

**GOOD IS ACCESS
TO OVER 4 MILLION
CONSUMERS**

**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE
FOR
GREATNESS



LIDCOMBE BUSINESS PARK

3-31 Birnie Avenue, Lidcombe NSW

OVERVIEW

Lidcombe Business Park is the inner west's premier unit estate, strategically located on Parramatta Road for high visibility.

With consumer expectations for timely and same day delivery increasing, location for last-mile distribution centres is critical.

Property features

- + Quality warehouses + office spaces from 1,223–7,037 sqm
- + Ample on-site parking
- + Direct access to Parramatta Road via a dedicated set of traffic lights
- + On-site café
- + Shuttle bus to and from Lidcombe station
- + Landscaped, well maintained estate.



LOCATION



1.7KM
to Sydney
Olympic Park

2.2KM
to Lidcombe
station

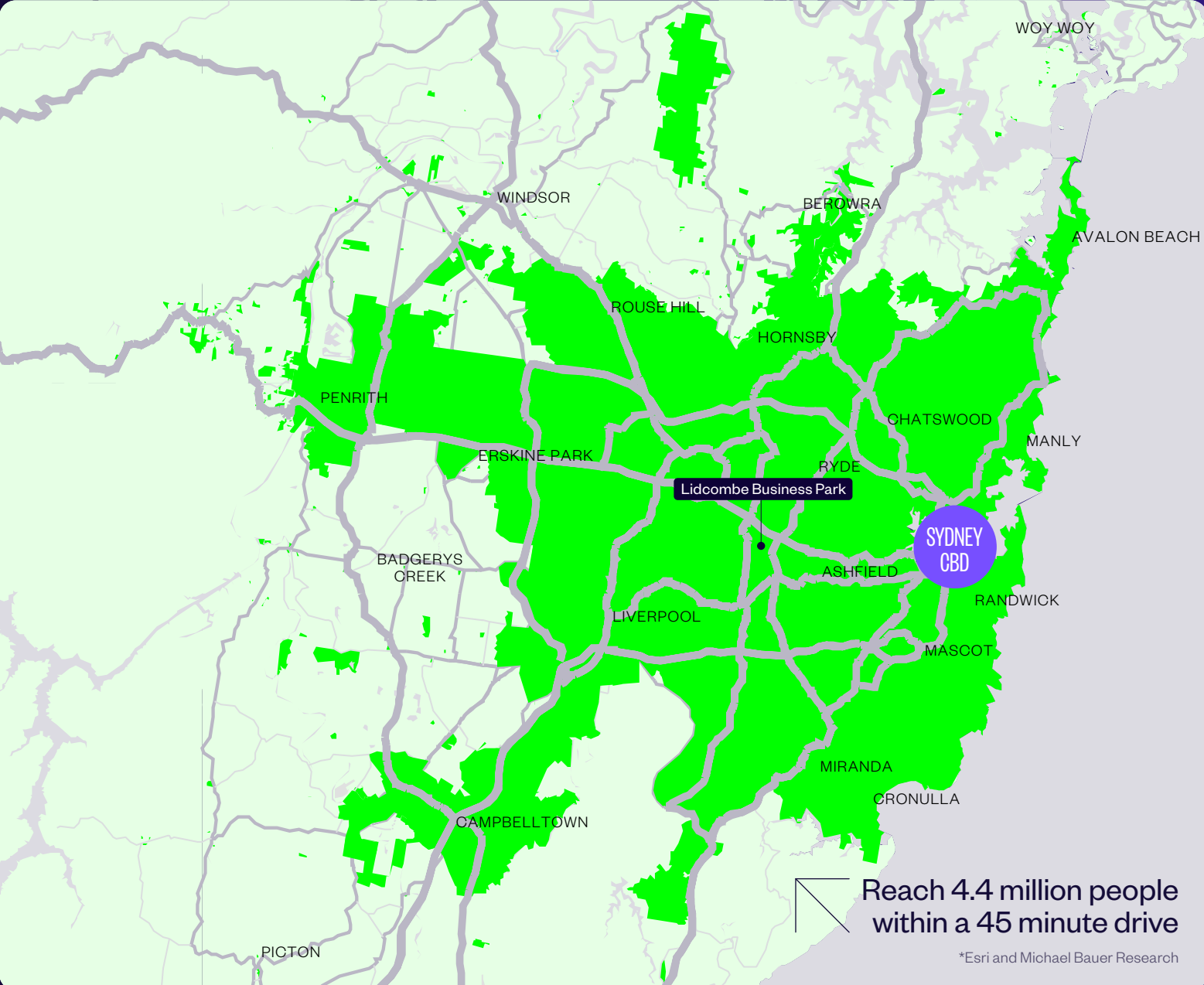
2.5KM
to M4
Motorway

18KM
to Sydney
CBD

Situated on Parramatta Road with prime corporate exposure, Lidcombe Business Park has convenient access to the M4 and is only 18km from Sydney CBD, with bus and train services within close proximity.

SPEED TO MARKET




WITHIN 45 MINUTE
DRIVE-TIME







Reach 4.4 million people
within a 45 minute drive

*Esri and Michael Bauer Research

KEY AREA STATISTICS

-  **4.4M**
Total population
-  **1.5M**
Total households
-  **\$273.9BN**
Total purchasing power

TOTAL SPEND ON

-  **\$7.9BN**
Clothing
-  **\$24.8BN**
Food + beverage
-  **\$6BN**
Personal care
-  **\$1.4BN**
Online shopping

FEATURES

Unit A1

- + 7,037 warehouse + office
- + 400 amps power capacity
- + Four on-grade roller shutters
- + Internal clearance up to 10.4m
- + 200kW solar
- + 70 on-site parking spaces
- + Corporate signage opportunity
- + Parramatta Road frontage.



Unit B1

- + 5,730 sqm warehouse + office
- + Two on-grade roller shutters
- + One recessed dock
- + Internal clearance up to 8.2m
- + 100kW solar
- + 32 on-site parking spaces.



Unit B1

FEATURES

Unit E3

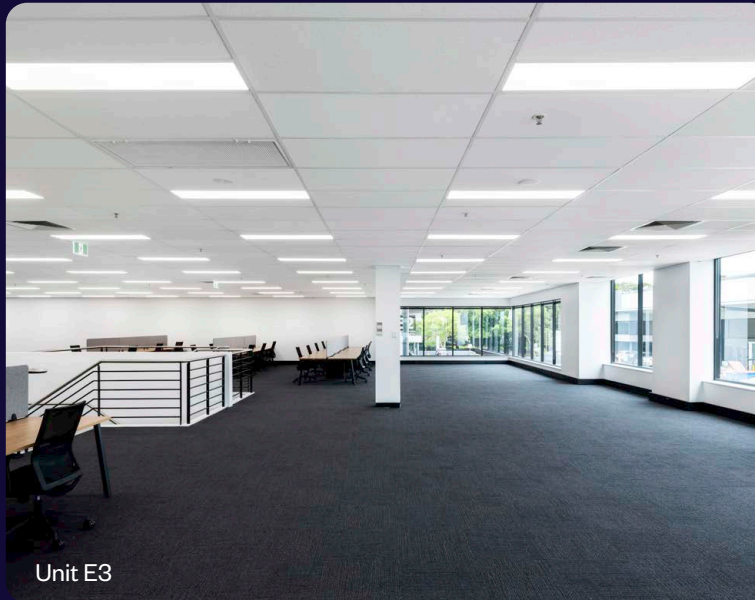
- + 4,177 sqm warehouse + office
- + 630 amps power capacity
- + Four on-grade roller shutters
- + Internal clearance up to 11.3m
- + 30 on-site parking spaces
- + Available February 2027.

Unit F2

- + 3,972 sqm warehouse + office
- + Split options available from 1,223 sqm
- + Four on-grade roller shutters
- + Internal clearance up to 12.1m
- + 30 on-site parking spaces.



Unit F2

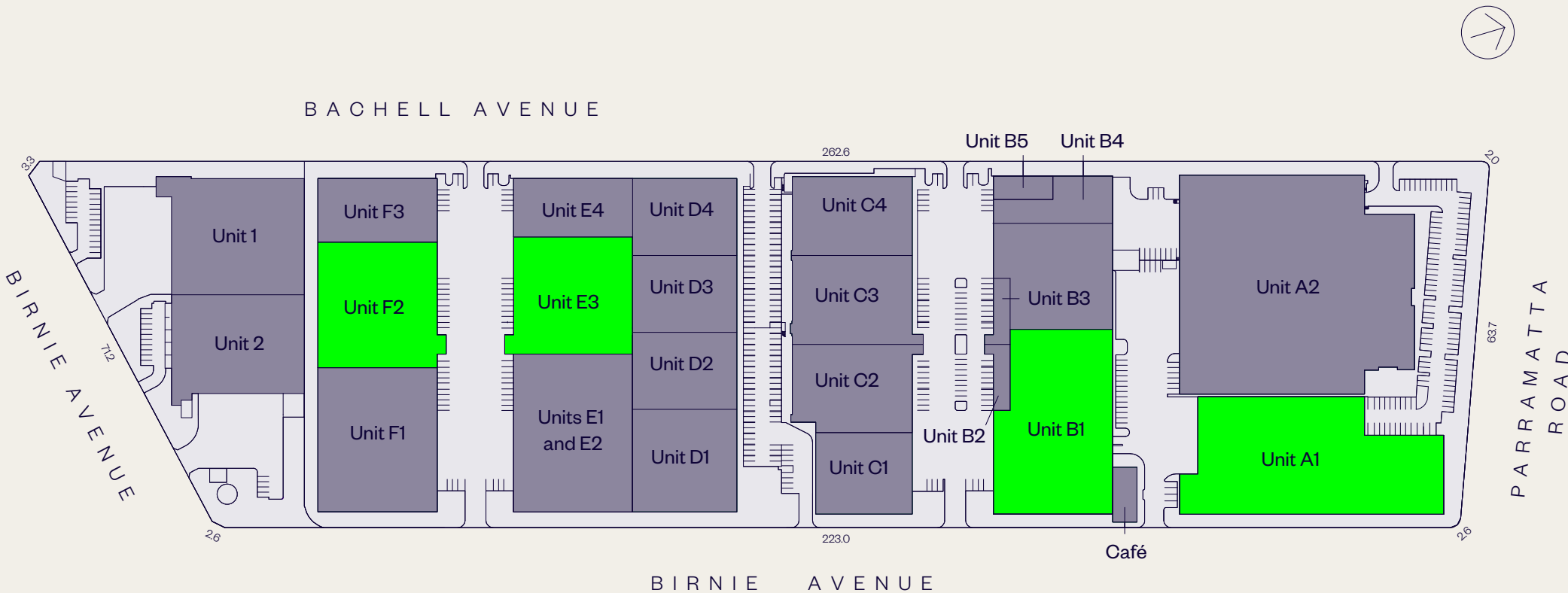


Unit E3



Unit F2

SITE PLAN



■ FOR LEASE

UNIT A1 PLAN

Lidcombe Business Park

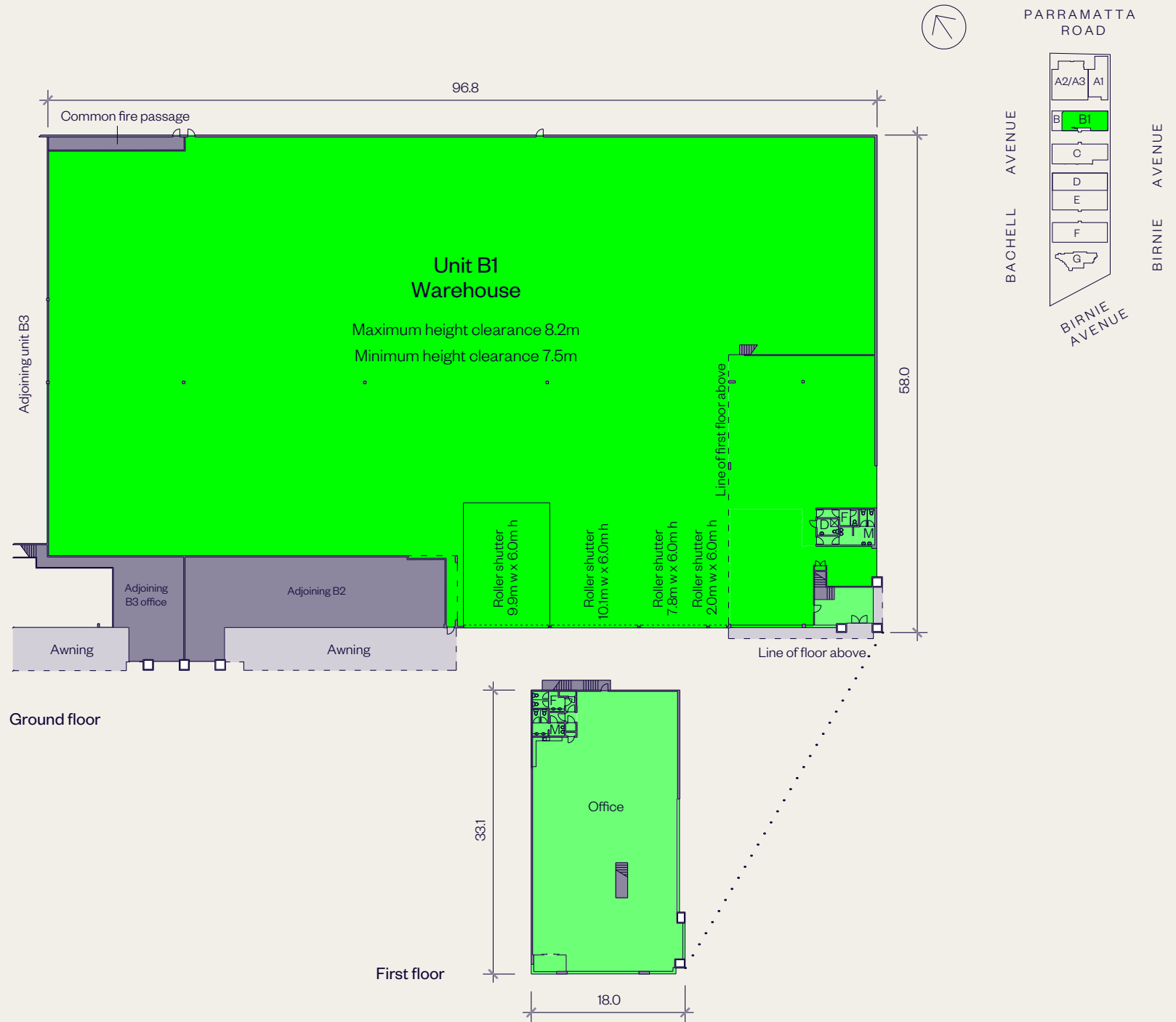
AREA SCHEDULE	SQM
Ground floor	
Warehouse	5,013.0
Office & amenities	1,016.1
First floor	
Office	1,008.5
Total building area	7,037.6



UNIT B1 PLAN

Lidcombe Business Park

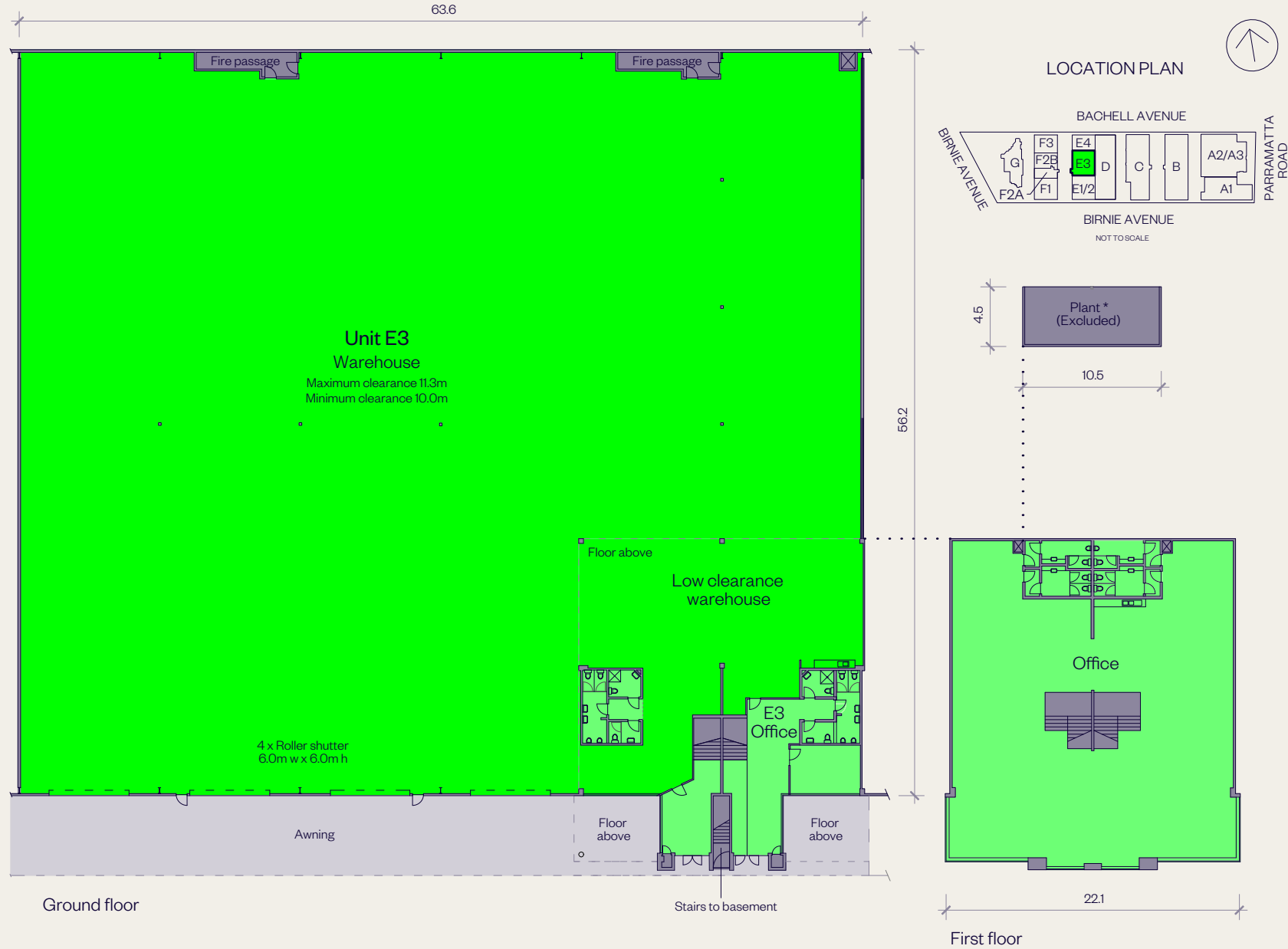
AREA SCHEDULE	SQM
Ground floor	
Warehouse	5,150.5
First floor	
Office	579.5
Total building area	5,730.0



UNIT E3 PLAN

Lidcombe Business Park

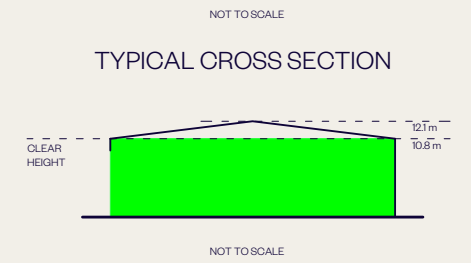
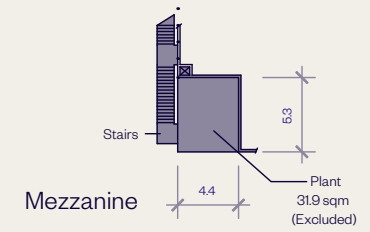
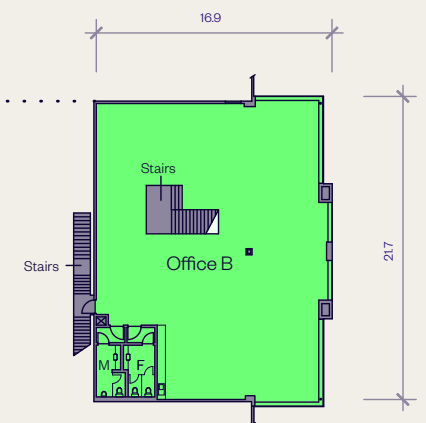
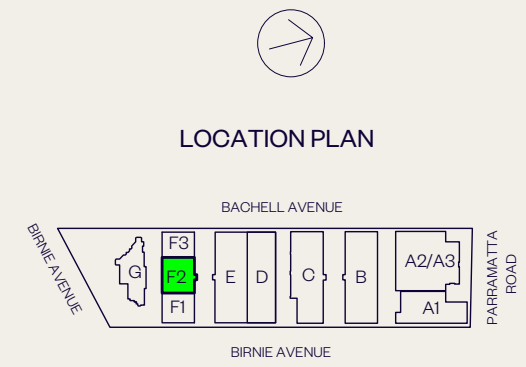
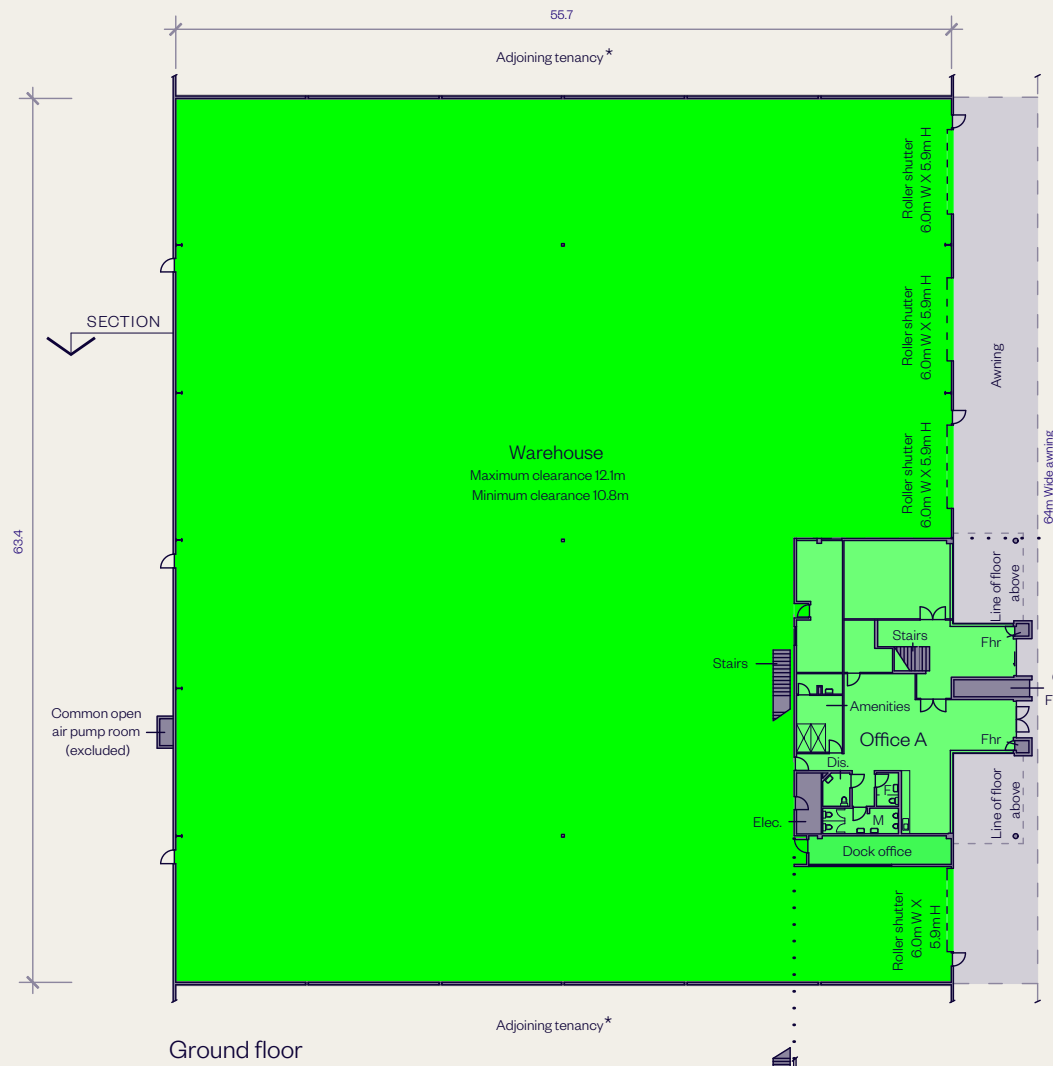
AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,133.1
Low Clearance Warehouse	315.5
Office	136.8
First floor	
Office	531.8
Total building area	4,117.2



UNIT F2 PLAN

Lidcombe Business Park

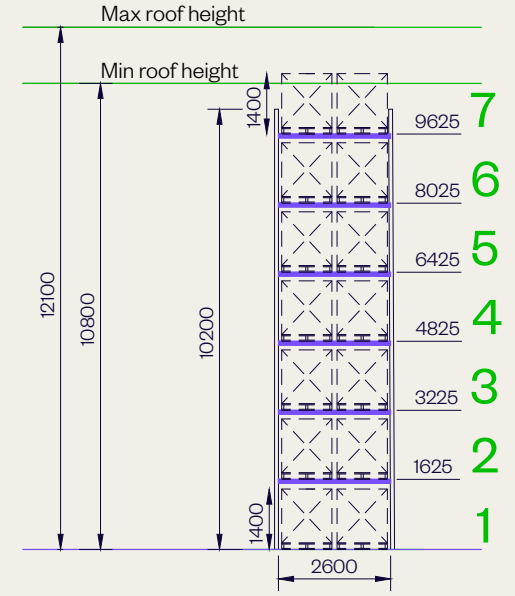
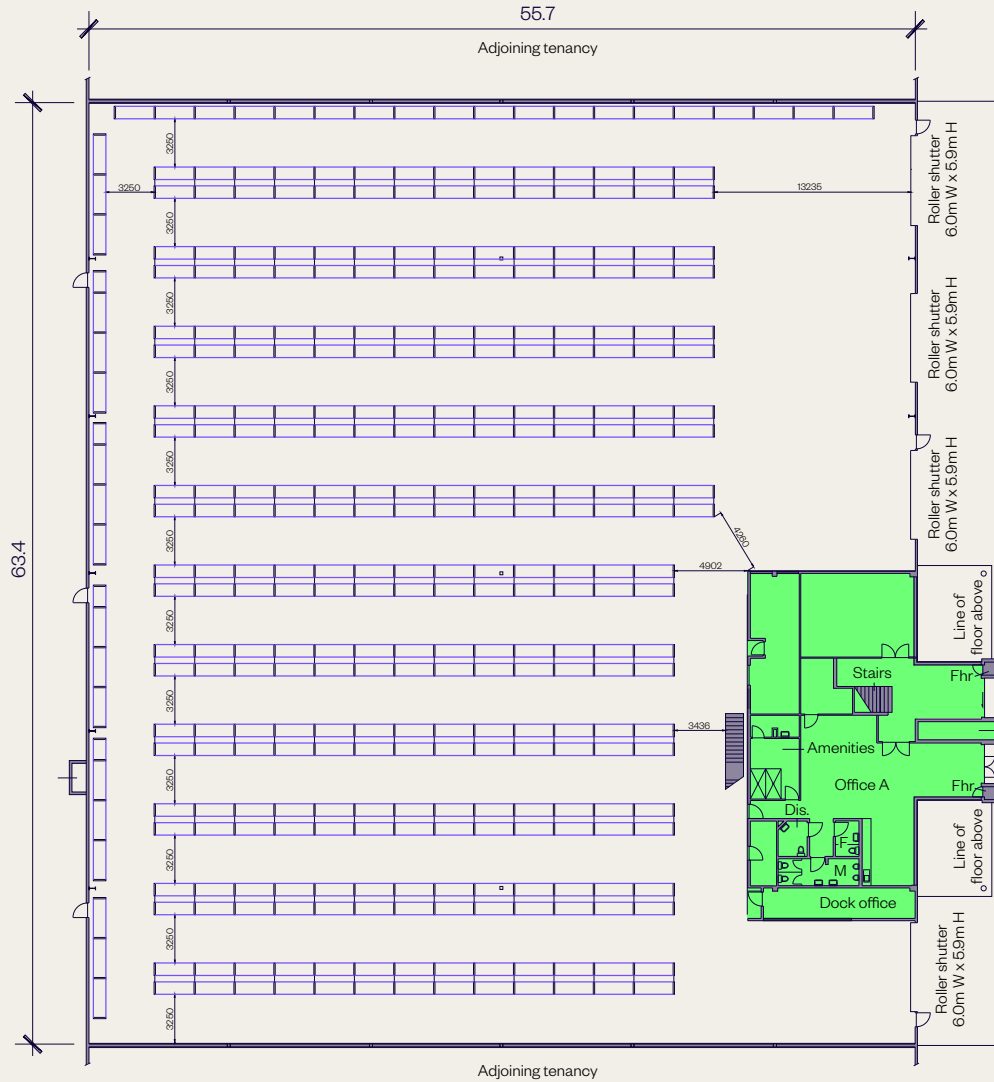
AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,298.4
Office	300.0
First floor	
Office	373.2
Total building area	3,971.6



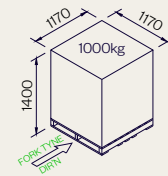
UNIT F2 RACKING PLAN

Lidcombe Business Park

STANDARD SELECTIVE RACK PALLET COUNT	PALLETS
6 high	4,008
7 high	4,676



Selective single rack



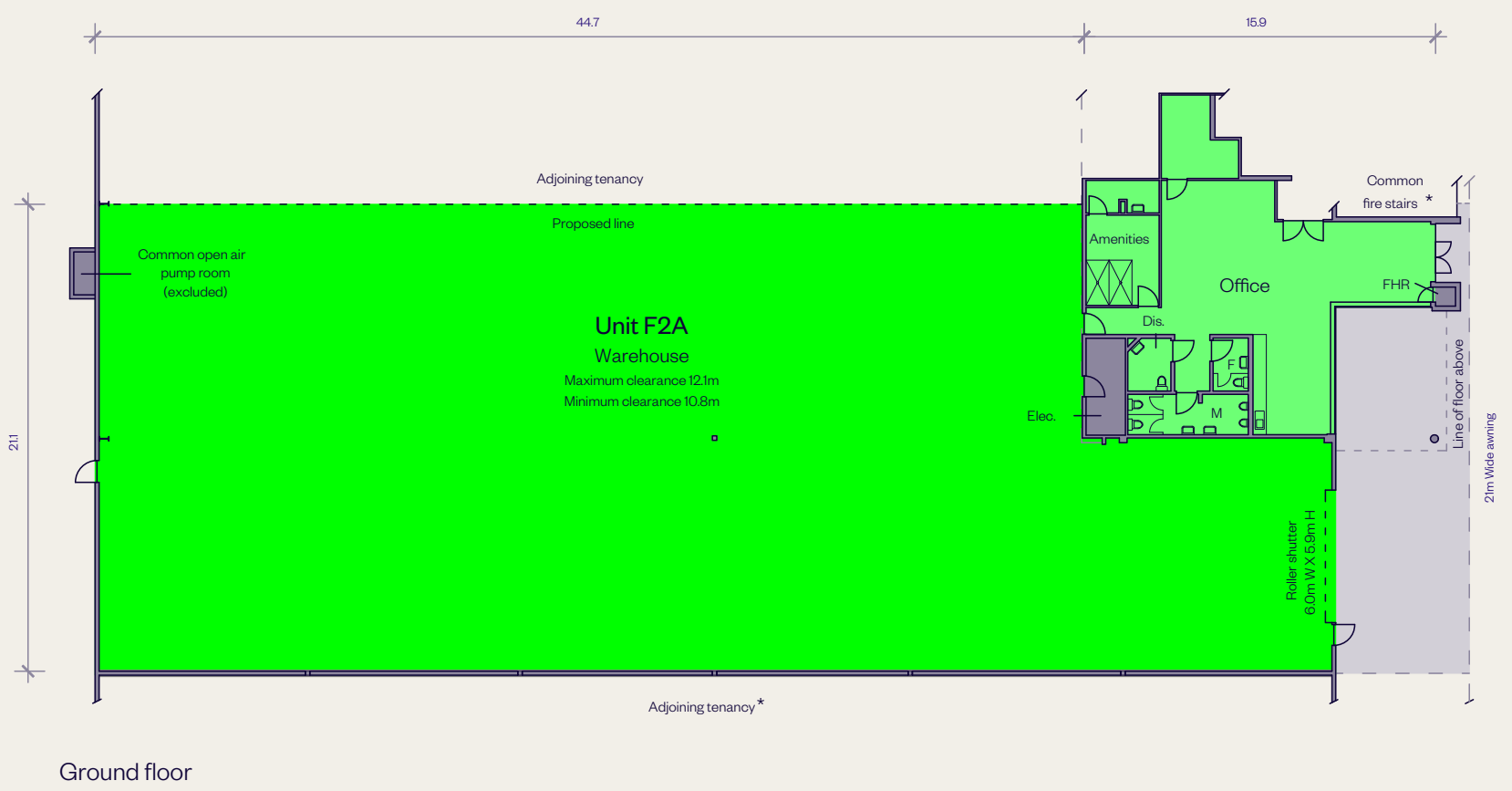
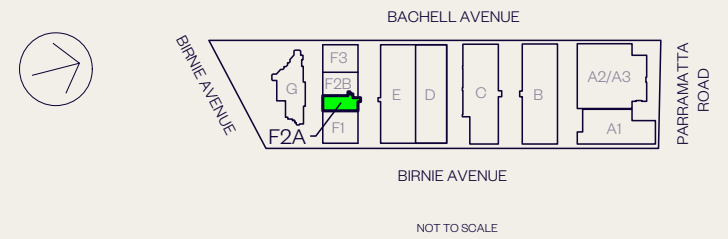
Unit F2
Warehouse
Maximum Clearance: 12.1m
Minimum Clearance: 10.8m

UNIT F2A SPLIT OPTION PLAN

Lidcombe Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,066.0
Office	157.0
Total building area	1,223.0

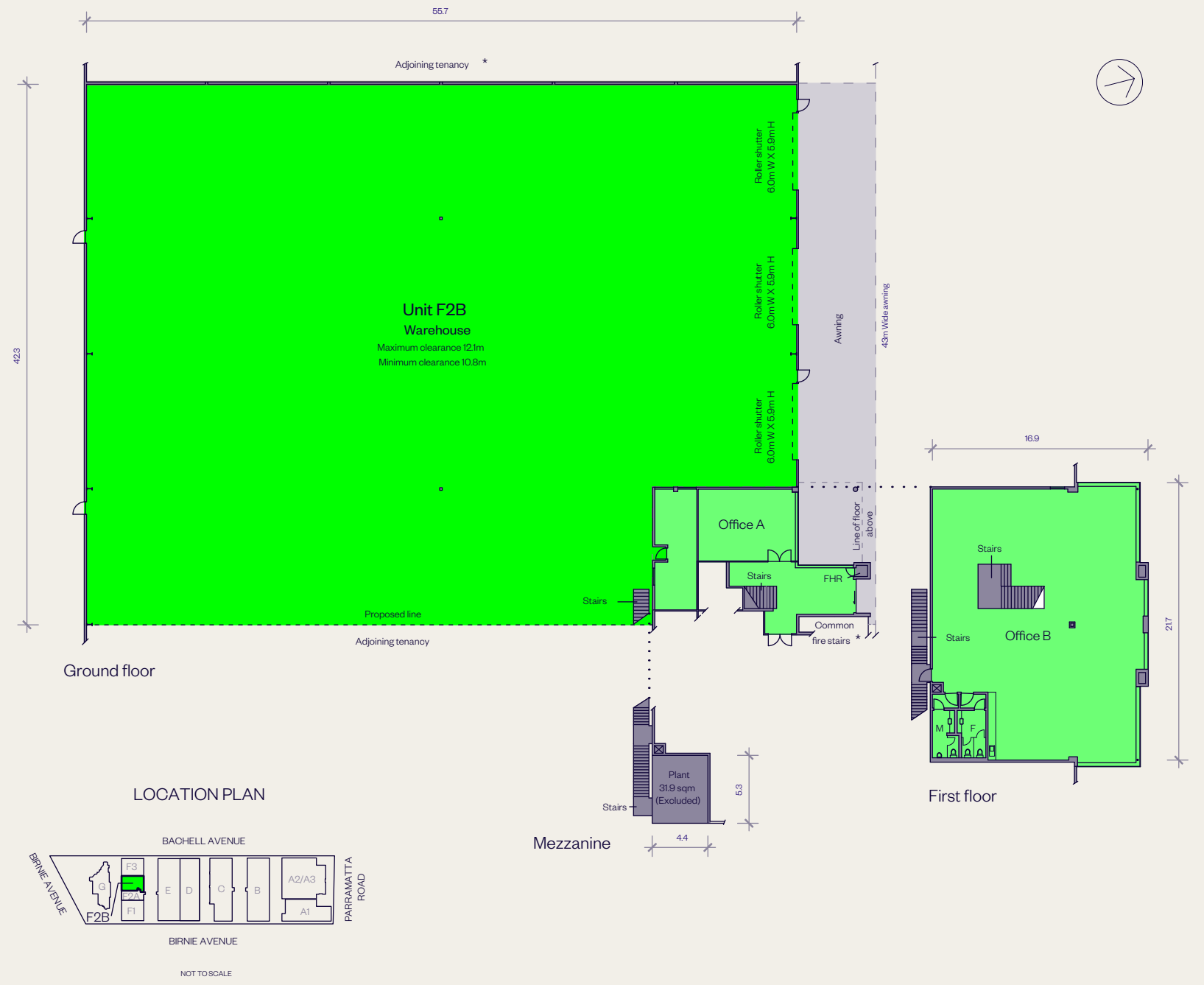
LOCATION PLAN



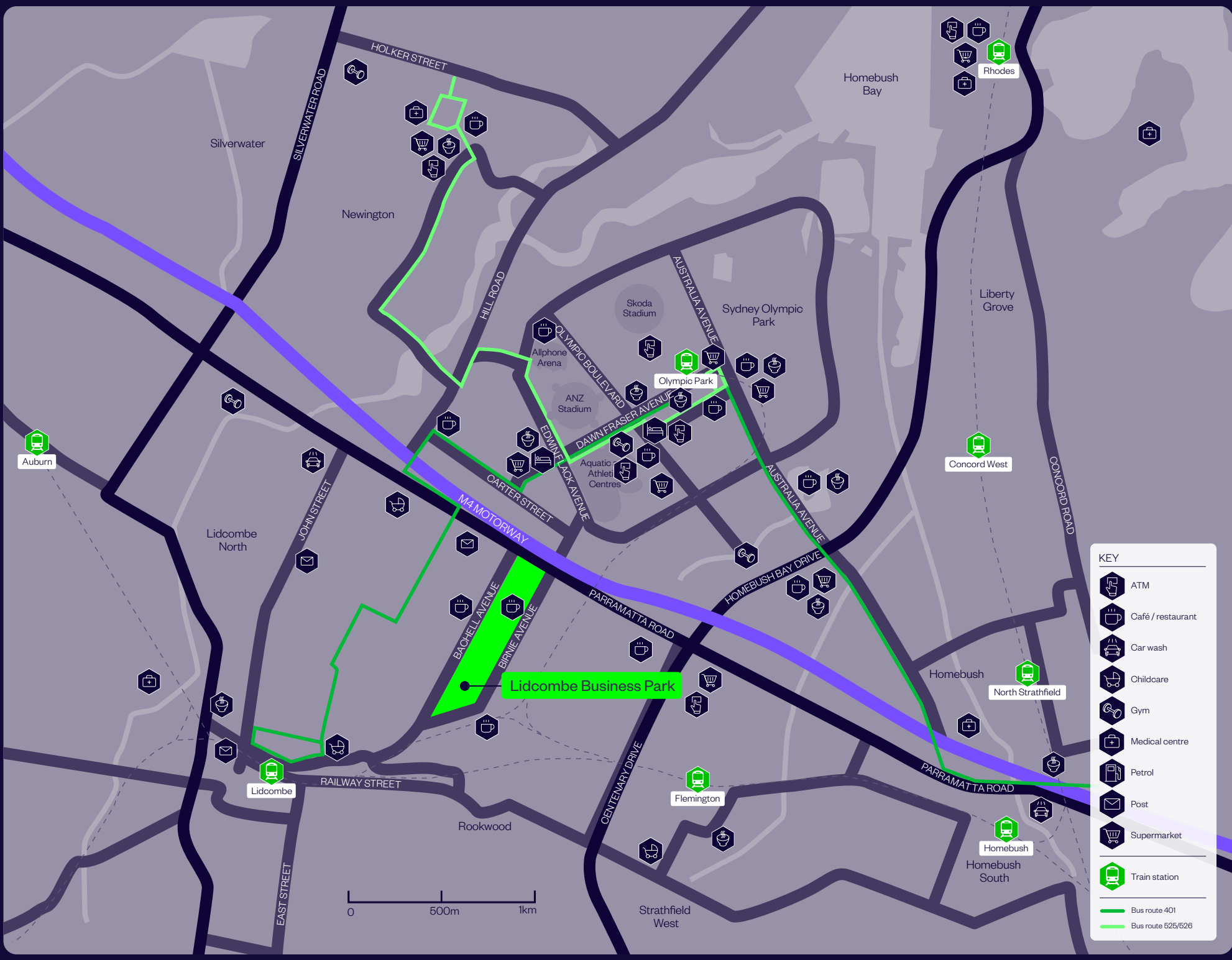
UNIT F2B SPLIT OPTION PLAN

Lidcombe Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,256.0
Office	120.0
First floor	
Office	373.0
Total building area	2,749.0



TRANSPORT AND AMENITY

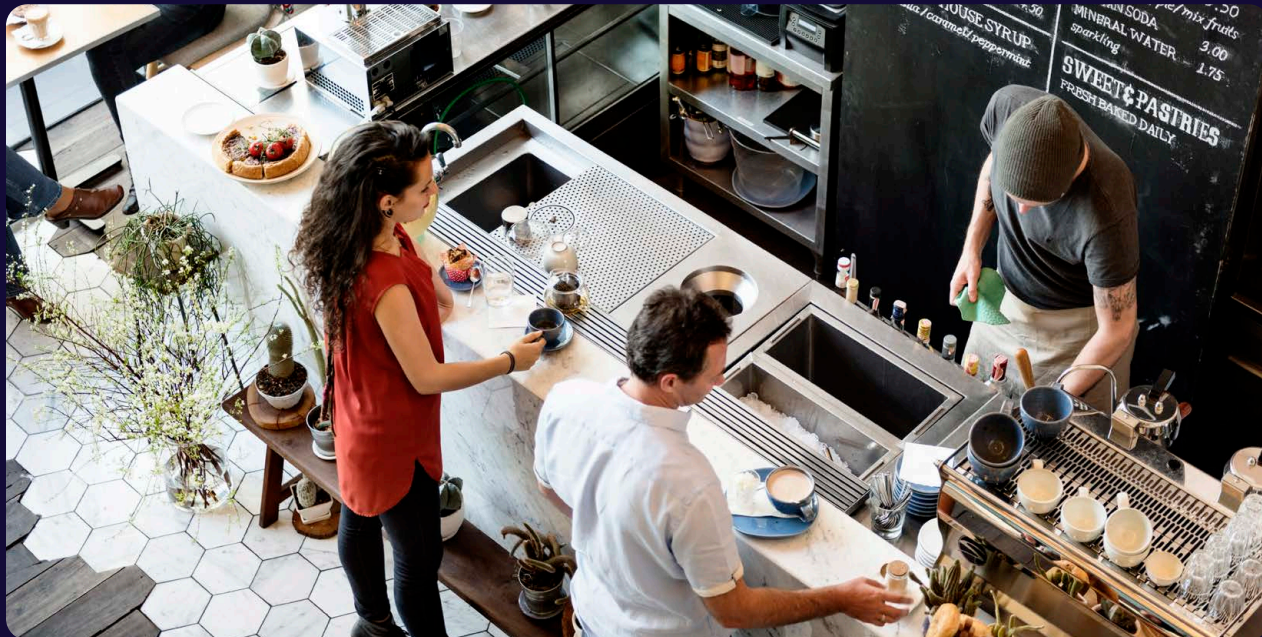


KEY

- ATM
- Café / restaurant
- Car wash
- Childcare
- Gym
- Medical centre
- Petrol
- Post
- Supermarket
- Train station

— Bus route 401
— Bus route 525/526

NEARBY AMENITY AND SERVICES



Sydney Olympic Park

Located close to the estate, Sydney Olympic Park offers 425 hectares of parkland, recreational facilities and a range of cafés and restaurants.

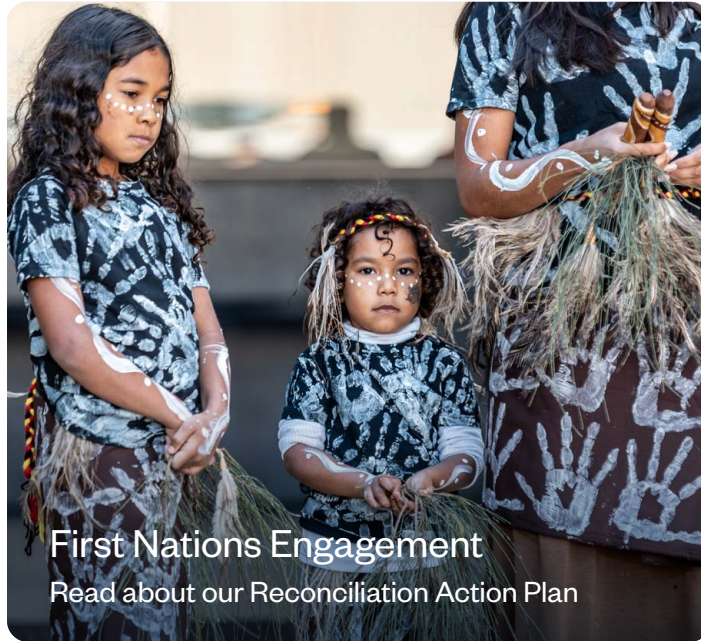
Lidcombe Shopping Centre

A five minute drive from the estate, Lidcombe Shopping Centre has a variety of food options, retailers and services including Woolworths, Kmart, Lidcombe Medical Centre, Boost Juice, Soul Origin, Subway, Gozleme Co and more.

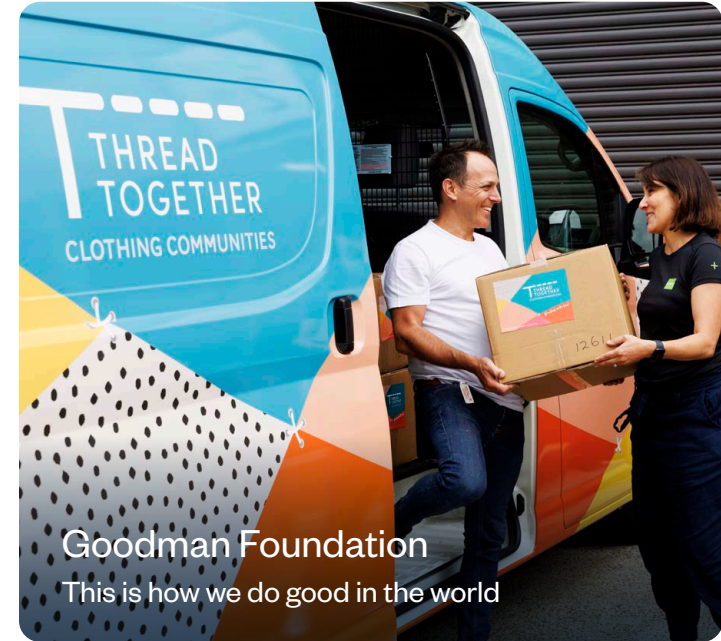
ABOUT GOODMAN



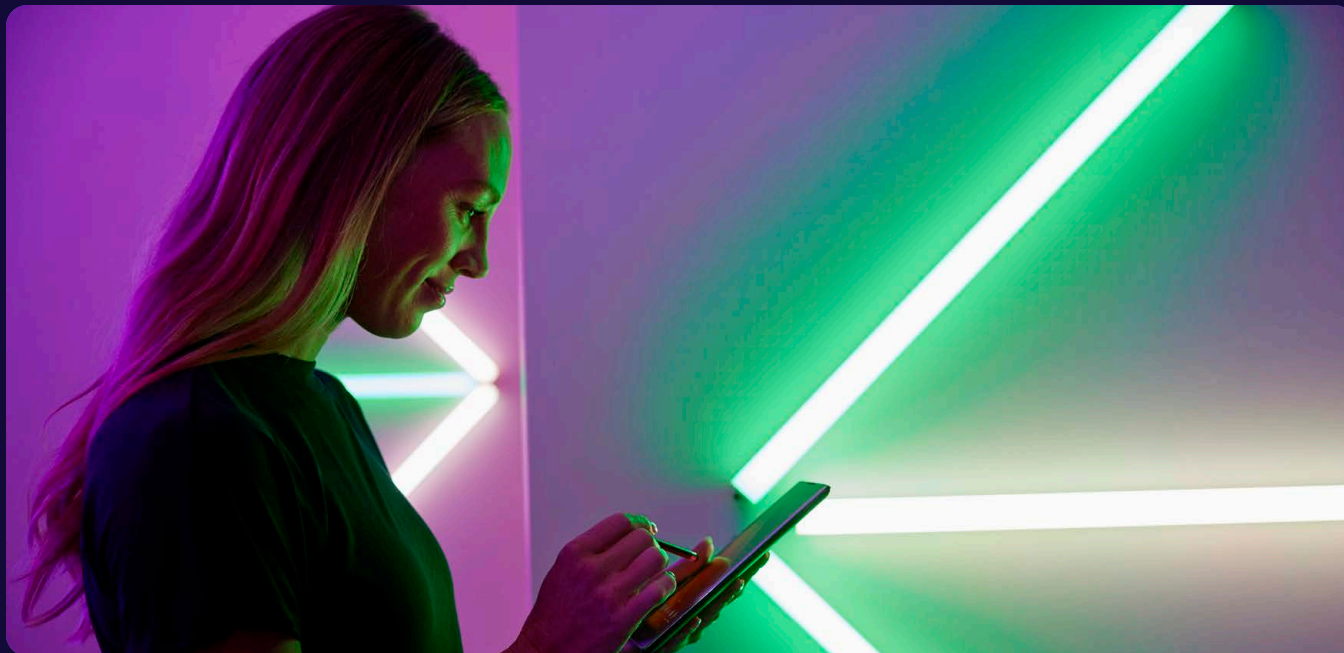
Our sustainability strategy
See how we're working to create a more sustainable future



First Nations Engagement
Read about our Reconciliation Action Plan



Goodman Foundation
This is how we do good in the world



We own, develop and manage high-quality, sustainable properties globally that are close to consumers and provide essential infrastructure for the digital economy.

In Australia, Goodman is the largest industrial property developer. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

LEARN MORE 

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