



SPACE FOR SMART COMPANIES



OUR LARGEST EVER DEVELOPMENT PROJECT

Goodman Joso | Joso 2

- + Goodman Joso and Goodman Joso 2 were successfully completed in 2023 and 2025, respectively

Excellent accessibility

- + Immediately adjacent to Joso Interchange on the Ken-O Expressway, with excellent toll-free access routes
- + Strategic location along Route 294 (a four-lane arterial road), also near Yawara Interchange on the Joban Expressway
- + 60 minutes to Tokyo CBD

High potential catchment for workers

- + Good catchment area with strong potential for attracting and retaining employees
- + Plans to provide a shuttle bus service between Goodman Joso and multiple railway stations on the Tsukuba Express line for workers

Attractive amenity

- + Adjacent to newly-built road station amenity facility, including a Tsutaya bookstore, café, playground, restaurant, spa facilities and urban park, creating a modern and integrated townscape

Competitive rent offering

- + Most competitive rent for customers to excel in the face of rapidly rising land prices and construction costs.

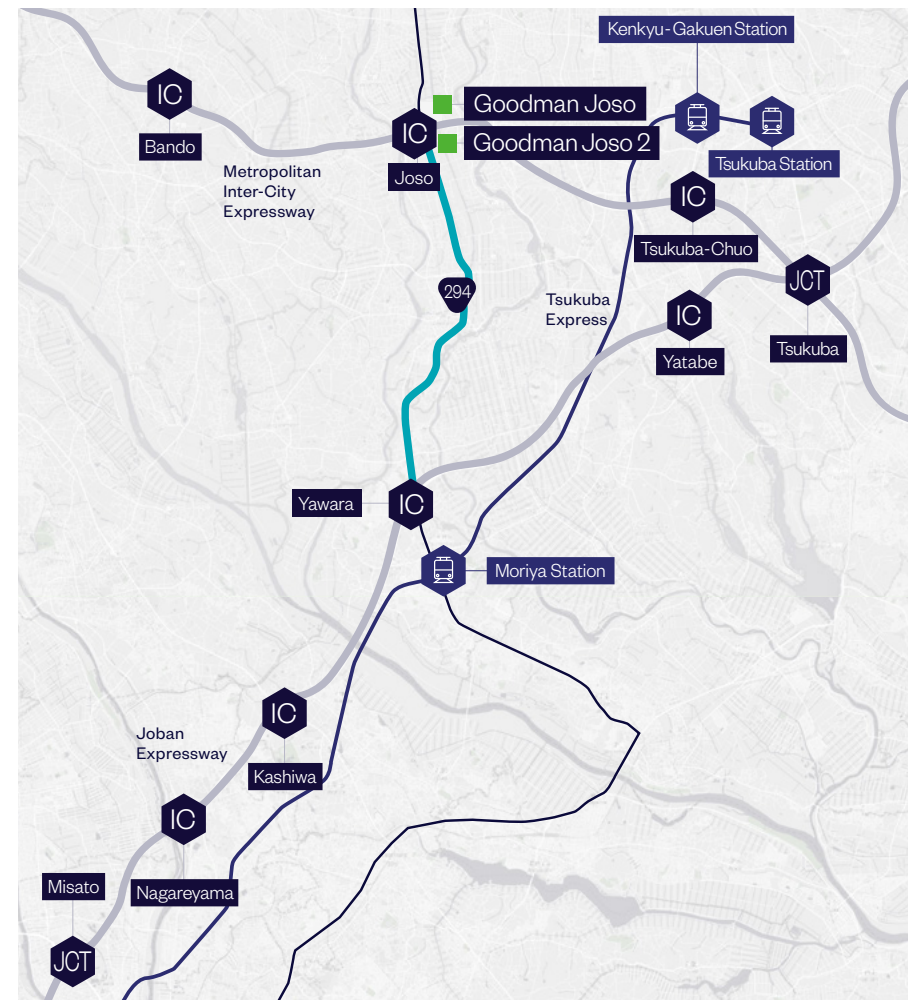
AN OUTSTANDING OPPORTUNITY





LOCATION ACCESS





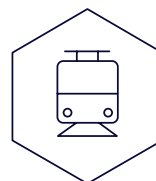
13km

To Yawara IC
on the Joban
Expressway



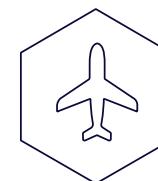
50km

To Tokyo CBD



60min

To Tokyo Station
From Mistukaido Station
Tokyo-Akihibara -
Moriya -Mitsukaido



60min

To Haneda Airport
Narita Airport
Ibaraki Airport

EMPLOYEES



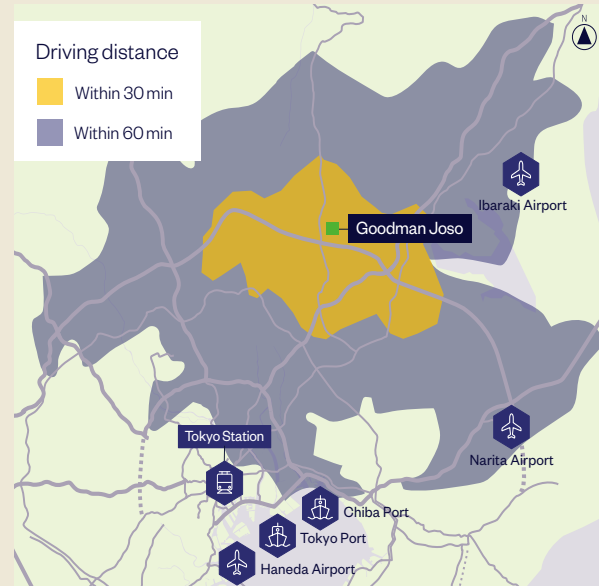
Population of 865,000
within a 30-minute drive time,
providing a high potential
labour catchment

Joso City's initiatives to promote employment and residential development

- + Executed an agreement with the Labour Office of Ibaragi Prefecture in relation to employment of workers, including support on hiring, promotion of UIJ turns, and provision of subsidies to new businesses
- + Collaboration with the Japanese government's Employment Service Center ("Hello Work")
- + In consideration of providing subsidy on hiring local residents
- + Promotion of use of the vacant house data base
- + Promotion of rental of residences owned by Joso City
- + Development of framework to encourage families with children to move and settle in Joso City
- + Customised service to support finding the housing to satisfy users' needs.

Local access

- + Bus service connecting Goodman Joso to Tsukuba and Kenkyu Gakuen Stations on the Tsukuba Express line
- + Joso City set to commence "JOYBUS" community bus service on April 2024, including a new route through Agri-Science Valley
- + Bicycle sharing stations offering easy access to Mitsuma and Mitsukaido Stations on the Kanto Joban line
- + High-speed buses now operational from Joso Roadside Station to Narita Airport



Source : Esri and Michael Bauer Research



Bus routes

AREA MASTER PLAN



- + Located in a large industrial park immediately adjacent to Joso Interchange on the Ken-O Expressway
- + Adjacent to a newly-build “road station”, local produce and products, Tsutaya bookstore, spa facility and strawberry cafe etc.
- + The roadside station offers a variety of prepared foods and fresh produce, making it convenient for daily shopping for local workers. Since its opening in April 2023, the number of visitors has surpassed 1,000,000 within six months
- + An upcoming sauna & spa facility to feature open-air baths fed by natural hot springs, seven sauna rooms, the largest hall sauna in Greater Tokyo, restaurants serving locally sourced ingredients, and relaxation services
- + Joso City and Honda Motor concluded an agreement on technology development for creating “AI towns”, with the aim of realizing intelligent micro-mobility
- + Zero Carbon City declaration aiming to build a decarbonised and recycling-oriented society.



Local produce and products



Local produce and products



Tsutaya bookstore



Tsutaya bookstore



Spa facility



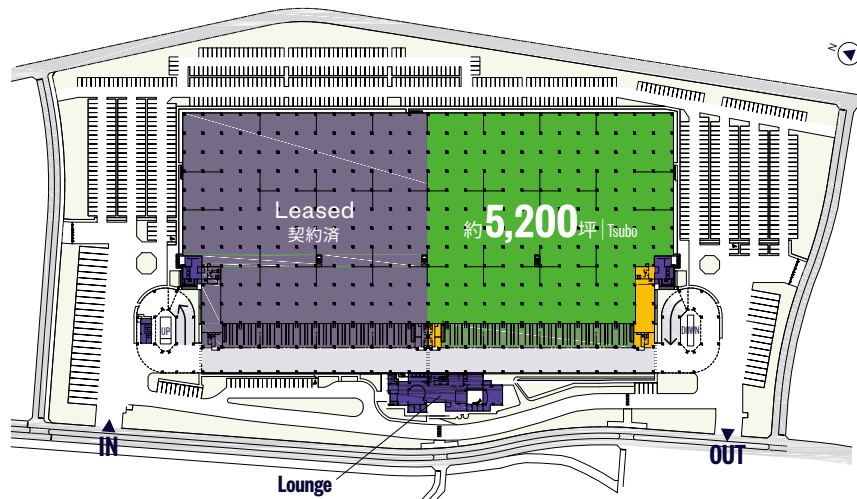
Intelligent micro-mobility

GOODMAN JOSO

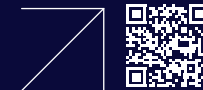
Completed in 2023



PLAN



For the latest lease space availability, visit our website



Property Overview

Address: 10-Musubimachi, Joso City, Ibaraki Prefecture

Zoning: Semi Industrial Zone

Building coverage ratio: 70%

Floor area ratio: 200%

Frontage roads: North side: 9.0m / East side: 7.4m / South side: 8.0m / West side: 10.0m

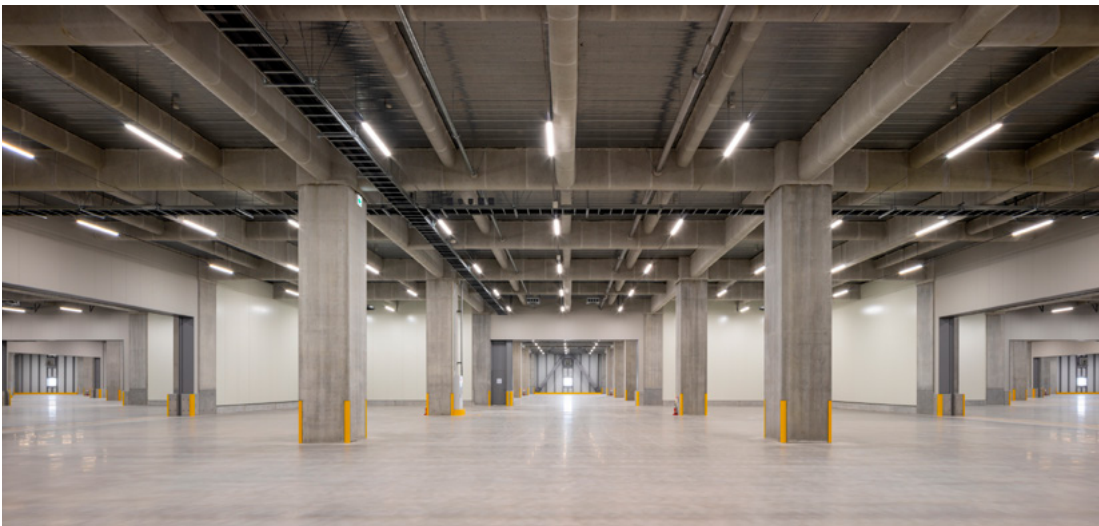
Site area: 88,150sqm (26,660 tsubo)

Building structure: 5-story, RC column, Steel frame

Floor loading capacity: 1st floor | 2.0 tonnes / sqm 2nd - 5th floor | 1.5 tonnes / sqm

Ceiling height: 5.5 meters floor to beam

Parking: 700 parking spaces | 10 parking spaces for EV



SUSTAINABILITY

GOODMAN JOSO

We aim to be leaders in environmental, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

- + 4.25MW of solar power for self usage
- + Battery storage
- + EV charging stations
- + Urban gardens and landscape plantings
- + BELS (ZEB) certification, which is the highest possible rating for energy performance in Japan
- + Earned the top CASBEE S certification for sustainable building practices
- + Contactless solution for infection control
- + Wellness zone





GOODMAN JOSO 2

Completed in February 2025

Unveiling the second state-of-the-art logistics facility in the Joso area

- + A 68,360 sqm development site
- + 134,400 sqm five-storey logistics and distribution facility
- + An outdoor terrace for staff to enjoy
- + Convenience store, ATM, phone booths and Wifi
- + Separation of truck and passenger car traffic routes within the premises for maximum safety
- + Driveway of all floors equipped with pilotis to ensure all-weather operations
- + 5.4-meter-high shutters to accommodate gull wing trailers
- + Straight line loading docks to allow parallel parking of trucks, providing higher efficiency in loading/unloading freight
- + Super-high-voltage power available, allowing customers to fully automate their operations
- + 3.19MW of solar power for self usage.

Property Overview

Address: Adjacent to Joso IC, Joso City, Ibaraki Prefecture

Zoning: Semi Industrial Zone

Building coverage ratio: 60%

Floor area ratio: 200%

Frontage roads: East side: 6.4m / West side: 14.0m

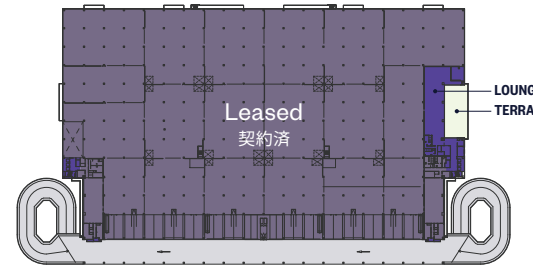
Site area: 68,360sqm (20,680 tsubo)

Building structure: 5-story, RC column, Steel frame

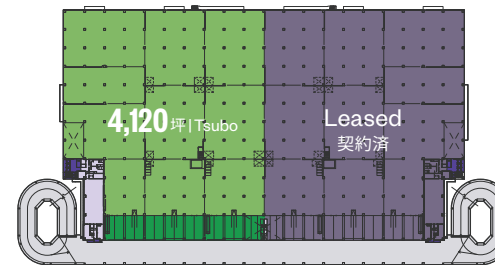
Floor loading capacity: 1st floor | 2.0 tonnes/sqm 2nd - 5th floor | 1.5 tonnes/sqm

Ceiling height: 5.5 meters floor to beam

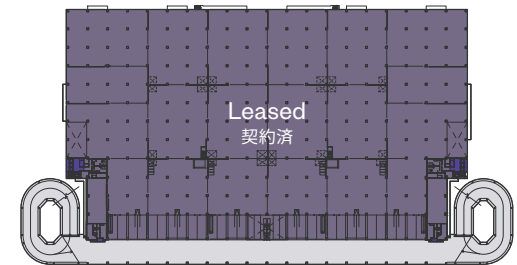
Parking: 560 parking spaces | 40 parking spaces for PM



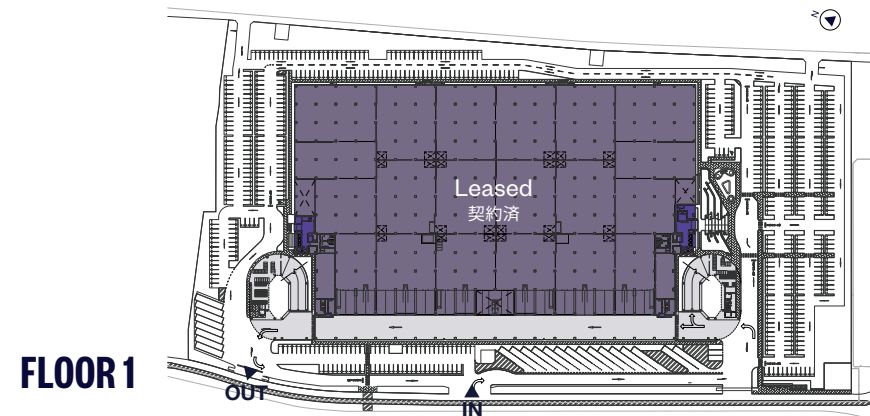
FLOOR 5



FLOOR 2



FLOOR 3-4



FLOOR 1



CONTACT



jp.goodman.com



Goodman Joso

ENQUIRE NOW

Tokyo
T. 03 6910 3313
F. 03 6910 3301

Osaka
T. 06 7777 9988
F. 06 7777 9989

Goodman Japan Limited
GranTokyo North Tower 36F, 1-9-1 Marunouchi, Chiyoda Ward,
Tokyo 100-6736

Real Estate Licence: Ministry of Land, Infrastructure and Land approval (5) No. 6483

This document has been prepared by Goodman Japan Limited (the "Company") for the purpose of providing information on properties under development that are available for lease. It is not intended to constitute financial or investment advice, nor a solicitation of any security or financial product. Whilst the information contained in this document has been prepared and provided in good faith, the Company accepts no responsibility for any incompleteness or inaccuracy. The information and images in this document are reflective of the Company's plans as at the time of production and are subject to change without notice. The specifications of the completed property may differ to that shown in this document. The copyright and any intellectual property rights in all text, images and other materials in this document are the property of the Company. This document must not be reproduced, edited or distributed without the prior written consent of the Company.