

F Fitzpatrick
Erskine Park

Information Memorandum

2 Grady Crescent
Erskine Park NSW 2759



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EXECUTIVE SUMMARY

2 Grady Crescent, Erskine Park represents a prime industrial logistics asset positioned in the heart of the highly sought-after Fitzpatrick Industrial Estate, one of Western Sydney's premier industrial and distribution precincts.

The Estate benefits from its strategic location approximately 45 km west of the Sydney CBD with direct connectivity to major transport infrastructure, facilitating efficient access to Sydney, regional markets and the broader national freight network.

The property comprises a modern, high-clearance distribution facility designed to meet contemporary warehousing and supply chain requirements. Constructed by FDC and delivered from a greenfield site, the development features a circa 20,000 m² high-function warehouse with integrated commercial office accommodation, substantial external hardstand and premium full-height precast walls tailored to logistics operations.

Its design emphasises operational efficiency, durability and long-term suitability as a major distribution hub within Sydney's Western industrial corridor. Situated within the broader Fitzpatrick Industrial Estate, the facility benefits from IN1 General Industrial zoning and established infrastructure provisions, with the Estate home to a mix of major logistics occupiers and designed to accommodate a range of warehouse, distribution and light manufacturing uses.

Total GLA 20,680 m²

Single Tenant Opportunity

Available 31 May, 2026

Commercial terms: Contact Bishops Group
or your preferred agent

FITZPATRICK INDUSTRIAL ESTATE

Approximately 90Ha in size, the Fitzpatrick Industrial Estate offers flexible lease options located in one of the nation's leading industrial locations.

With leading edge facilities and the delivery of a proactive property management solution by Bishops Group, it has secured and holds long-term relations with tenants including CEVA, DHL, Coates, Lindsay Transport and Flower Power.

Estate features include:

- IN1 General Industrial Zoning suitable for warehouse, distribution and manufacturing;
- Environmentally sustainable initiatives incorporated;
- High-quality facilities designed to meet leading-edge warehousing and distribution logistics.

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Quality

High quality construction with practical design.

Flexibility

Purpose-built, uncompromised built form enhances operational function.

Connectivity

Ideally located within the Erskine Business Park and in close proximity to major arterial roads.

LOCATION OVERVIEW

2 Grady Crescent, Erskine Park is located within the Fitzpatrick Industrial Estate, in Sydney's leading industrial and logistics precinct. The Estate is located on Lenore Drive, Erskine Business Park and benefits from its proximity and exceptional access to the M4 & M7 Motorways.

Erskine Park is situated approximately 43km west of the Sydney CBD along the M4 Motorway and less than 5km south of the M4 Motorway access. Additionally, the Light Horse Interchange (M4/M7 junction) can be accessed via Lenore Drive/Old Wallgrove Road only 8km from the property. The Western Sydney Airport at Badgerys Creek is 21km away.

The precinct is home to many major occupiers including DHL, Goodman Fielder, Woolworths, CEVA Logistics, TNT Express, Coles and Linfox.

The NSW and Federal Governments have committed to significant infrastructure works in Western Sydney. This level of investment is unprecedented in Australia's history.



Access

Easy access with all modes of transport.

Security

Surrounded by prime tenancies, within an industrial-only estate.

Proximity

43km west of Sydney CBD and just 22km west of Parramatta.

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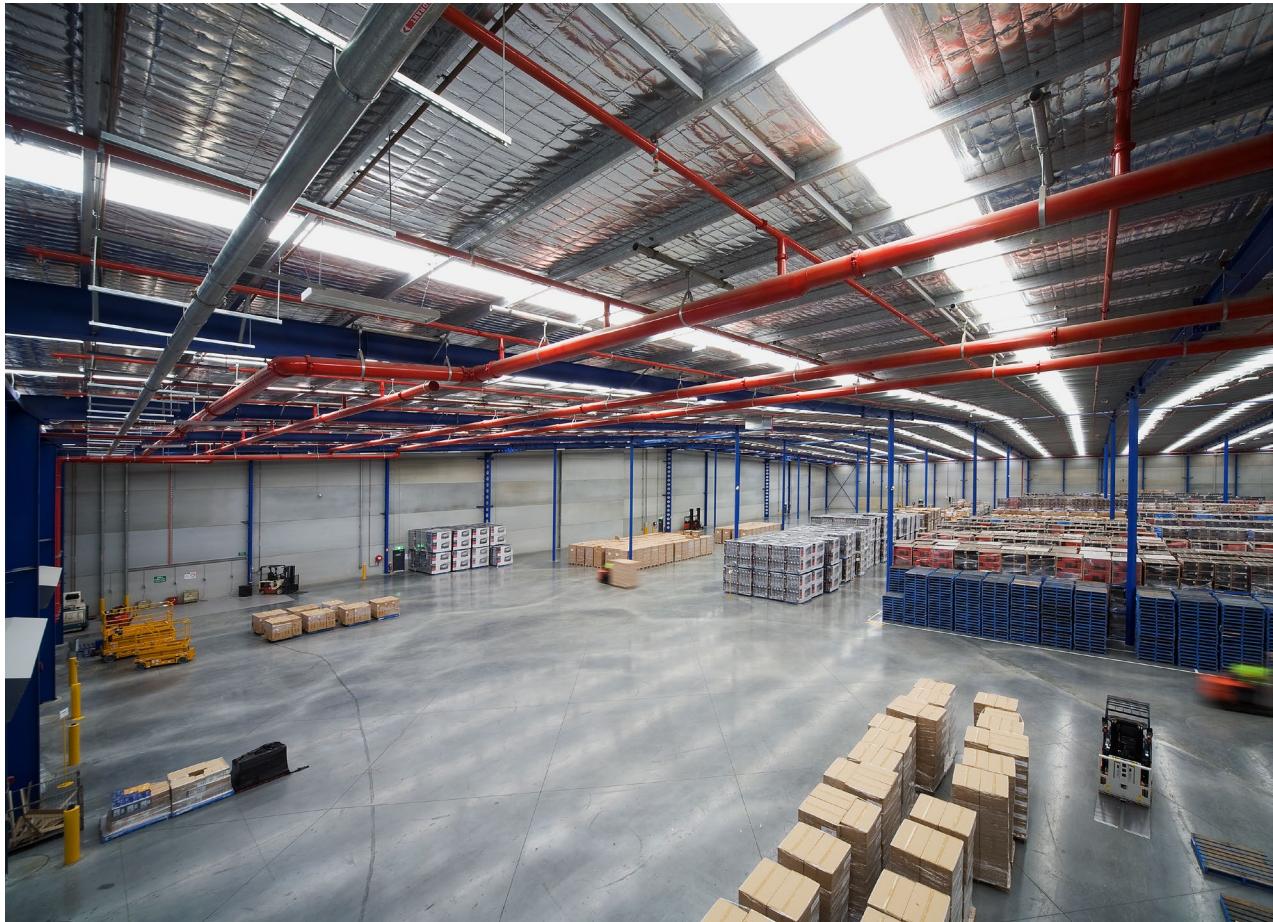
ESTATE MASTERPLAN



BUILDING OVERVIEW

2 Grady Crescent is a purpose-built warehouse facility with associated office spaces. The facility includes:

Warehouse GLA	19,991 m ²
Office & Ancillary GLA	689 m ²
Ridge Height	13.7m
Slab & Load Design	28 kPa UDL slab with 6 tonne post load design
Docks	10 recessed docks 5 on-grade roller shutter doors 15m awnings



HARDSTAND & PARKING

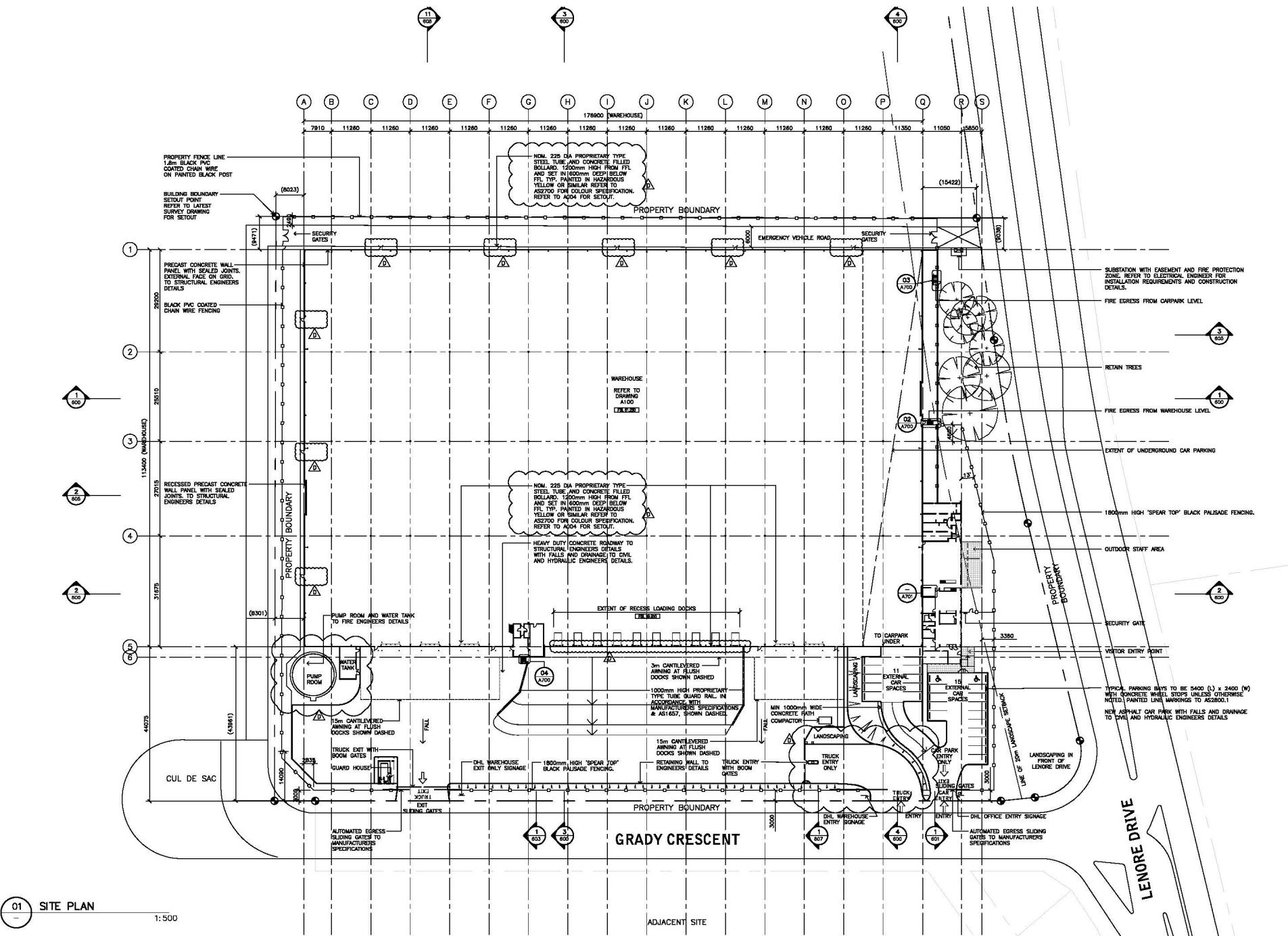
With generous hardstand space and wide, easy road access, the site has given significant consideration to logistical transport needs, including:

Hardstand Depth & Material	38m depth, heavy-duty concrete
Car Parking	108 car parking spaces Including 80 undercover car spaces Includes an in-driveway with queuing and exit driveway with a guardhouse.
Access	B-Double capable access & circulation



SITE PLAN

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SUSTAINABILITY & SERVICES

2 Grady Crescent has been constructed with sustainability at its core. To support long term sustainability metrics and cost efficiencies the warehouse and offices include:

Rooftop solar system

100kW solar PV system

Rainwater

Harvesting for toilet flushing and irrigation

LED lighting

Throughout warehouse and offices



FITZPATRICK INVESTMENTS

Fitzpatrick is a privately owned group with substantial experience in the property sector and extensive land holdings in Western Sydney and other locations.

Fitzpatrick is the developer and long-term owner of its assets, a feature that is reflected in the design and construction philosophy of all our facilities



Fitzpatrick has been developing and delivering quality industrial and commercial assets for over 20 years.



Family is at the core of our business and this is reflected by the way we work with and continue to support our clients.



Spanning 90 hectares and incorporating 18 facilities totalling 325,000m².

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Disclaimer

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