

**GOOD IS
ACCESS TO
4M CONSUMERS**

**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE
FOR
GREATNESS



RIVERWOOD BUSINESS PARK

92-100 Belmore Road, Riverwood NSW

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

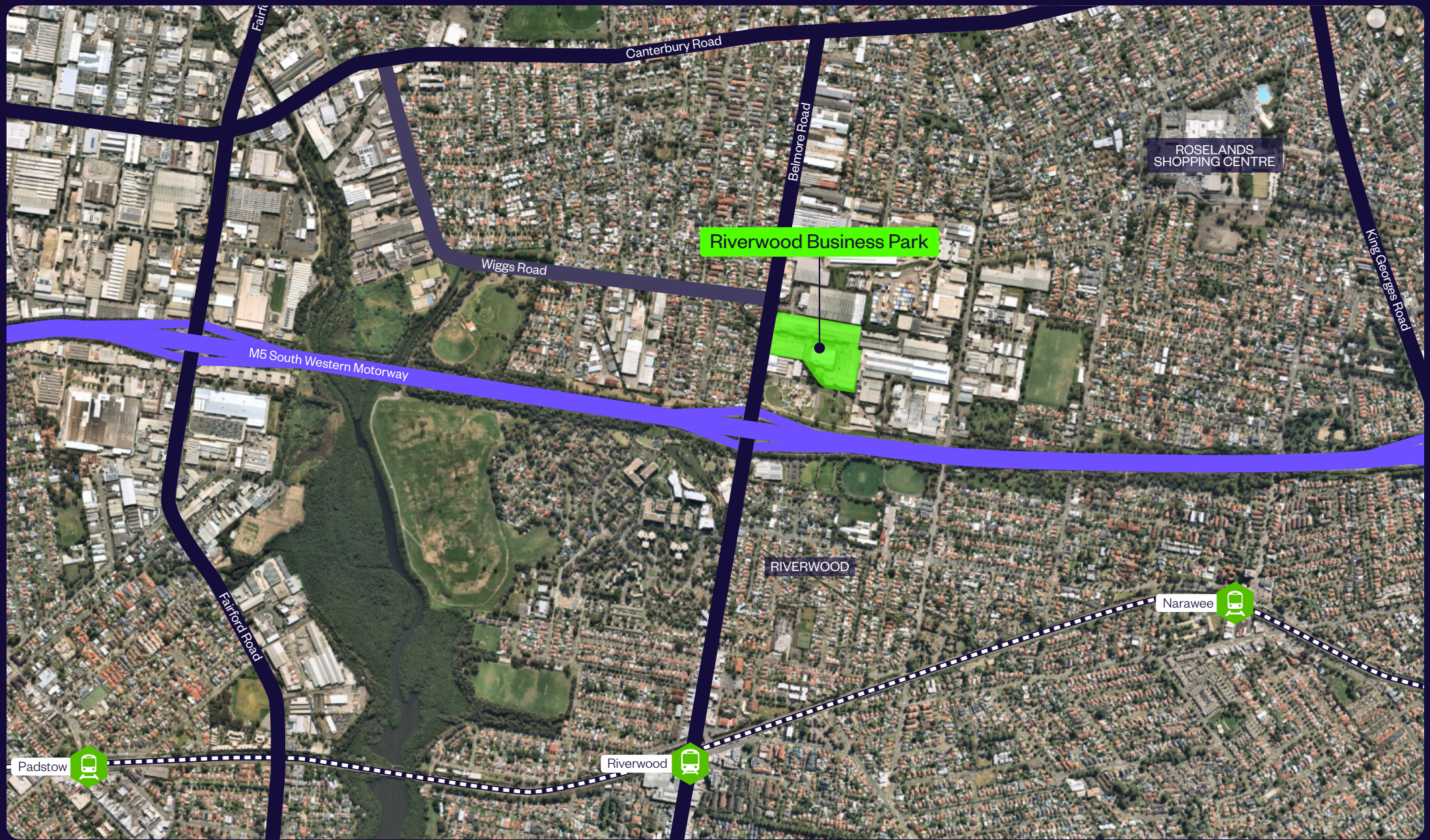
to Riverwood
Station

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



Riverwood Business Park

ROSELANDS SHOPPING CENTRE

RIVERWOOD

Narawee

Padstow

Riverwood

Fairfild Road

Canterbury Road

Belmore Road

Wiggs Road

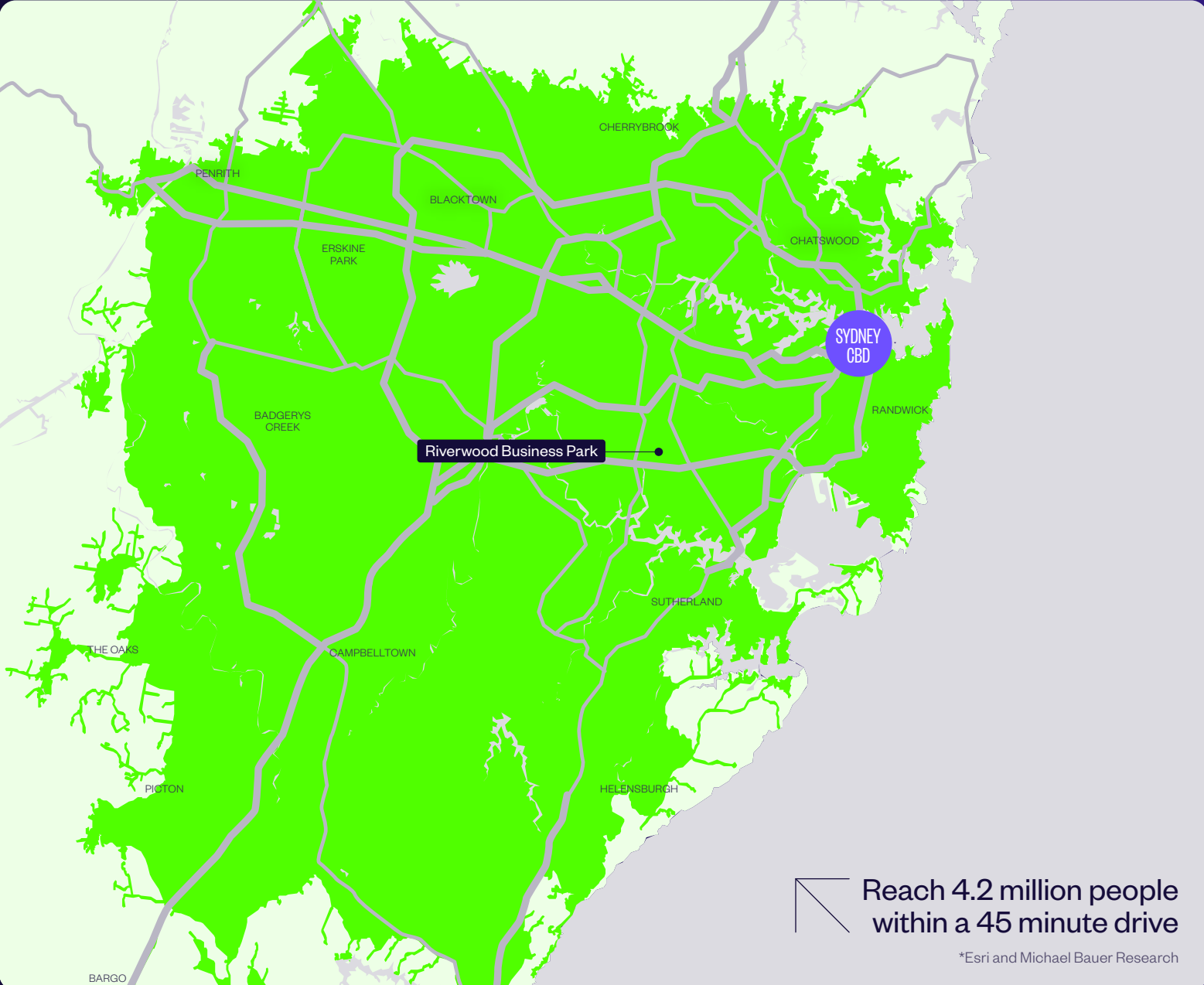
M5 South Western Motorway

Fairfild Road




King Georges Road

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

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.

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.

MASTERPLAN

Riverwood Business Park



BELMORE ROAD



FOR LEASE

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

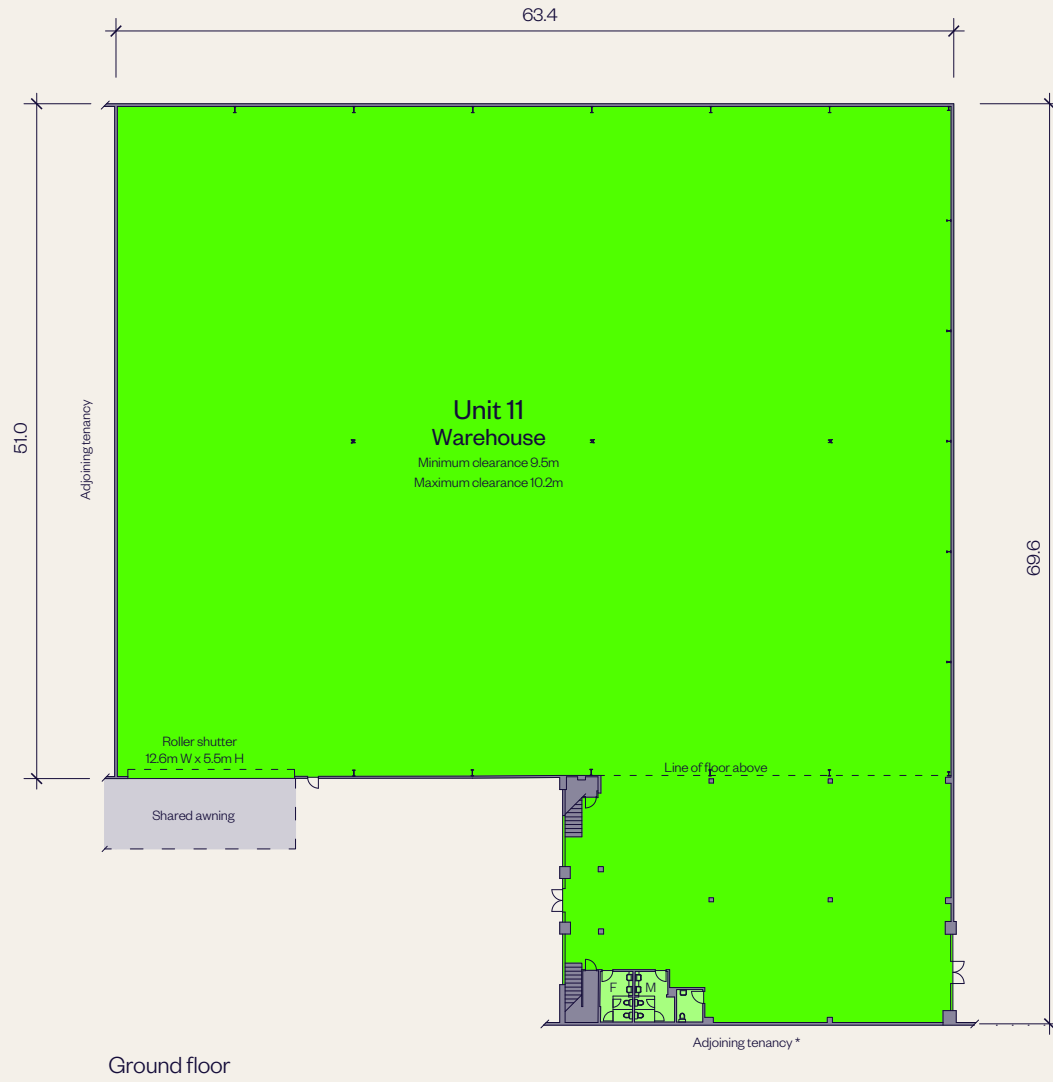


■ FOR LEASE

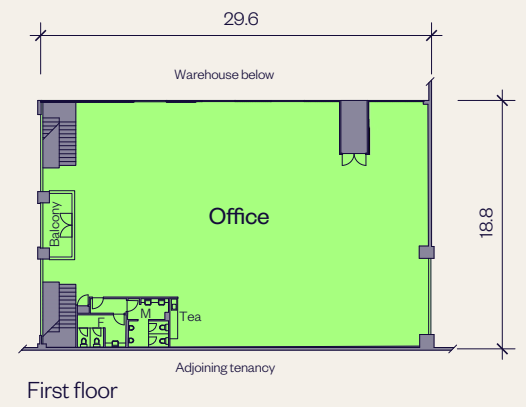
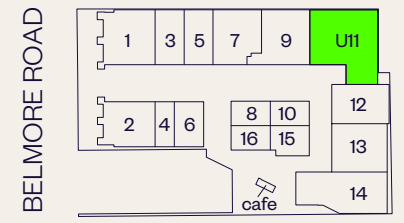
UNIT 11 PLAN

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



ABOUT GOODMAN



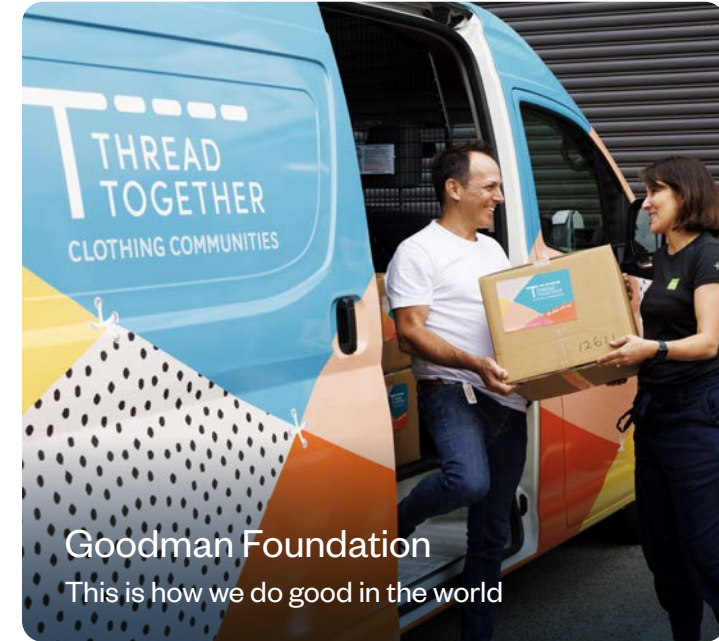
Our sustainability strategy

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



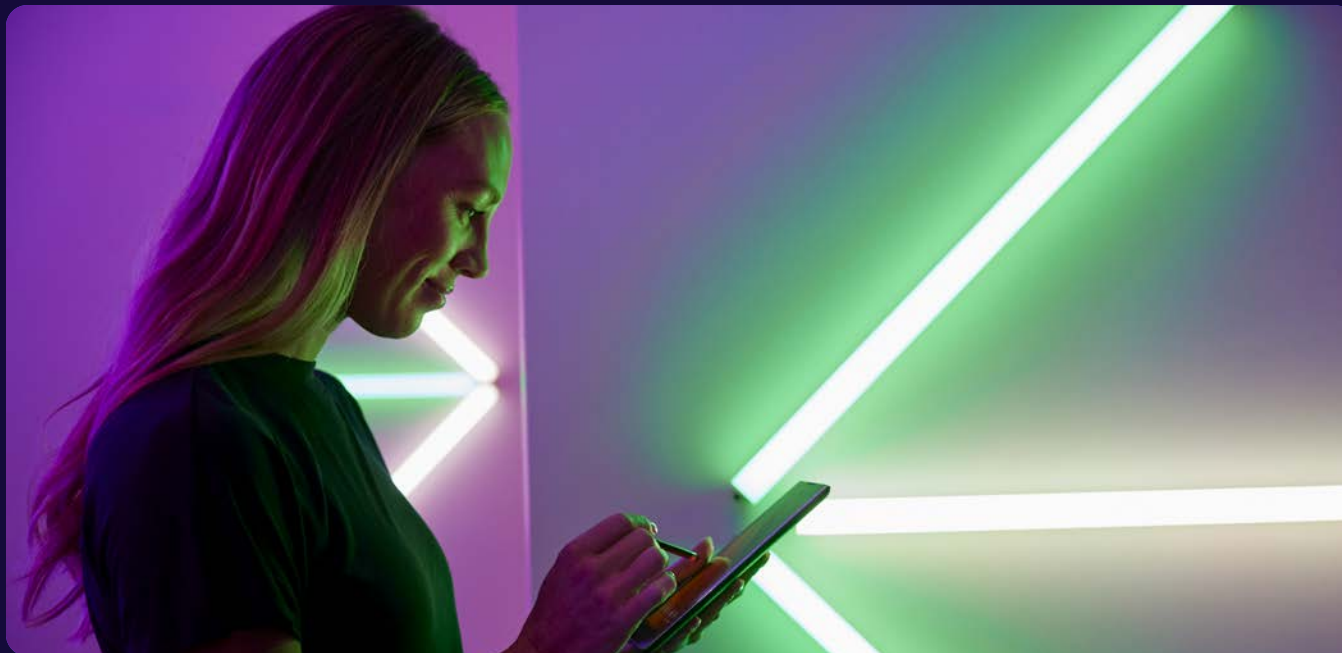
First Nations Engagement

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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