



Expression of Interest

**Industrial Property Requirement
Western Sydney**



December 2025



General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for Hunter Express in Sydney. Hunter Express is looking at pre-lease opportunities in Western Sydney.

Occupier overview

Hunter Express is an Australian-owned transport company specialising in the last-mile delivery of bulky and oversized freight, with a strong focus on residential (B2C) deliveries. Hunter Express developed a solution that simplifies the end-to-end delivery process for oversized items, enabling everyday Australians to purchase large goods online and have them delivered straight to their door. Hunter Express is now the trusted delivery partner for many of Australia's most recognised retail brands across industries such as home furnishings, gym equipment, outdoor living, and home renovations.

Requirement overview

Hunter Express will assess 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	Core Western Sydney and Outer West
Core suburbs	Moorebank, Prestons, Wetherill Park, Horsley Park, Eastern Creek, Erskine Park, Kemps Creek and Aerotropolis precinct
Areas	
Building area	Approximately 15,100sqm total, including approximately 750sqm office – <i>see concept plan below</i>
Land area	Approximately 50% site efficiency
Property specifics	
Property type	Greenfield development or brownfield/spec redevelopment
Facility grade	High quality warehouse and office accommodation. Single direction drive through heavy vehicle access desirable.
Broad facility requirements	
Vehicle access	30m Super B-Doubles, B-Doubles, Semi-trucks
Car parking	90 car spaces
Timing	January 2029 target practical completion

Due date - Stage 1

EOI Submissions are due by Monday 12th January 2025 at 5pm

EOI Queries and Clarifications

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

Nick Crothers

nick.crothers@tmxtransform.com

0414 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 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:

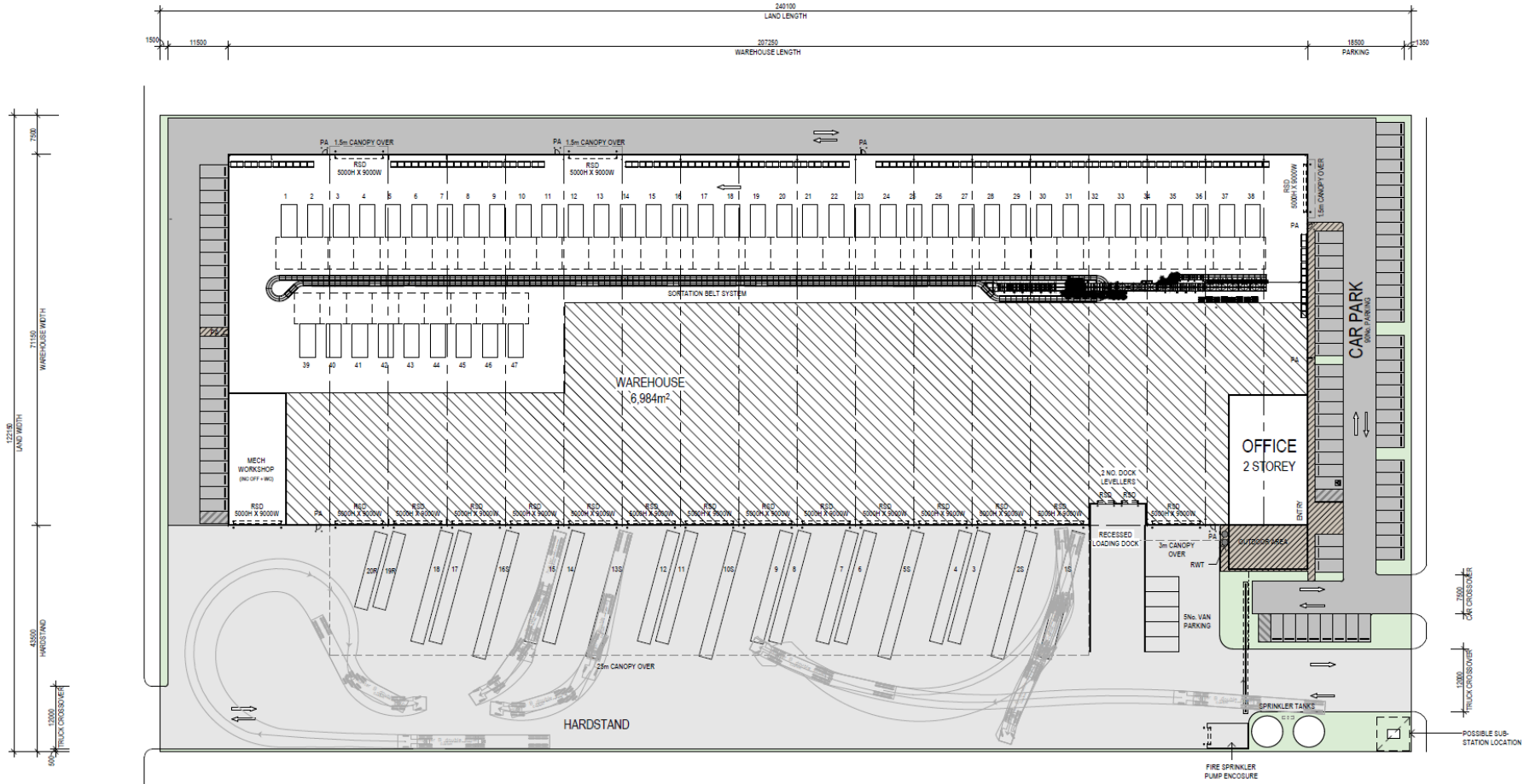
1. The site plan
2. The building plan (if relevant)
3. Estate overview document – including status of site and any planning approvals
4. Landlord/developer capability (if relevant)

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI issue	12 th December 2025
EOI closing	12 th January 2026
EOI review and shortlist	Week of 12 th January 2026
RFP package issued	19th January 2026
RFP submissions close	27 th February 2026
Heads of Agreement	March 2026
AFL & Lease	May 2026

CONCEPT PLAN





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