

An aerial photograph of the Riverwood Business Park and its surrounding area. The park features several large industrial buildings with white roofs and extensive parking lots. To the right of the park is a large green field with a playground. The background shows a dense residential suburb under a sunset sky with orange and purple hues.

GOOD IS ACCESS TO 4M CONSUMERS

GREAT IS WHAT YOU DO FROM HERE

RIVERWOOD BUSINESS PARK

92-100 Belmore Road, Riverwood NSW

MAKING
SPACE
FOR
GREATNESS



OVERVIEW

Riverwood Business Park is a modern industrial unit estate offering high-quality warehouse and office space with excellent transport connectivity.

Property features

- + Quality warehouse + office spaces
- + High internal clearances
- + Roller shutter access
- + ESFR sprinkler systems
- + Up to 80kW solar
- + Ample on-site parking
- + On-site café
- + Bus stop directly outside the estate.



LOCATION



75M

to bus stop

300M

to M5
Motorway

1.3KM

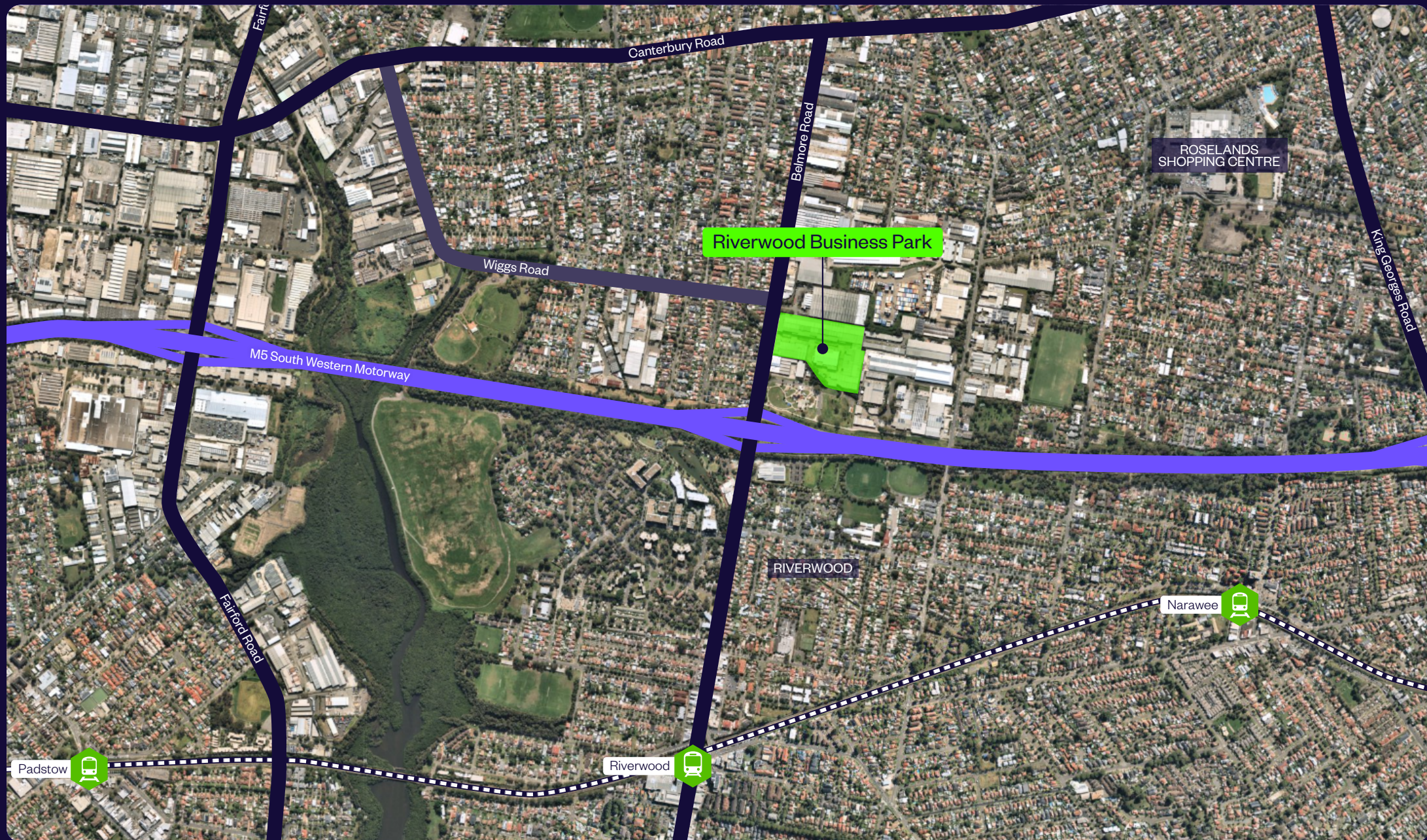
to Riverwood
Station

14KM

to Sydney
Airport

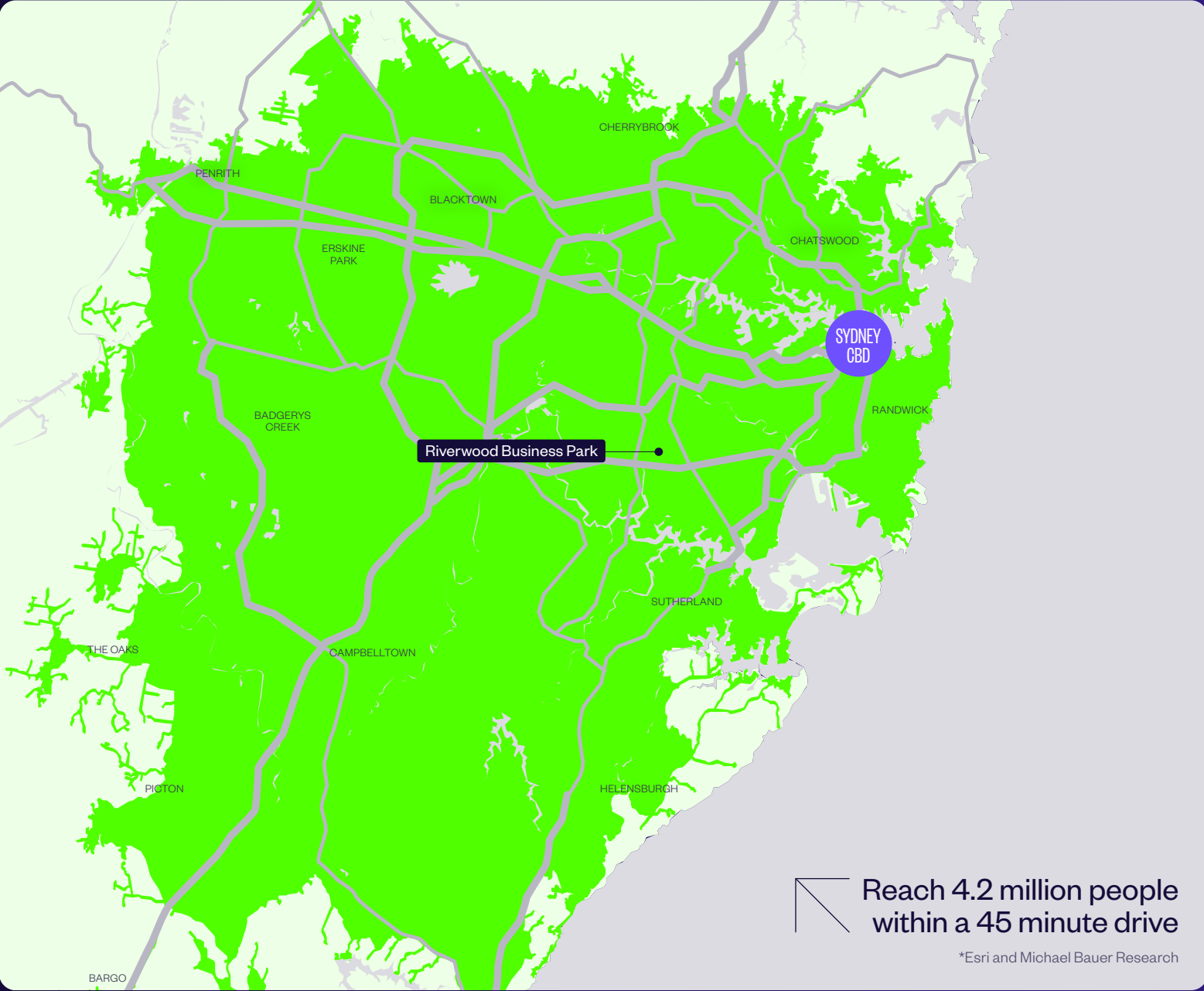
With excellent connectivity to major arterial roads, bus, and train networks, this prime estate is home to Georg Fischer, Australis Music and Mister Minit.

VIEW FROM ABOVE



SPEED TO MARKET

WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **4.2M**
Total population
-  **1.5M**
Total households
-  **\$260.6BN**
Total purchasing power

TOTAL SPEND ON

-  **\$7.5BN**
Clothing
-  **\$23.7BN**
Food + beverage
-  **\$5.8BN**
Personal care
-  **\$1.3BN**
Online shopping

*Esri and Michael Bauer Research

FEATURES



Unit 7

- + 2,667 sqm warehouse + office
- + Internal clearance up to 10.8m
- + Access via one roller shutter
- + Awning provides all-weather loading
- + 25 on-site parking spaces
- + ESFR sprinklers
- + 39kW solar
- + Available May 2027.

Unit 11

- + 4,322 sqm warehouse + office
- + Internal clearance up to 10.2m
- + Access via one roller shutter
- + Awning provides all-weather loading
- + 30 on-site parking spaces
- + ESFR sprinklers
- + 80kW solar
- + Available March 2027.

FEATURES



Unit 14



Unit 14



Unit 14

Unit 14

- + 3,569 sqm warehouse + office
- + Internal clearance up to 9.6m
- + Access via one roller shutter
- + 24 on-site parking spaces
- + ESFR sprinklers
- + 79kW solar
- + Available now.

MASTERPLAN

Riverwood Business Park



BELMORE ROAD

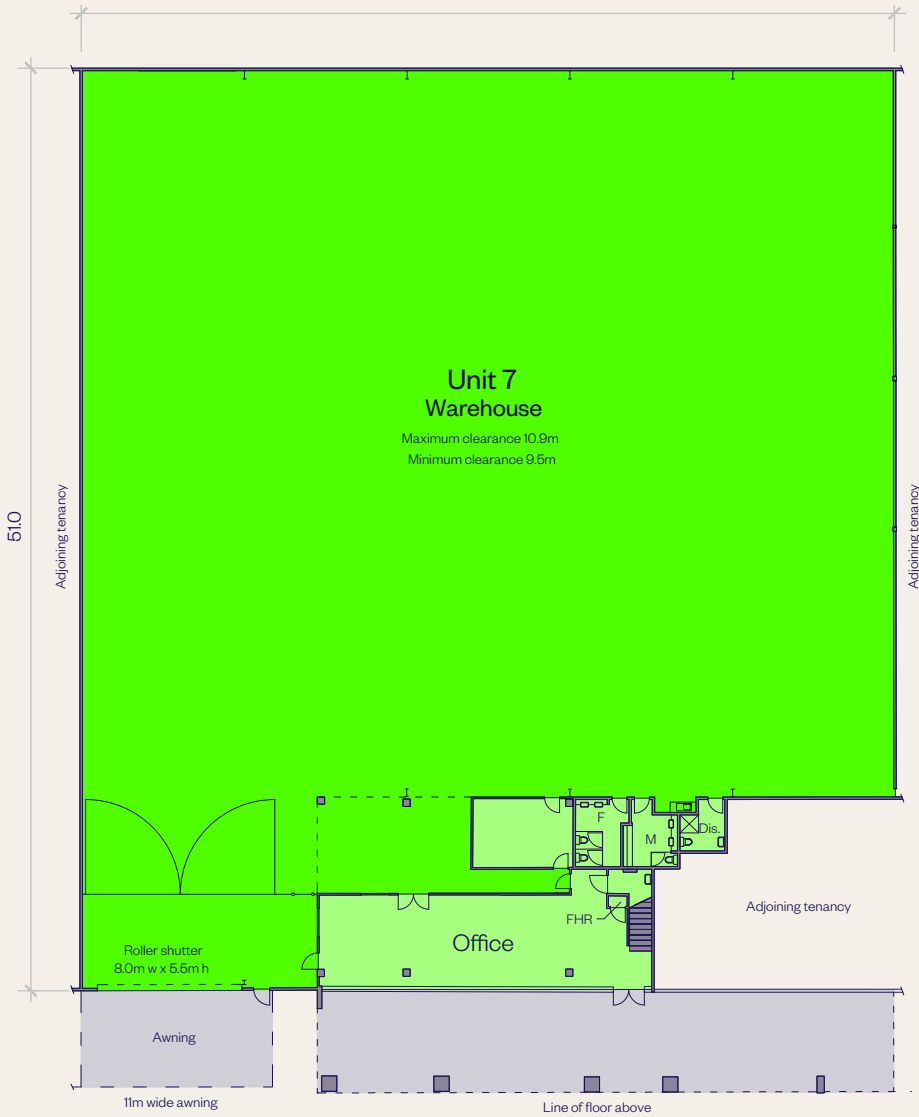


FOR LEASE

UNIT 7 PLAN

Riverwood Business Park

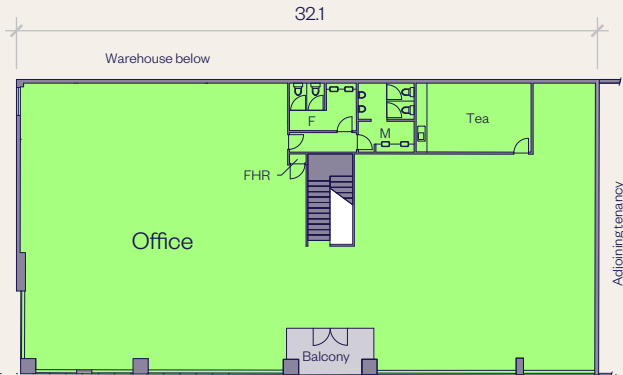
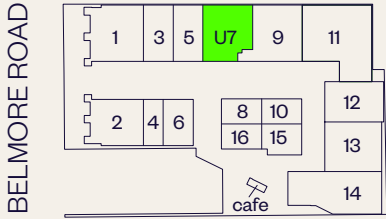
AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,006.5
Office	154.1
First floor	
Office	506.6
Total building area	2,667.2



Ground floor



LOCATION PLAN

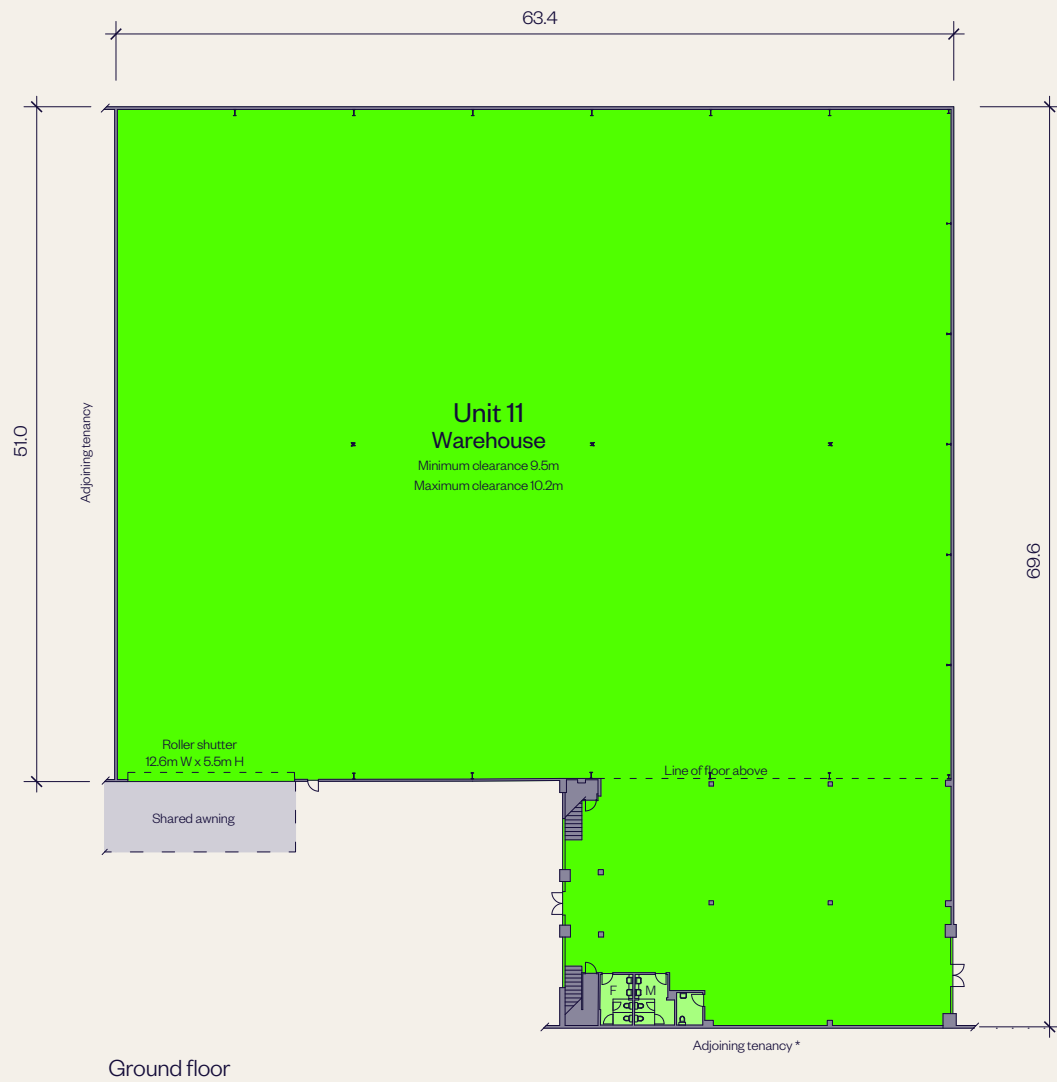


First floor

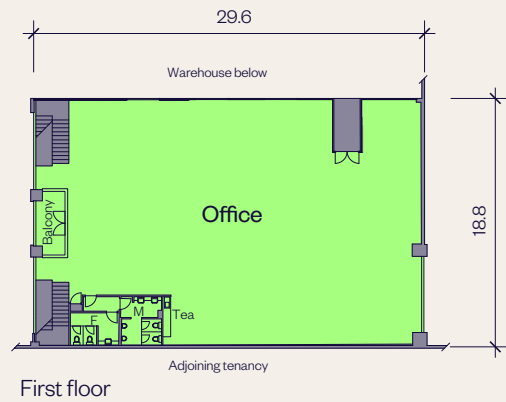
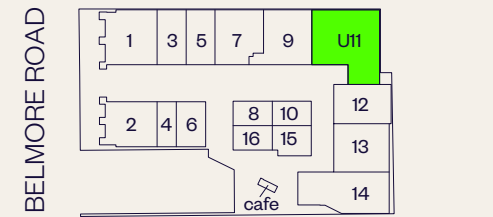
UNIT 11 PLAN

Riverwood Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,780.0
First floor	
Office	542.0
Total building area	4,322.0



LOCATION PLAN



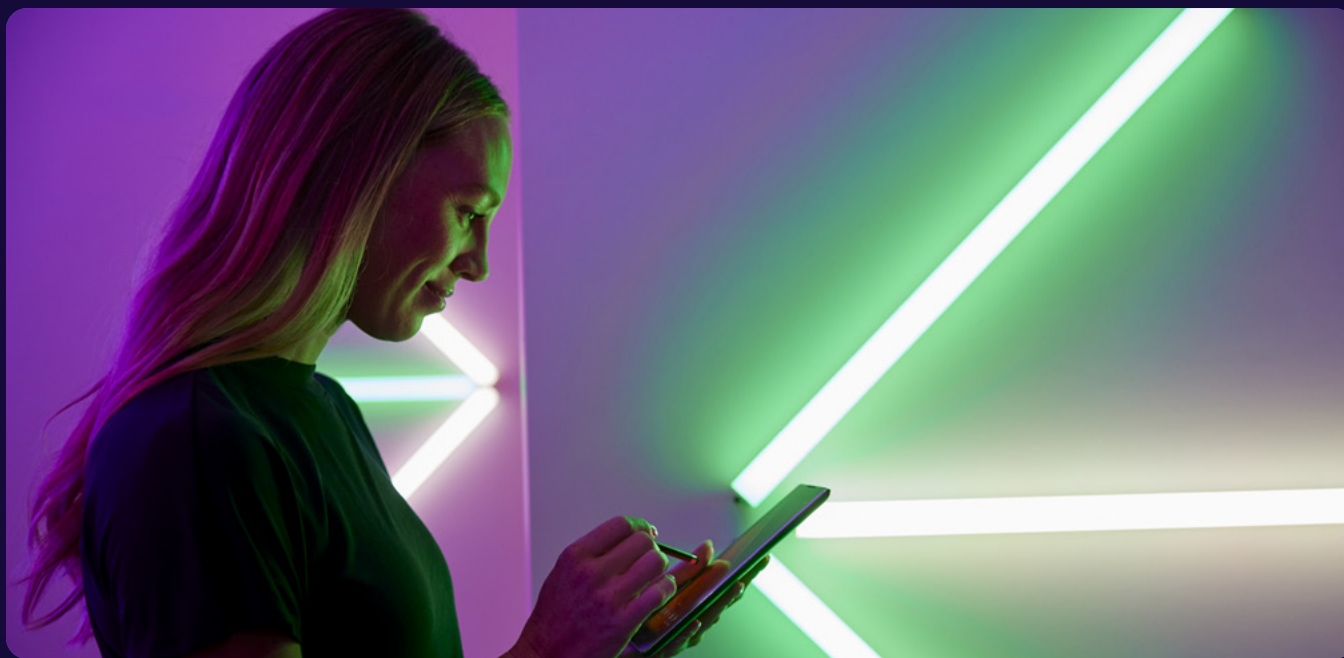
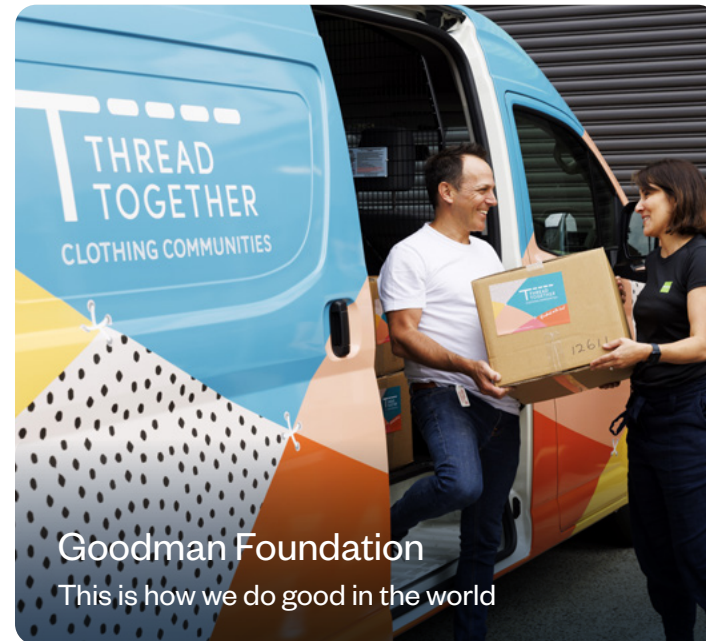
UNIT 14 PLAN

Riverwood Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	2,985.6
Lobby	23.7
First floor	
Office	559.7
Total building area	3,569.0
Awning	68.0
Balcony	12.0



ABOUT GOODMAN



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.

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