



Expression of Interest

**Industrial Property Requirement
Food Facility
Inner/Western Sydney
Confidential Occupier**

Ref: CRNSW002
October 2025



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. The occupier is looking at lease or pre-lease opportunities only.

Occupier overview

The occupier is a leading Australian food services distribution business focused on the supply of fresh food, frozen goods and dry food services material.

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. All sites capable of meeting the required Building Area should be submitted for consideration for assessment. The occupier may need to configure final plans to suit the constraints of land or building design options.

Location	
Key location	Sydney Metro & Inner, South West, West & North West
Core suburbs	Matraville, Milperra, Moorebank, Prestons, Minto, Lidcombe, Blacktown, Marsden Park, Yennora, Wetherill Park, Eastern Creek, Kemps Creek & surrounding industrial suburbs
Areas	
Building area	Approximately 20,000sqm total, including: chiller (25%), freezer (15%) & ambient (50%) components as well as office and amenities (10%)
Land area	Approximately 50% to 55% site efficiency
Property specifics	
Property type	Greenfield development or brownfield/spec redevelopment
Facility grade	High quality warehouse and office accommodation
Broad facility requirements	
Vehicle access	B-Double, Semi, Pantech Trucks and Vans
Car parking	For ~130 vehicles
Timing	Q2/Q3 2027

Due date - stage 1

EOI Submissions are due: Wednesday 12th November 2025 at 5pm

EOI Queries and Clarifications

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

Nick Crothers

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0414 600 269

ANZ | ASEAN | USA | UK

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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 Proposal (RFP)

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

The shortlisted parties will be issued with a RFP documentation package that will include 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 link](#), together with the following [separate](#) PDF documents:

1. The site plan
2. The building plan (if relevant)
3. Estate overview document – including status of site and any planning approvals
4. Headline commercial terms including net rent and outgoings estimate
5. Landlord/developer capability (if relevant)

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI issue	29 th October 2025
EOI closing	12 th November 2025
EOI review and shortlist	December 2025/January 2026
RFP package issued	February 2026
RFP submissions close	March 2026
Heads of Agreement	April 2026
AFL & Lease	June 2026



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