



Expression of Interest

Industrial Property Requirement
Inner/Western Sydney



April 2026



General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new industrial accommodation requirement for DAI Post.

Occupier overview

DAI Post is a leading Australian parcel distribution business focused on metropolitan delivery and sea and air freight. This facility will serve as DAI Post's new Sydney operations to facilitate the growth in their business.

Requirement overview

DAI Post is assessing all property options in the target locations. All sites capable of meeting the required building area should be submitted for consideration for assessment.

Location	
Key location	Sydney Metro & Inner West, South West
Core suburbs	Lidcombe, Chullora, Silverwater, Rosehill, Regents Park, Milperra, Bankstown, South Granville, Villawood, Huntingwood, Greystanes & surrounding industrial suburbs
Areas	
Building area	9,000sqm – 13,000sqm
Property specifics	
Property type	Brownfield existing building or spec construction considered
Facility grade	High quality warehouse and office accommodation
Vehicle access	Semi trailer, Pantech trucks and vans
Timing	
Lease commencement	Available for lease commencement between September 2026 and March 2027

Due date - stage 1

EOI Submissions are due: 7 May 2026 **at 4pm**

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 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 RFP documentation package that will include the Project Requirements document for completion of a final submission including detailed 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
3. Estate overview document – including status of site and any planning approvals
4. Headline commercial terms including:
 - o Initial lease term
 - o Commencing net rent
 - o Rent reviews
 - o Outgoings estimate
5. Landlord/developer capability

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI release	28 April 2026
EOI closing	7 May 2026
Site inspections & shortlist	15 May 2026
Shortlist RFP Close	29 May 2026
Heads of Agreement	End June 2026
AFL / Lease	End August 2026

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