



# 2 CHRISTINA ROAD

VILLAWOOD

INFORMATION MEMORANDUM





# Your Gateway to Villawood and beyond.

2 Christina Road is a newly constructed highly accessible state-of-the-art industrial asset located in Villawood NSW, approximately 13km West of the Sydney CBD, and 12km North West of the Sydney Airport. The site's superior location offers unparalleled proximity to Sydney's metro catchments via excellent connectivity through major road infrastructure, including the M4 and M5 motorway, accessible via the major thoroughfare of Central Western Sydney, Woodville Road.

The site presents multiple lease opportunities in one of Sydney's premier industrial precincts, with dedicated hardstand and expansive awnings. Villawood is considered a premier infill industrial and logistics precinct, located within the geographical centre of Sydney.





# Executive Summary

A strategic logistics and distribution location

\*Approximate



69,000sqm\*  
recently developed  
industrial estate



2 brand new  
high clearance  
warehouses for  
lease



5 Star Green Star  
Building Rating  
with Solar to each  
tenancy



10.25m -  
13.7m\*  
clearance



37m\* super  
awnings



B-Double  
Access



ESFR  
Sprinklers



8T point load and  
35kpa UDL to  
warehouse slabs





## Location Overview

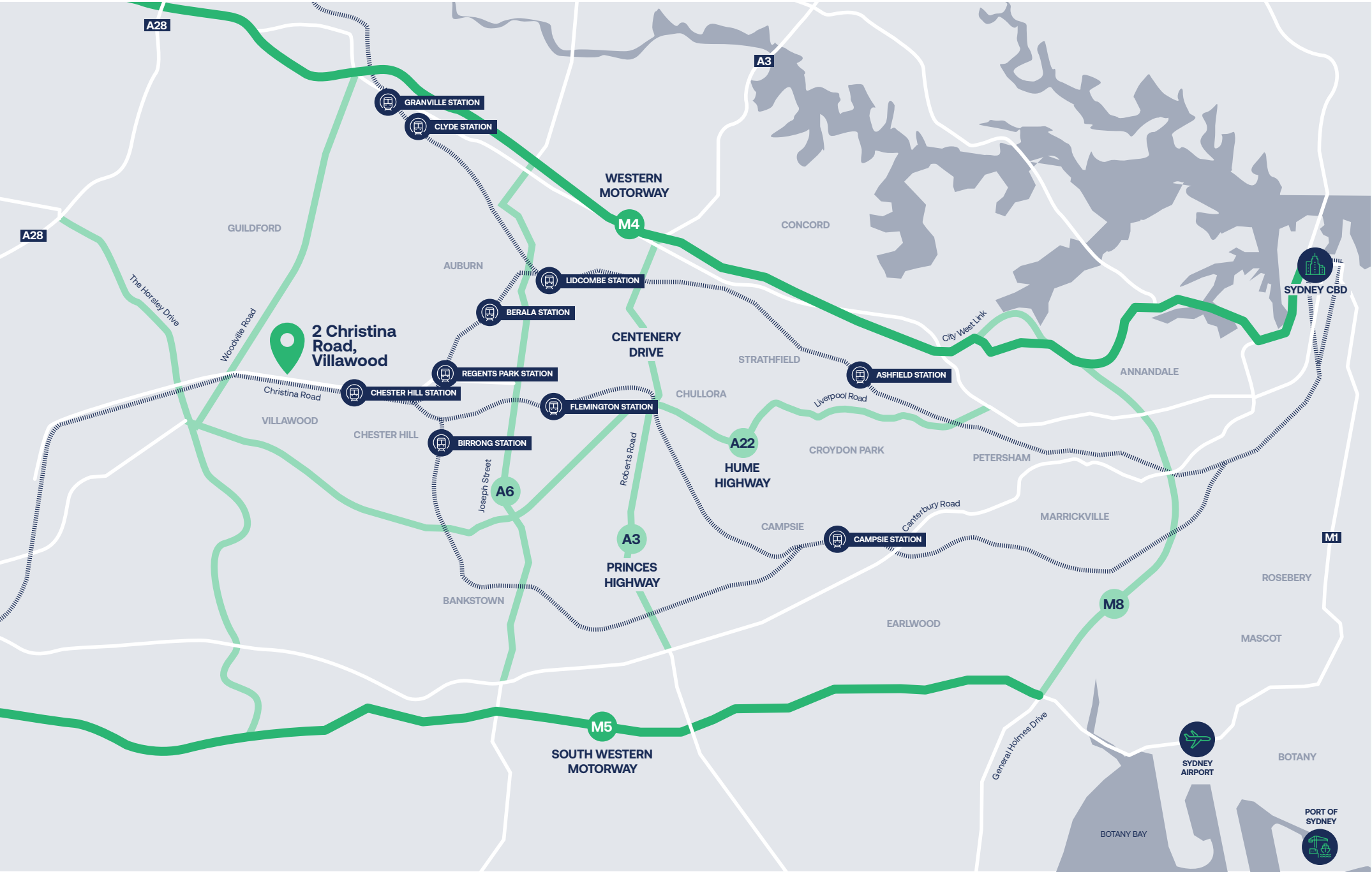
a offers unparalleled connectivity, strategically located with immediate access to Woodville Road, which acts as a vital link to Sydney's major transport routes.

With seamless connections to the Hume Highway, M4 and M5 Motorways, it provides businesses with fast and efficient access to key industrial hubs and consumers across the region. The recent completion of the WestConnex tunnels along the M4 and the new M8 tunnels has significantly boosted the sites accessibility, linking Villawood to Sydney's key industrial infrastructure and enhancing transportation efficiency.

Future improvements such as the completion of the M6 tunnel and the Western Harbour Tunnel projects will further enhance access, solidifying 2 Christina Road, Villawood as a prime location for industrial businesses seeking excellent logistical connectivity.







# Location Scorecard

Villawood is perfectly located in close proximity to national distribution centres and store networks.

Source: SA1 Property

Access to large format retail centres	97
Access to major retail centres	90
Access to Aldi Store Network	89
Score to Bunnings store network	88
Score outbound to CBD	85
Score to Woolworths store network	80
Score to Coles store network	79
Score to Auspost parcel DC	79
Access to 2021-31	78
Score to closest DHL Express DC	78
Score to major retail DCs	78

375.6k

Households in 30 minute direct drive time

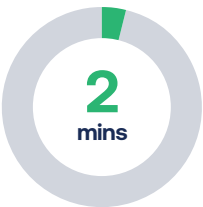
13.9m

Industrial GFA in 30 Minute direct drive time

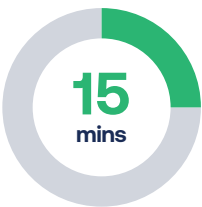
## Unrivalled Connectivity



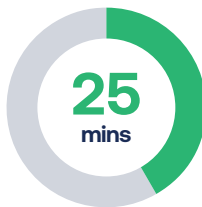
Woodville Road



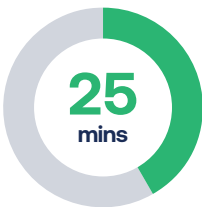
Hume Highway



Rockwood Road



Sydney CBD



Sydney Airport



Port Botany



# Warehouse 10

9,599 sqm\*

Total

Shared 36m

Super awning

2

Recessed Docks

444 sqm\*

Office & amenities

13.7m ridge

Clearance

5

On-grade doors

9,155 sqm\*

Warehouse

8T point load & 35kpa

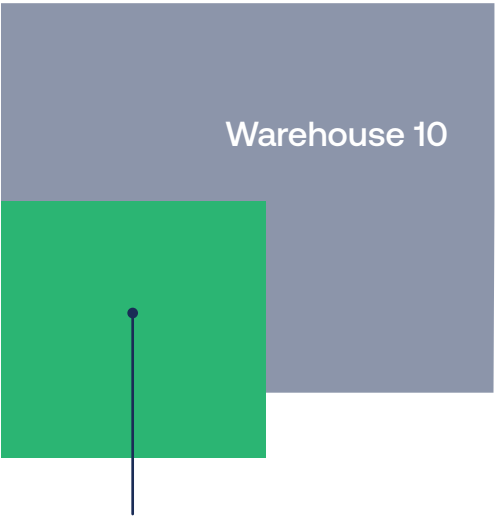
Floor Loading



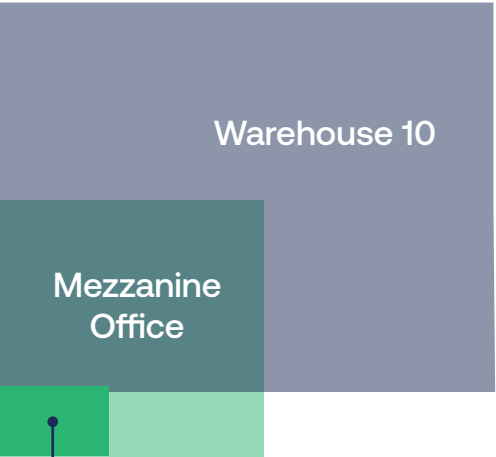
\*subject to survey



# Warehouse 10 Site Plan



**Office Mezzanine**  
402.5 sqm\*



**Ground Lobby**  
41.5 sqm\*



**Office Mezzanine**  
402.5 sqm\*

\*Approximate



# Warehouse 11

8,473 sqm\*

Total

Shared 36m

Super awning

2

Recessed Docks

444 sqm\*

Office & amenities

13.7m ridge

Clearance

4

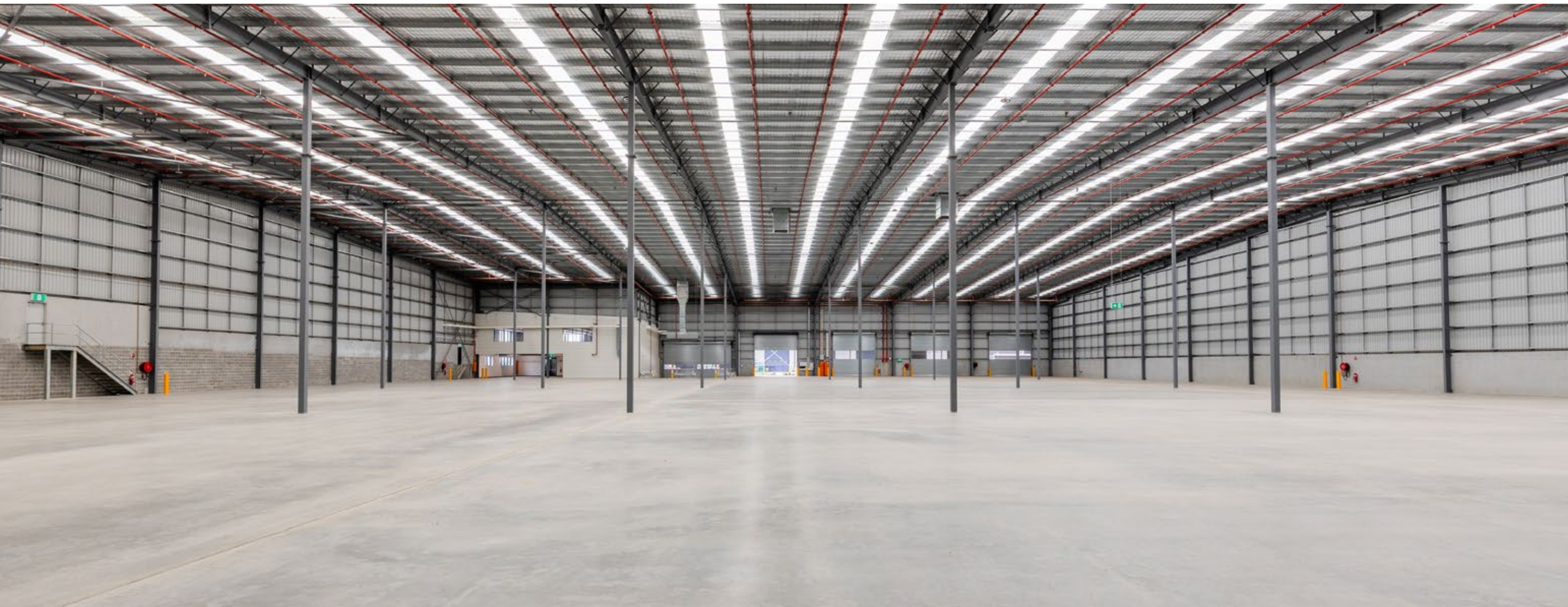
On-grade doors

8,029 sqm\*

Warehouse

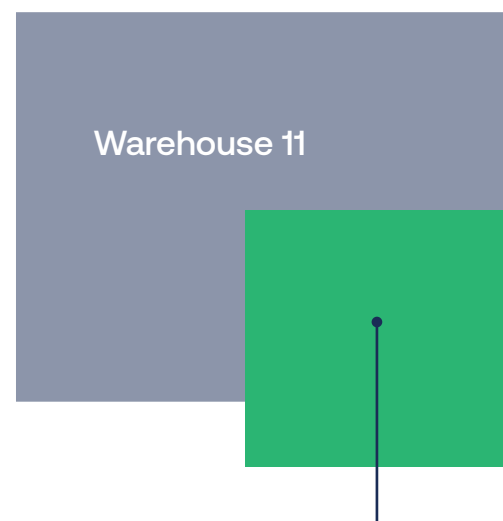
8T point load & 35kpa

Floor Loading

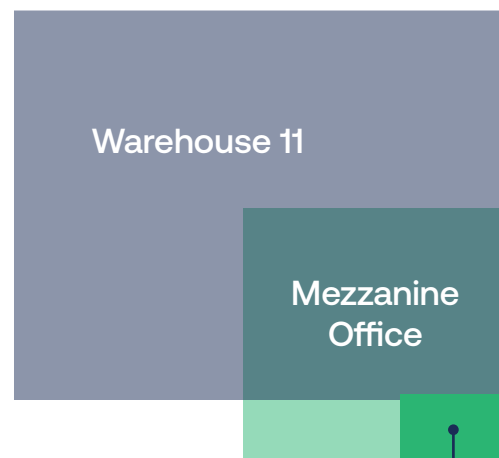




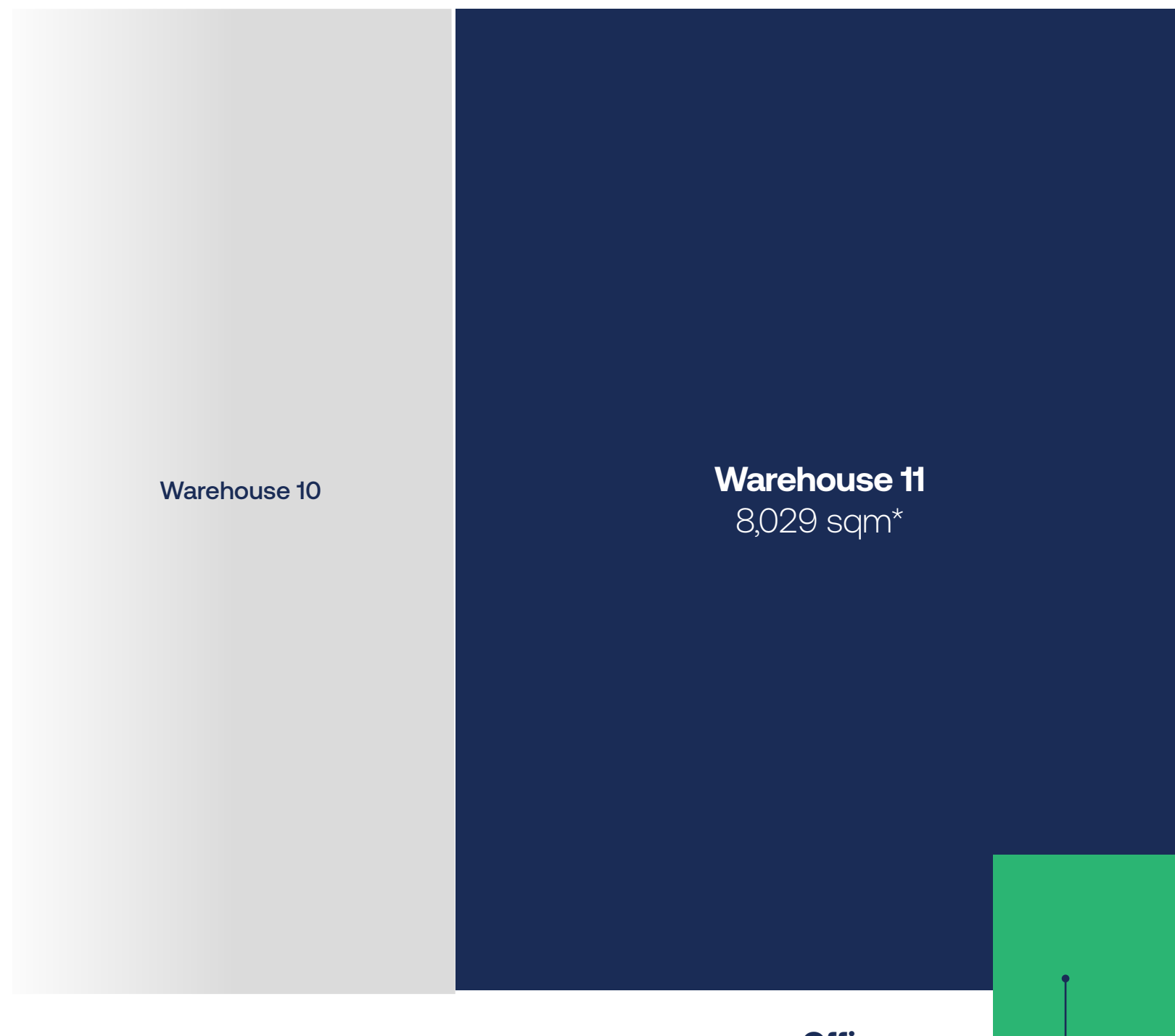
# Warehouse 11 Site Plan



402.5 sqm\*



41.5 sqm\*



8,029 sqm\*

402.5 sqm\*

\*Approximate



# Brought to you by Gateway Capital



2 Christina Road is owned and managed by Gateway Capital, an Australian based investment manager, working largely in the industrial and logistics sectors.

Gateway Capital has a keen focus on tenant relationships and a deep understanding of market dynamics. That means they can work flexibly, providing a range of space solutions to meet the needs of your business.

**\$1b+**

Assets Under  
Management

**\$600m+**

Development  
Pipeline

## Agent Details

**CBRE**



**MICHAEL O'NEILL**

+61 431 500 939

Michael.ONeill@cbre.com.au



**SHAUN TIMBRELL**

+61 433 302 979

Shaun.Timbrell@cbre.com.au

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**Nose to Tail**





