodman's global operations are on track to remain carbon neutral for FY24 and certified Carbon Neutral Organisation by Climate Active
- + We continue to track our progress with our carbon emissions targets for our global operations, considered as being ambitious and aligned with the Paris Agreement's 1.5°C pathway
- + Procurement of 100% certified GreenPower electricity for Goodman's Australian operations, and using renewable energy certificates to maintain our global renewable electricity usage above 80%
- + We completed approximately 30 embodied carbon assessments for our new developments, helping us track and reduce upfront emissions where possible.

## PEOPLE, CULTURE AND COMMUNITY

- + A gender ratio of 43% female and 57% male and 30% of senior executives globally being female
- + Goodman Australia's Reflect Reconciliation Action Plan (RAP) received official endorsement. We have implemented, cultural and community initiatives, and contributed \$2.4 million to First Nations focused community programs this year through the Goodman Foundation
- + Social investment of \$13.5 million by the Goodman Foundation, employee fund raising and contributions in kind through efforts of employees worldwide, contributing almost 4,000 hours to volunteering in our communities.

## CORPORATE GOVERNANCE AND PERFORMANCE

- + Maintained investment grade credit ratings of BBB+ (S&P) and Baal (Moody's)
- + Achieved a MSCI ESG rating of 'AA', the 2nd highest category. Also received an ESG score of '9.9' from Sustainalytics and assessed to be at 'Negligible' risk of experiencing material financial impacts from ESG factors
- + Adopted Task Force on Climate-related Financial Disclosures (TOFD) guidelines in 2020 and updated in FY24.

# CONTACT



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