



Expression of Interest

**Industrial Requirement
Transport Yard - Sydney
Confidential Occupier**

Ref: CRNSW0526

May 2026



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 integrated transport, logistics and freight forwarding company specialising in sea and air freight.

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 locations for a container, truck and transport depot. All sites capable of meeting the required land area and capable of accommodating container rated hardstand use should be submitted for consideration for assessment. Final built form will be subject to land availability.

Location	
Key location	Sydney South, South West, Metro & Inner
Core suburbs	Banksmeadow, Botany, Mascot, Matraville, Port Botany, Padstow, Bankstown, Milperra, Moorebank, Prestons, Homebush & surrounding industrial suburbs
Areas	
Land area	Between 20,000sqm – 50,000sqm total
Built form	Subject to land availability Site will accommodate container rated hardstand, heavy duty pavement, office, transport amenities and carpark
Property specifics	
Property type	Greenfield development Existing brownfield sites with ability to redevelop for intended use
Broad facility requirements	
Vehicle access	A-Double, Super B-Double, B-Double, Semi, Heavy Rigid Trucks & Vans
Car parking	For ~50 vehicles
Lease Commencement	No later than Q2 2029

Due date - stage 1

EOI Submissions are due: Wednesday 17th June 2026 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

ANZ | ASEAN | USA | UK

ACN: 638 506 340 TM Insight Operations Pty Limited Trading as TMX Transform

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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	20 th May 2026
EOI closing	17 th June 2026
EOI review and shortlist	1 st July 2026
Concept Design by TMX	14 th July 2026
RFP package issued	15 th July 2026
RFP submissions close	19 th August 2026
Heads of Agreement	October 2026

The logo for TMX Transform, featuring the letters 'TMX' in a bold, white, sans-serif font. The background of the entire page is a dark blue-to-purple gradient with a grid of thin white lines and a large, stylized, glowing orange and red wireframe shape on the right side.

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