



Expressions of Interest



Industrial Property Requirement
Western Sydney
Confidential Occupier

Ref: CRNSW001

General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for the occupier, who will remain confidential at this stage.

Occupier overview

The occupier is one of Australia's largest national operations with a significant supply chain network throughout Australia supplying an extensive retail and customer network. A blue-chip occupier of this strength will be highly sought after by both private and institutional owners. The occupier will be disclosed to the shortlisted participants for stage 2 of the process.

Requirement Overview

The occupier is assessing all site options in the target location to suit a single or multiple facility configuration. All sites within the prescribed Land Area requirements should be submitted for consideration and assessment against the developed concept plan(s) which will be shared with shortlisted land owners. Given the land supply conditions for sites of this scale it is anticipated the occupier will need to configure final plans to suit the constraints of land options. All site submissions are welcomed.

Acquisition Type

The occupier will assess options to **purchase** freehold sites or shortlist for tender for **pre-lease**.

Location	
Key location	Western Sydney
Core suburbs	Badgery's Creek, Minchinbury, Kemps Creek, Horsley Park, Eastern Creek, Marsden Park, Wetherill Park, Moorebank, etc Surrounding suburbs will be considered
Areas	
Building area	80,000 sqm – 130,000sqm
Land area	18-30ha
Acquisition	
Type	Land Purchase or Pre-lease
Broad facility requirements	
Operating hours	24/7
Vehicle access	B-Double, B Triple, Semi- trailers, Vans,
Timing	
Practical Completion	Late 2028

Due date - Stage 1

EOI Submissions are due:

20nd October 2025, 5pm

EOI Queries and Clarifications

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

Justin Fried

justin.fried@tmxtransform.com

0412 070 858

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 key information:

1. Annexure A – Key Response Elements
2. The site plan (including confirmed dimensions)
3. Estate Plan
4. Estate overview document
5. Landlord/developer capability

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI issue	9 October 2025
EOI closing	20 October 2025
EOI review and shortlist	24 October 2025
RFT package issued	3 November 2025
RFT submissions close	11 December 2025
HOA execution	March 2026
AFL execution (if pre-lease)	June 2026
Practical completion	Late 2028

Annexure A – Key Response Elements

Property Address: _____

Responding Party: _____

Individual completing this form: _____

Date of Response: _____

Each respondent is required to provide the following base details regarding the site submitted.

Ownership	
Property Owner	
Development Partner (if relevant)	
Freehold / Leasehold	
Method of Offering	
Type (circle as relevant)	Pre-lease / Land Sale
Property Particulars	
Zoning	
Local Government Area	
Total Land Area	
Property Services	
Power Connected	Yes / No
Power Supply (amps)	
Water Connected	Yes / No
Sewer Connected	Yes / No
Site Status	
Benched	Yes / No
Existing allotment road infrastructure in place	Yes / No
Road networks to be constructed to service land	Yes / No
Subdivision required	Yes / No
Development ready	Yes / No
Easements	Yes / No (if yes include title plan showing all easements)
Planning	
List any existing DA's	
Building height restrictions	Yes / No
Maximum building height under current planning regulations	
Restrictive covenants	
Hours of operation under current zoning	
Conditions precedent to commence development	
Availability	
Existing contractual commitments to site (Lease/sale HOA's for sale or lease with other parties)	
Due Diligence – note any existing site investigations/conditions	
*Associated reports should be attached to response	
Contamination/environmental	
Flora / Fauna	
Cultural significance	
Other	
Other – any further information deemed important to disclose	



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