

An aerial photograph of the Lidcombe Business Park at sunset. The park features several large industrial buildings with solar panels on their roofs. A major road with traffic is in the foreground, and a dense residential area is visible in the background.

**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 428–3,972 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

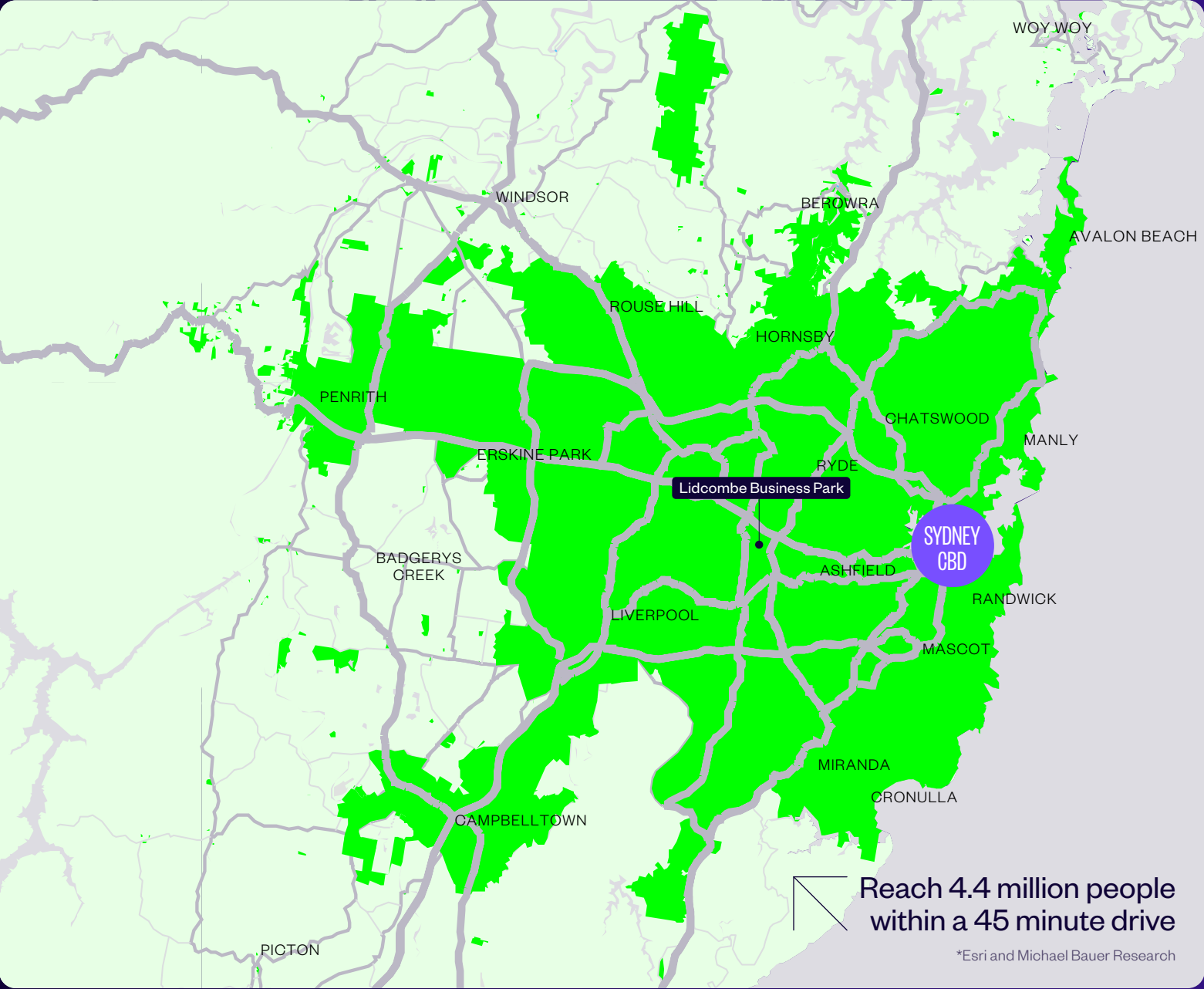
2.5KM
to M4
Motorway

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



*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 B5

- + 428 sqm office
- + Signage opportunities
- + Available July 2027.

Unit C4

- + 3,204 sqm warehouse + office
- + Two on-grade roller shutters
- + Internal clearance up to 9.4m
- + 40kW solar
- + 30 on-site car parking spaces
- + Awning provides all-weather loading
- + Available July 2027.



FEATURES

Unit E3

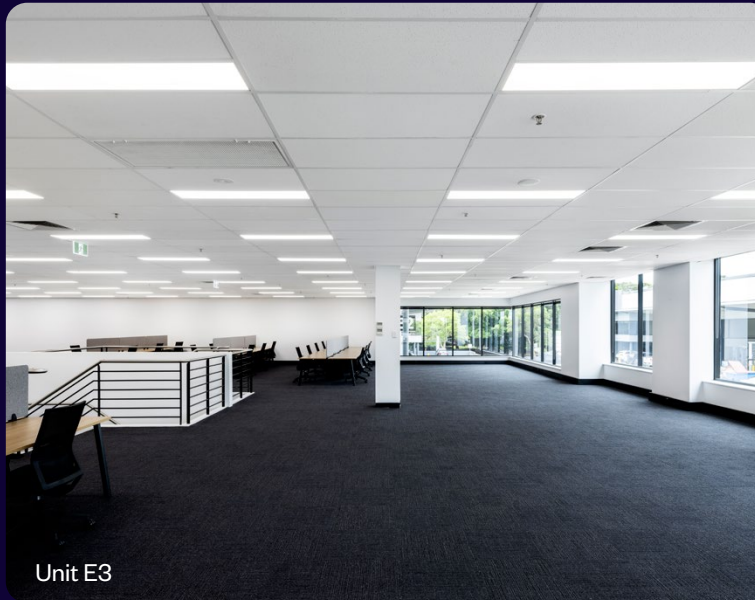
- + 4,177 sqm warehouse + office
- + 630 amps power capacity
- + Four on-grade roller shutters
- + Internal clearance up to 11.3m
- + 30 on-site parking spaces
- + Available February 2027.

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

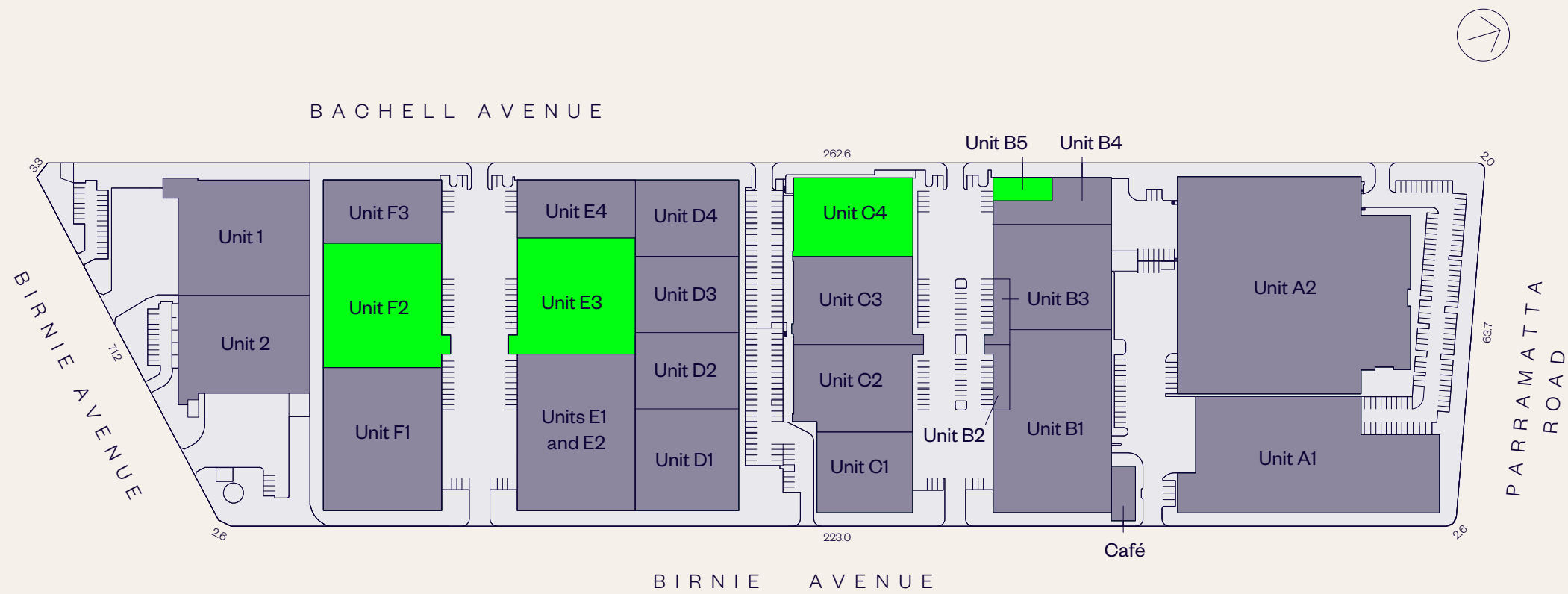


Unit E3



Unit F2

SITE PLAN



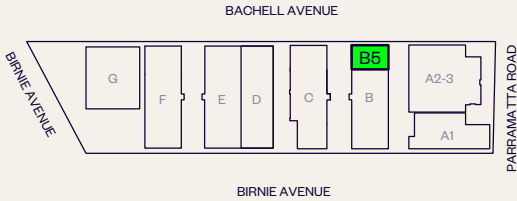
■ FOR LEASE

UNIT B5 PLAN

Lidcombe Business Park

AREA SCHEDULE	SQM
Unit B5	
Office	405.5
Amenities (exclusive use)	22.1
Total area	427.6

LOCATION PLAN



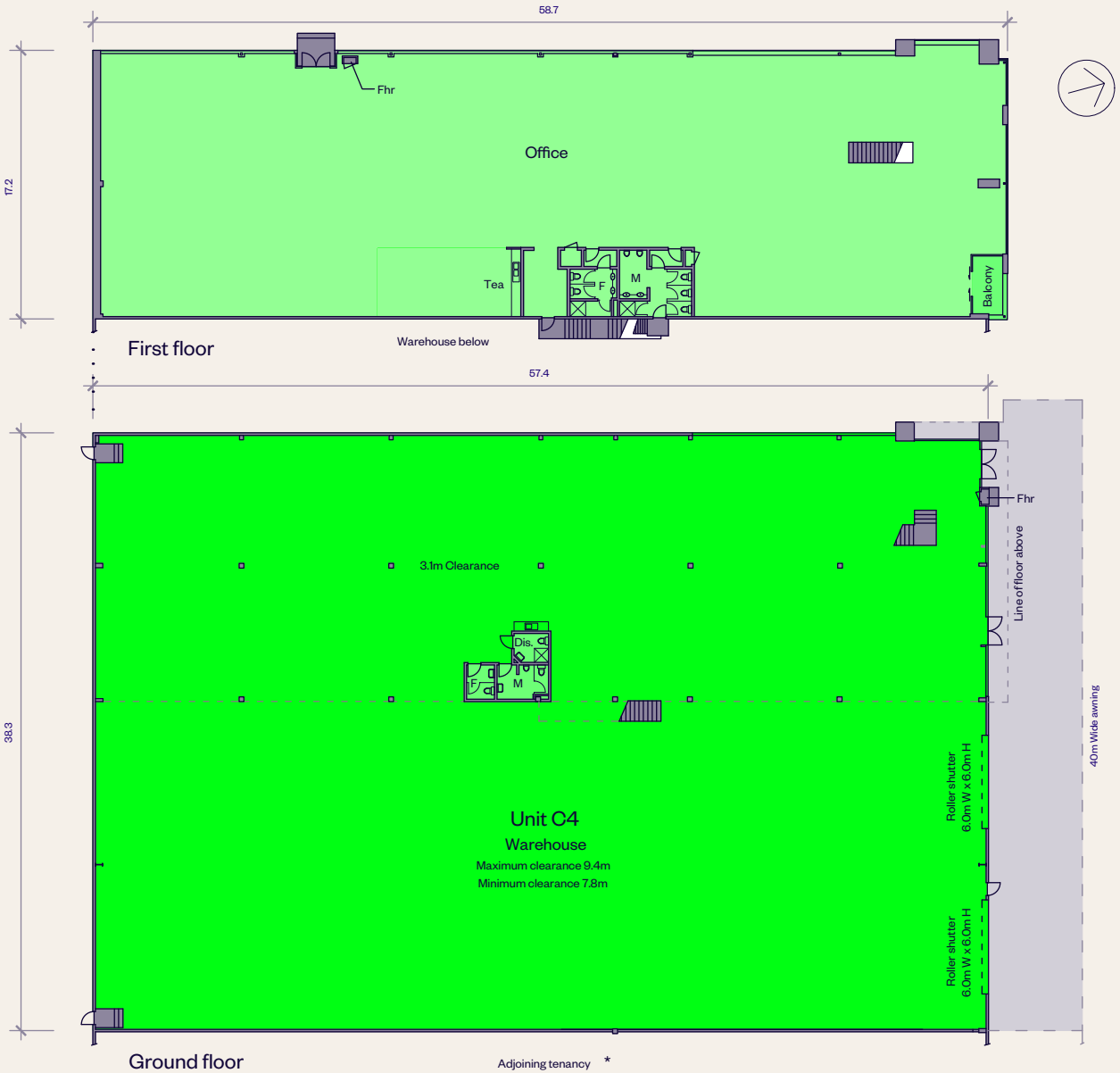
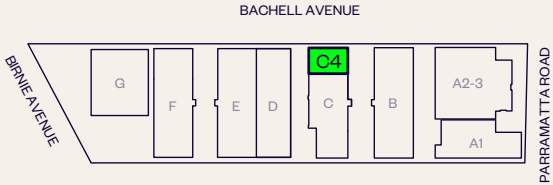
■ FOR LEASE

UNIT C4 PLAN

Lidcombe Business Park

AREA SCHEDULE	SQM
Unit C4	
Ground floor	
Warehouse	2,197.9
First floor	
Office	1,005.6
Total area	3,203.5

LOCATION PLAN

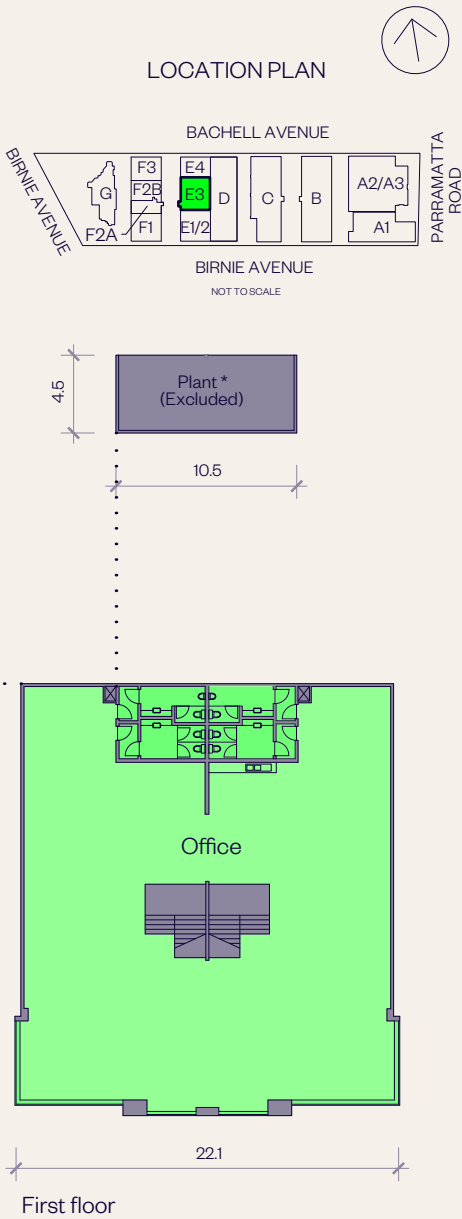
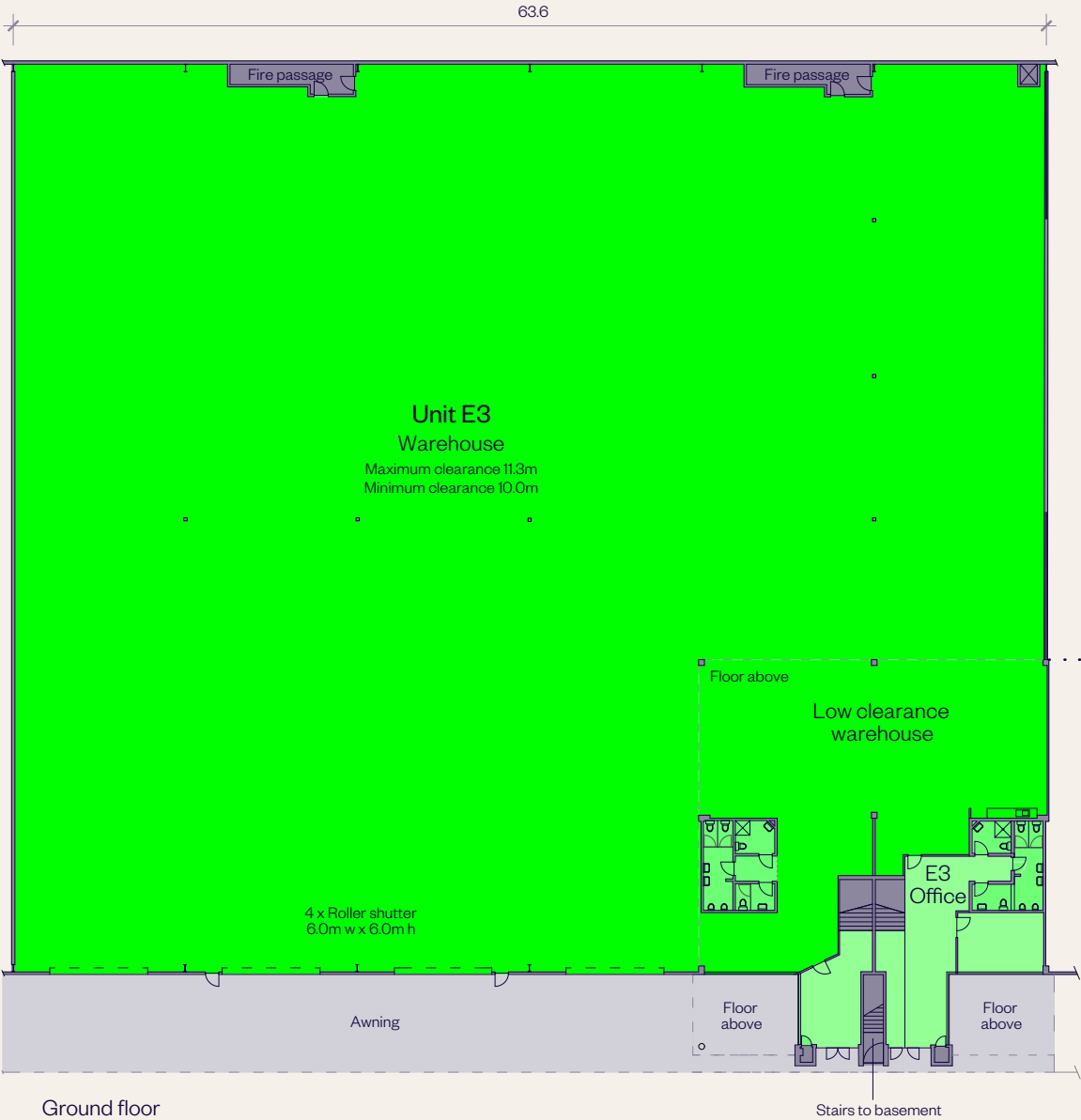


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UNIT E3 PLAN

Lidcombe Business Park

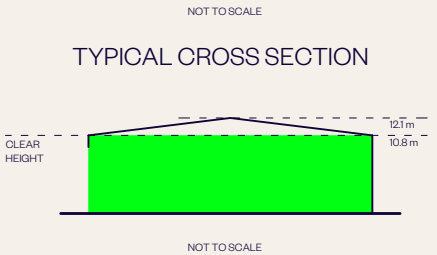
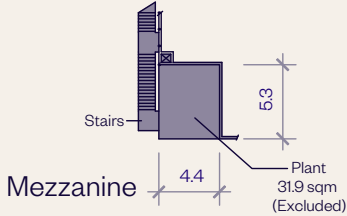
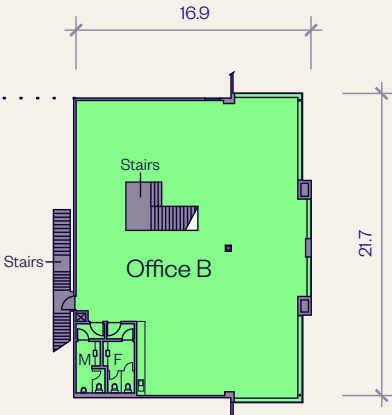
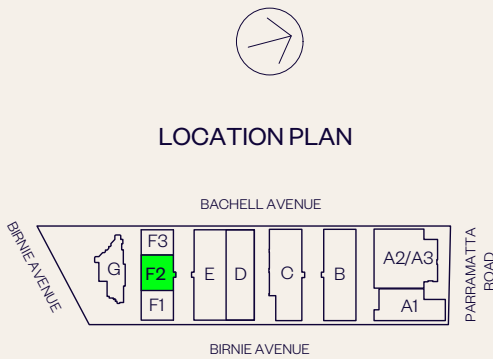
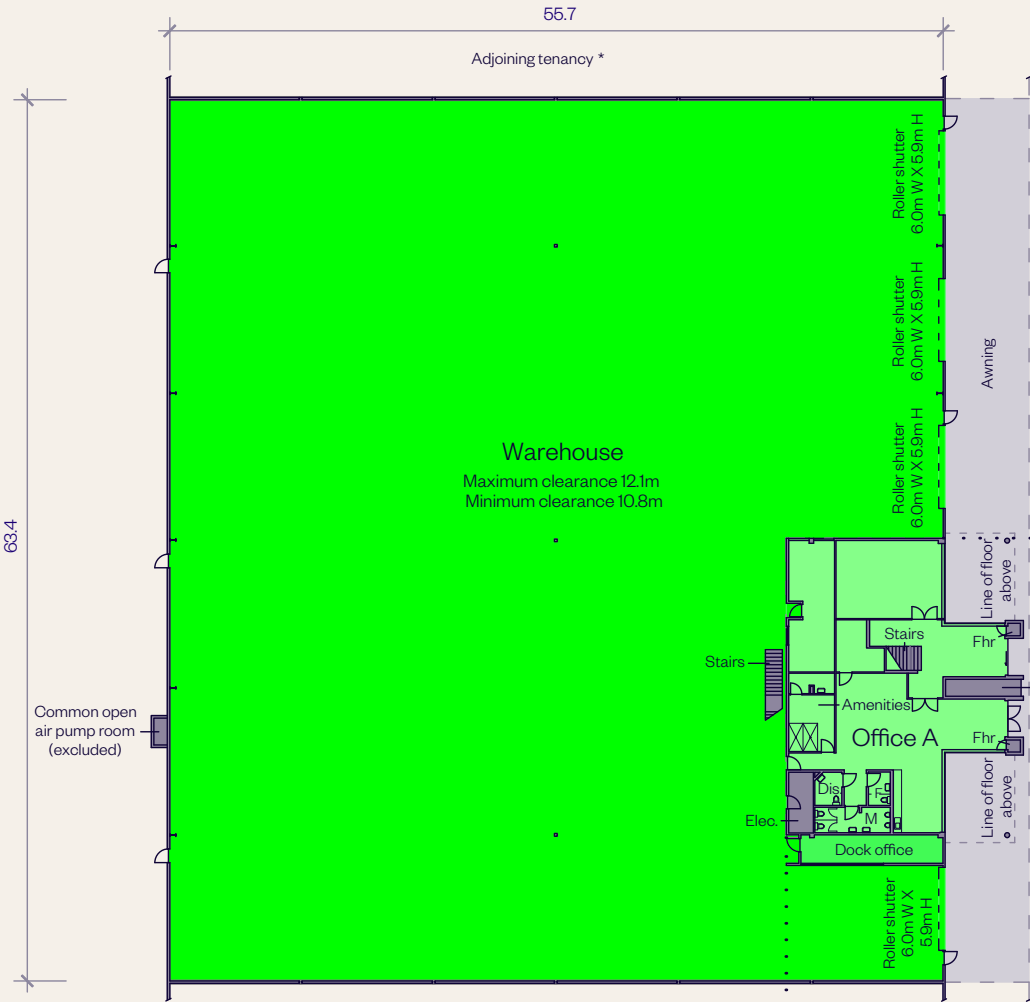
AREA SCHEDULE	SQM
Ground floor	
Warehouse	3,133.1
Low Clearance Warehouse	315.5
Office	136.8
First floor	
Office	531.8
Total building area	4,117.2



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

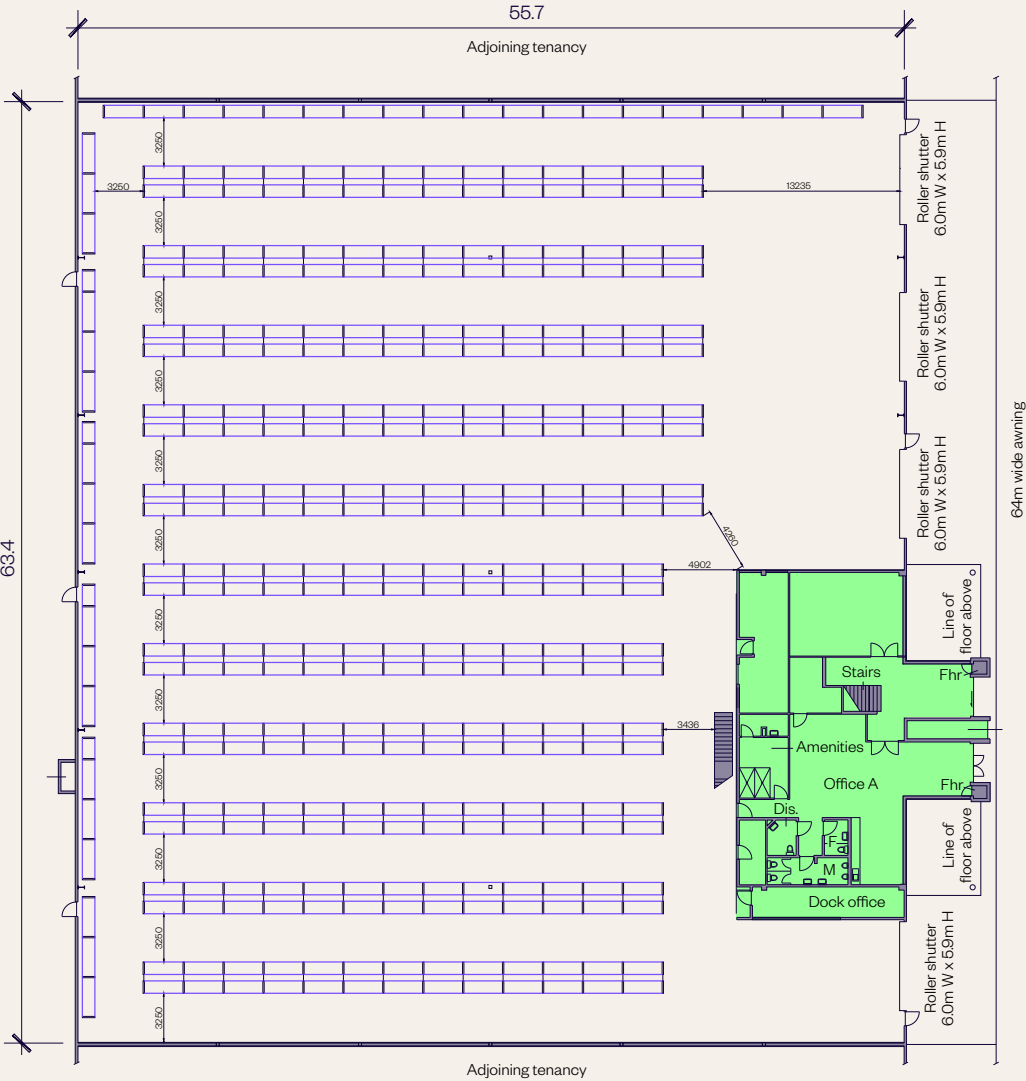


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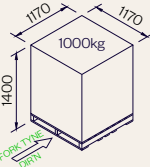
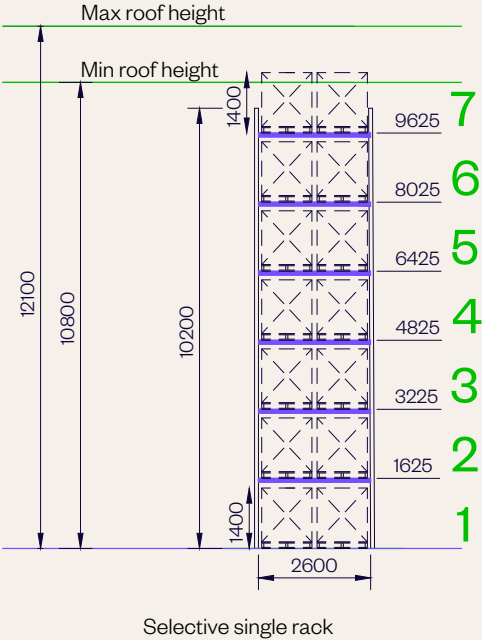
UNIT F2 RACKING PLAN

Lidcombe Business Park

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



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

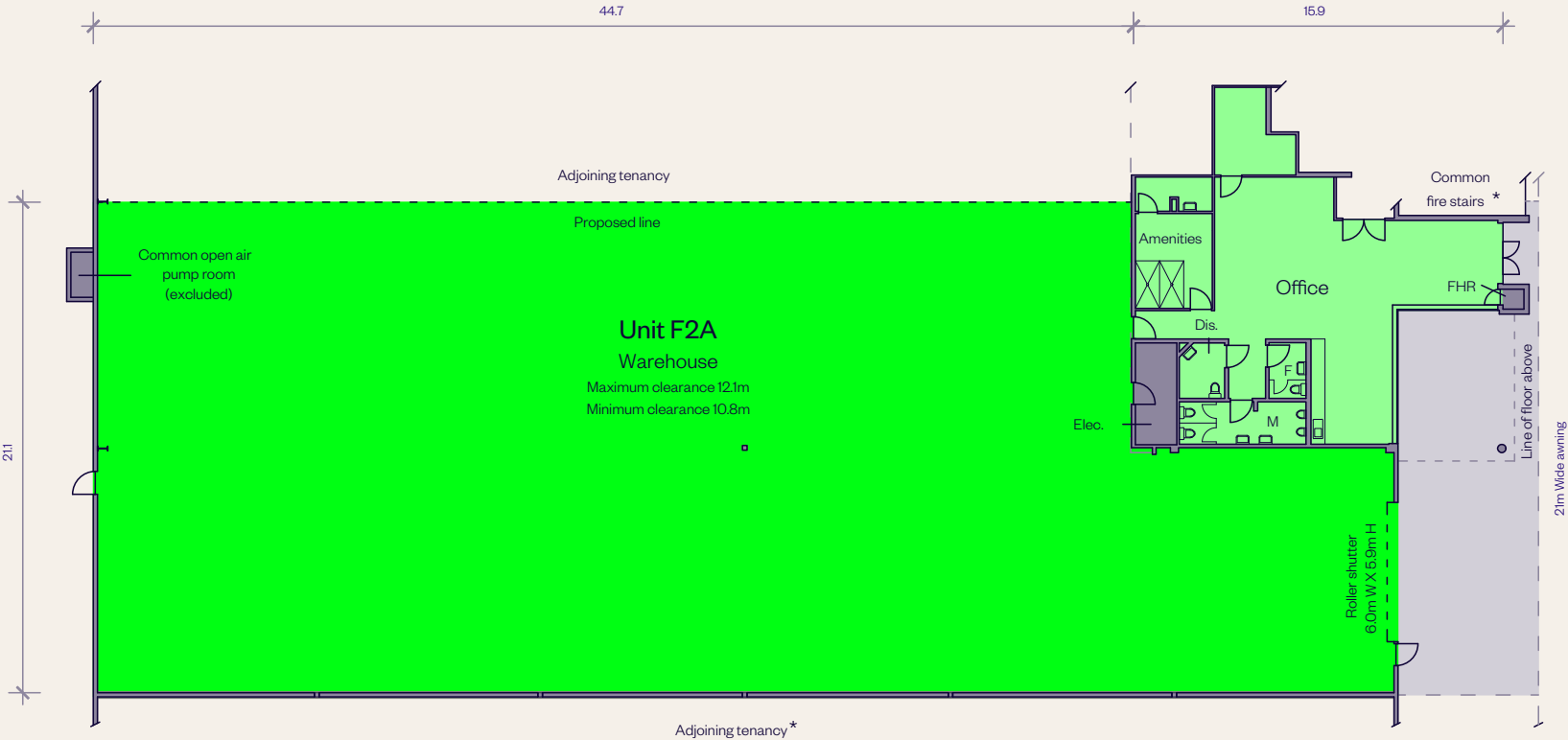
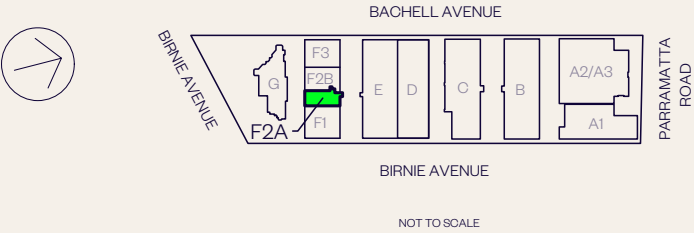


UNIT F2A SPLIT OPTION PLAN

Lidcombe Business Park

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

LOCATION PLAN

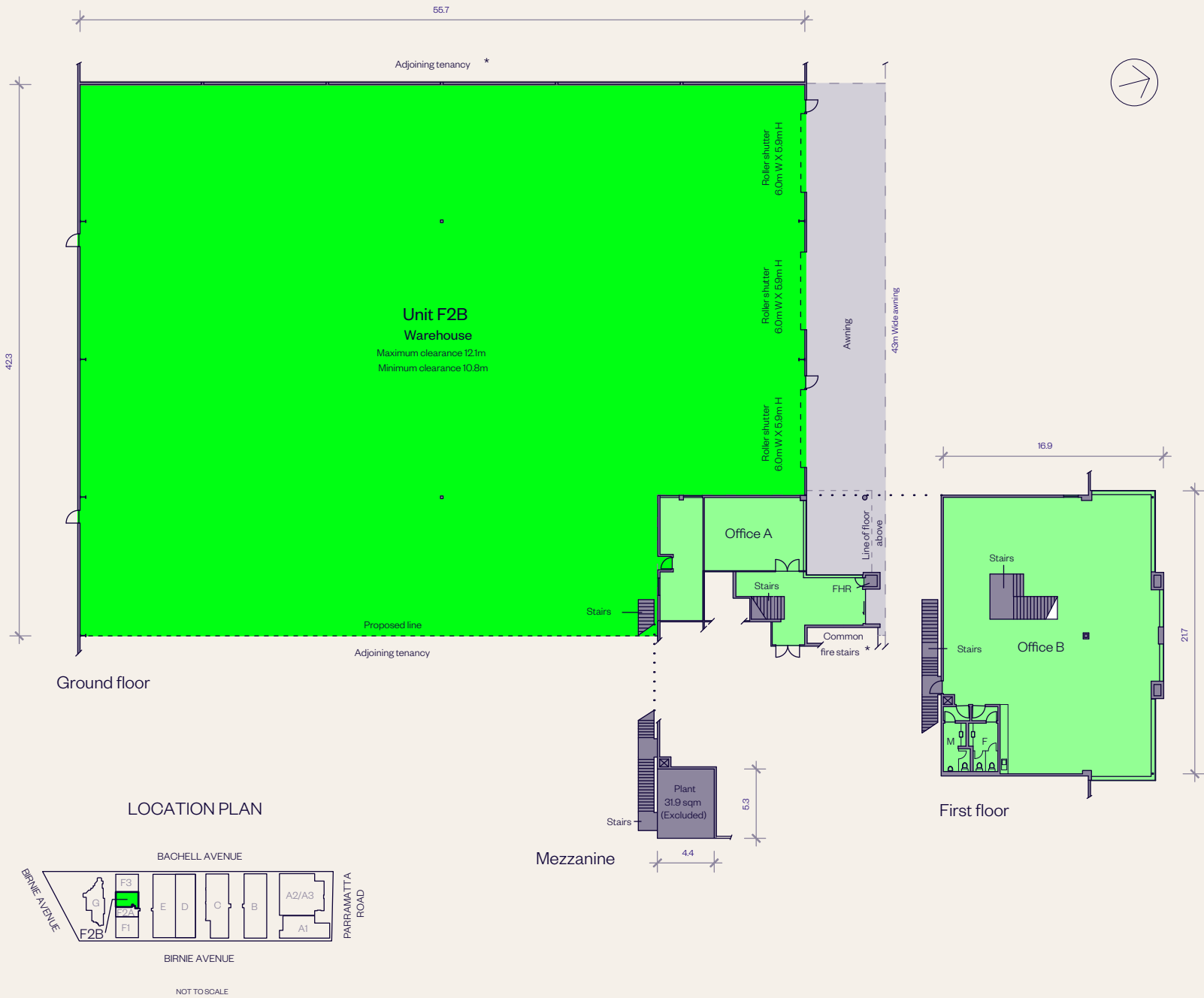


Ground floor

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



NEARBY AMENITY AND SERVICES



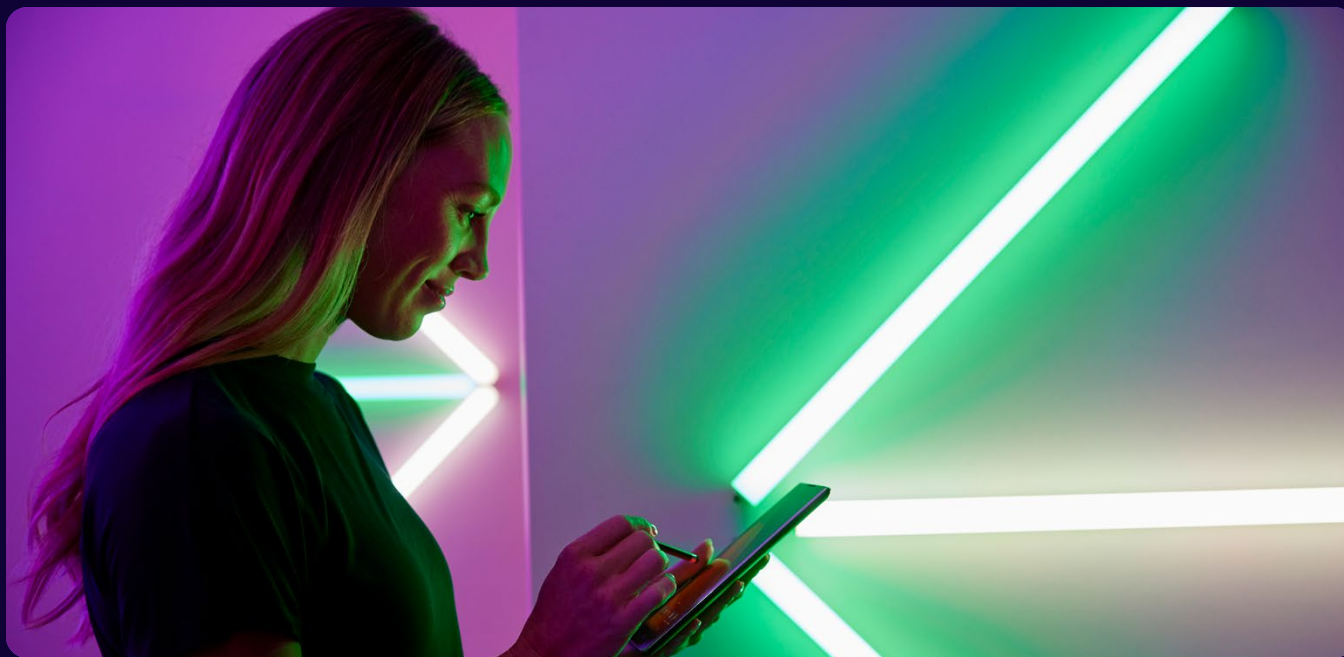
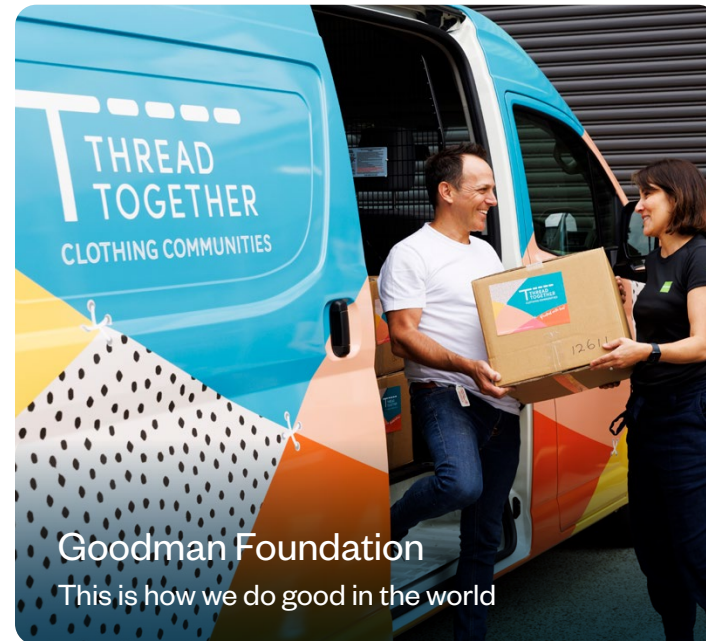
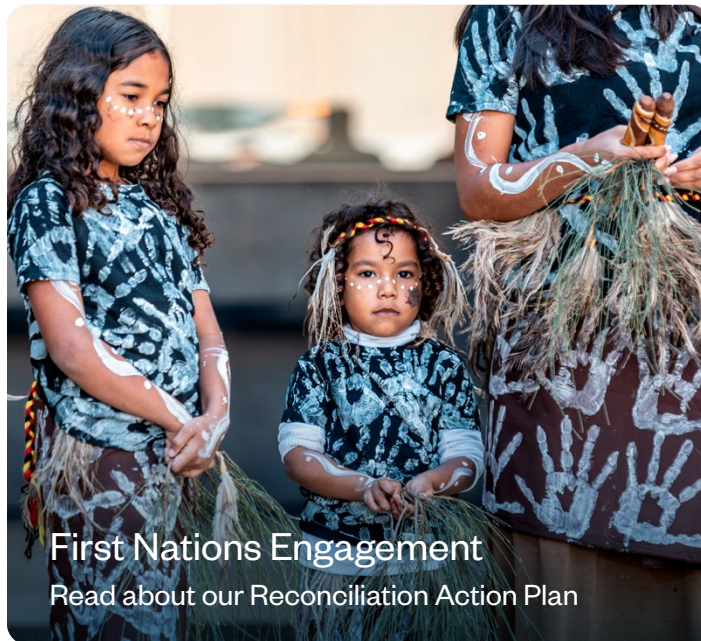
Sydney Olympic Park

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



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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CONTACT US



Flynn Doolan
Property Manager

T. 02 9230 7170
M. 0481 550 180
flynn.doolan@goodman.com

Kim Vo
Asset Manager

T. 02 9230 7191
M. 0401 660 827
kim.vo@goodman.com

Goodman
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
T. 02 9230 7400

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