



Expressions of Interest



**border
express**

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Border Express
Sydney Site Search
September 2025

General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for **FMH/ Border Express**.

Occupier overview

Border Express are part of the FMH Group, operating a nationwide distribution business with multiple sites in Sydney. For further information, please visit their website: [Border Express Australia](https://borderexpress.com.au)

They are seeking to assess relocation options for their sites at **22-26 Frank Street, Wetherill Park & 20 Worth Street, Chullora**. The expression of interest considers two searches and our client has the ability to relocate now or later subject to consideration of all alternatives.

Search 1

Location	Inner West & M5 Corridor Chullora, Lidcombe, Milperra, Padstow, Moorebank, Bankstown, Prestons surrounding suburbs
Building Area	Relocation of 20 Worth Street, Chullora: 12,000 – 15,000 sqm Consolidation of both sites: 17,000 - 25,000 sqm
Land area	Low site coverage desired, given transport operation and requirement for truck parking. Preferred site coverage 35-45%.
Timing	Brownfield Q2 2026 Greenfield Q2 2028

Search 2

Location	5km radius to 4 Moriarty Close, Wetherill Park Wetherill Park, Smithfield, Pemulwuy, Huntingwood, Eastern Creek
Building Area	10,000 – 15,000 sqm
Land area	Low site coverage desired, given transport operation and requirement for truck parking. Preferred site coverage 35-45%.
Timing	Brownfield Q2 2026

Due date - Stage 1

EOI Submissions are due:

6th October 2025, 5pm

EOI Queries and Clarifications

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

George Linn	george.linn@tmxtransform.com	0401 949 324
Justin Fried	justin.fried@tmxtransform.com	0412 070 585

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 sites 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 timeline:

EOI issue	23 rd September 2025
EOI closing	6 th October 2025
EOI review and shortlist	8 th October 2025
Site Inspections	10 th October 2025



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