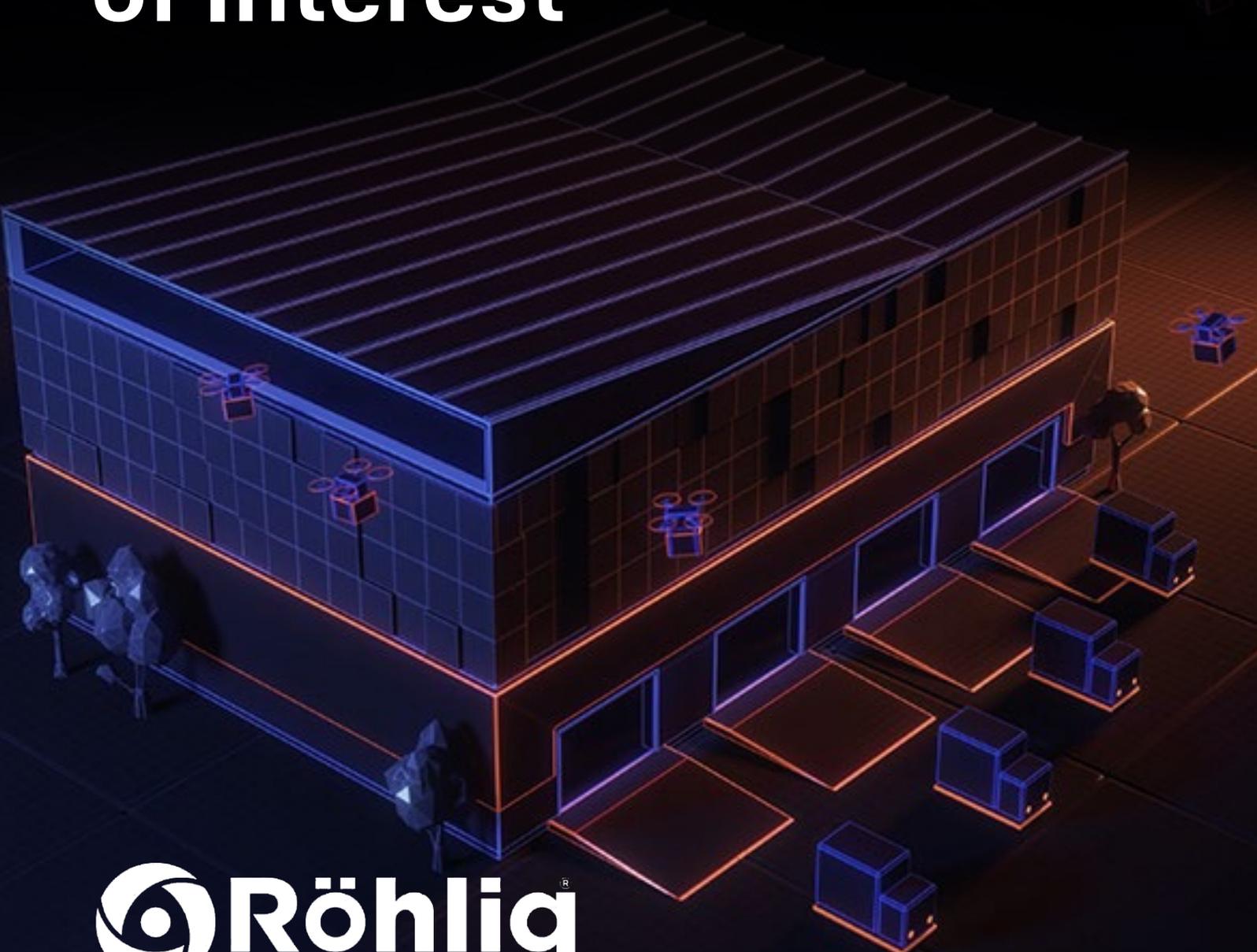


TMX

Expressions of Interest



Sydney – South West & Outer West

February 2026

General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for Röhlig Logistics.

Occupier overview

Röhlig is a logistics company specialising in the areas of sea freight, air freight and contract logistics. Founded in 1852 in Bremen, Germany, the family-owned company stands for trusted partnerships and long-term expertise. Today, over 2,700 staff members in more than 35 countries deliver tailor-made solutions and high-quality services to customers worldwide.

For further information, please visit their website: [Logistics Services | Röhlig Logistics](#)

Location	
Key location	Sydney – South West & Outer West
Core suburbs	Moorebank, Milperra, Prestons, Ingleburn, Minto, Kemps Creek & surrounding industrial suburbs
Areas	
Building area	25,000 – 35,000sqm (including office from 1,500-2,000sqm)
Land area	Standard site cover
Property specifics	
Property type	Greenfield, Spec, Brownfield
Facility grade	High quality industrial accommodation
Broad facility requirements	
Requirements	24/7 operations, B-double access
Lease Details	
Lease Commencement	Q1 2028 or earlier

Due date - Stage 1

EOI Submissions are due:

Wednesday 25th February 2026, 5pm

EOI Queries and Clarifications

EOI submissions together with any queries during the EOI Phase are to be addressed to:

Nick Crothers nick.crothers@tmxtransform.com +61 414 600 269

Property procurement process

This Property Procurement process will involve a two-stage tender process:

Stage 1 - Expression of Interest (EOI)

During this phase owners / developers will be requested to submit existing buildings or development site opportunities which are suitable for the occupier's project requirements.

Stage 2 - Request for Tender (RFT)

Following a review of the EOI submissions a shortlist of owners / developers will be compiled to determine a Request for Tender (RFT) shortlist.

The shortlisted parties will be issued with a full RFT documentation package including the Project Requirements (Design Brief) document for completion of a final submission, including financial terms.

EOI submission requirements and format

All EOI responses are required to be completed and returned via our website together with providing the following separate PDF documents:

1. The site plan
2. The building plan (if relevant)
3. Estate overview document
4. Landlord/developer capability

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI issue	9 th February 2026
EOI closing	25 th February 2026
EOI review and shortlist	26-27 th February 2026
RFT package issued	28 th February 2026
RFT submissions close	19 th March 2026
RFT review and shortlist	Week of 23 rd March 2026
HOA execution	Late March 2026
AFL execution	May 2026
Practical completion	Q1 2028



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