



For Lease 81 Derby Street, Silverwater

High Power Freestanding
Building in Silverwater





Position Your Business in the heart of the Central West

81 Derby Street presents a well-connected facility featuring temperature controlled space and high power, ideal for businesses seeking efficiency, exposure, and quality space.

The freestanding building comprises a 5,536sqm* warehouse with 3 on-grade roller shutter doors and 1 dock, complemented by a 2,600sqm* light-filled office/showroom over two levels.

Set on a generous 13,898sqm* site with ample car parking, this facility offers flexible, temperature controlled space with high power, whilst supporting operational flexibility and efficient logistics and distribution.

**approx.*

**NOW LEASING FROM Q2 2026
LONG-TERM LEASES AVAILABLE**

Executive Summary

ADDRESS

81 Derby Street, Silverwater 2128

TITLE DETAILS

Lot 1 in Deposited Plan 1009427

SITE AREA

13,898sqm*

BUILDING AREA

8,136.6sqm*

PLANNING

LGA: City of Parramatta Council

Zoning: E4: General Industrial

POWER

Whole Building - 2,600 Amps
Unit A – 2,000 Amps
Unit B – 600 Amps

CLEARANCE

Up to 9.5 metres

CAR PARKING

80 car bays

INSPECTIONS

Via private appointment with exclusive leasing agents.



AGENTS

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CBRE



Why 81 Derby Street?

This facility is designed for businesses that demand efficiency and a core Inner West location. With high-power capacity, functional loading, and proximity to major arterial roads and transport nodes, your operations can scale with ease.

Built for Operation Efficiency



5,536sqm warehouse*

Streamline your logistics with flow-through capability.



2,600sqm Flexible Office/Showroom*

Accommodate staff and clients under one roof.



Flexible Space

Potential to lease from 5,000sqm+



High Power - 2,600 Amps

Supports automation and energy-intensive uses.



Dual Driveways & Yard

Reduce congestion and improve vehicle access.



Available Q2 2026

Plan your relocation with certainty.

Strategic Location & Exposure



Minutes from Silverwater Road and M4 Motorway



Climate control system

adding value to pharmaceutical/food and other users



Walkable amenity including cafes, retail & Auburn Station



18.8kms* from Sydney CBD & 20.1kms* from Sydney Airport

81 Derby Street Offers An Excellent Opportunity To Establish Your Corporate Headquarters

A premier location designed to attract and retain top staff.





Strategically Located with Excellent Connectivity

Situated to the western side of Silverwater Road, this property offers quick access to key infrastructure and major arterials. The location is well serviced by public transport, food and beverage options, and is highly accessible for staff, customers and deliveries.

KEY DISTANCES & TRAVEL TIMES

**Indicative times based on standard traffic conditions*

LOCATION	APPROX DISTANCE	APPROX TRAVEL TIME
M4 Motorway	1.2 km	3 min drive
Sydney CBD	18.8 km	22 min drive
Sydney Airport	20.1 km	18 min drive
Parramatta CBD	9.2 km	14 min drive
Auburn Train Station	2.7 km	7 min drive



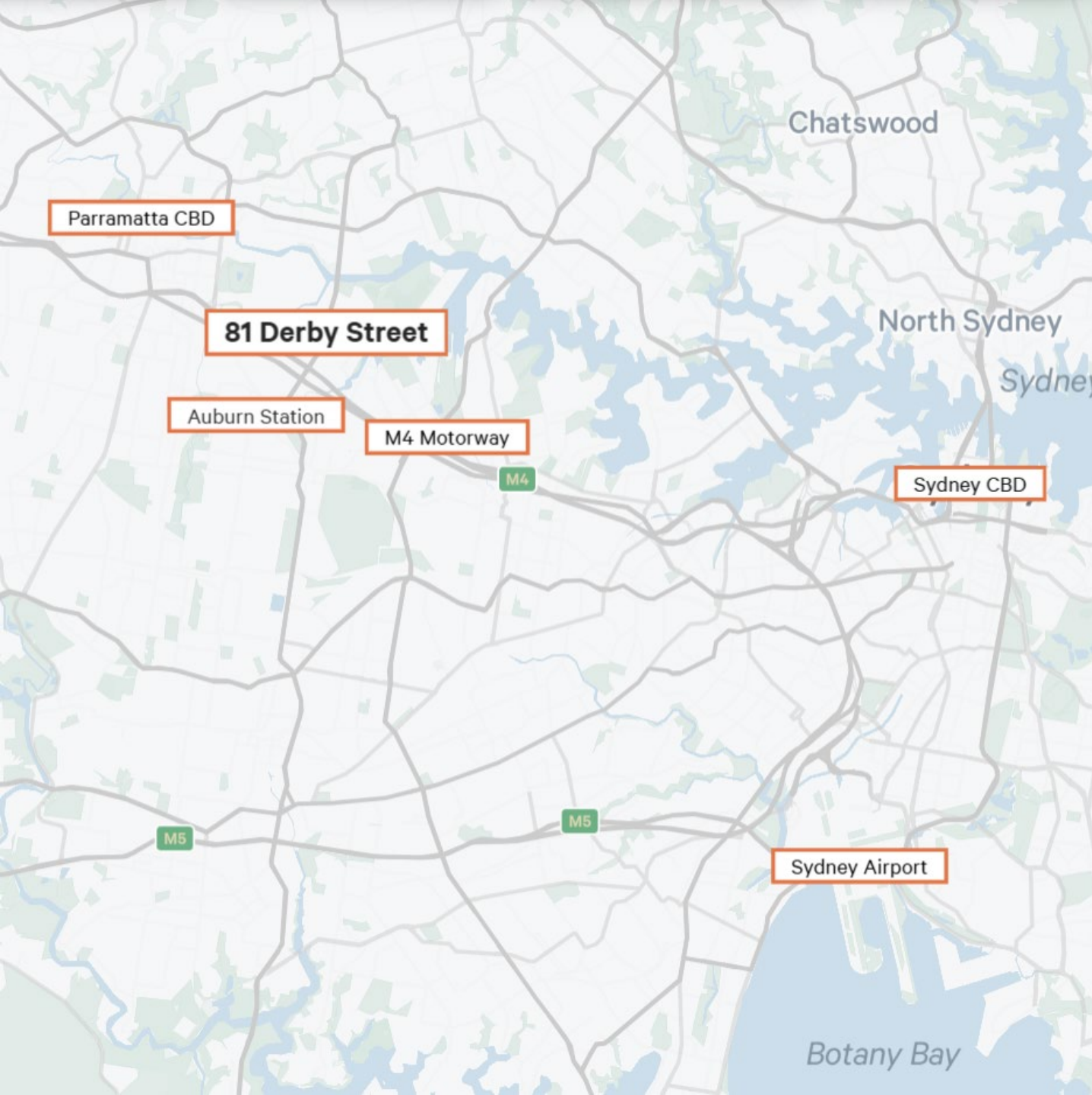
Enjoy a selection of food and beverage options within walking distance.



Access retail (Lidcombe Shopping Centre), green spaces and Sydney Olympic Park.



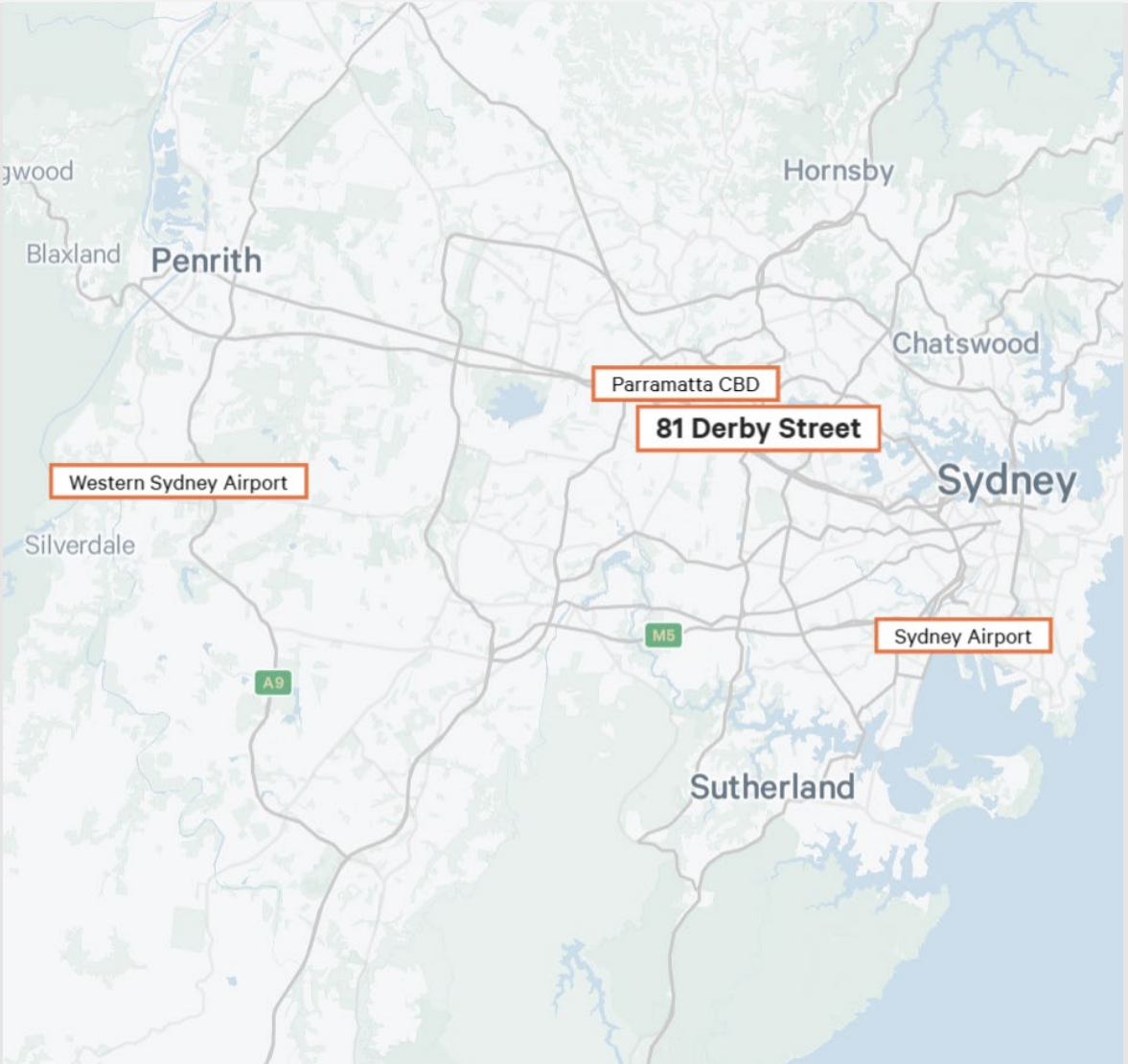
Well-served by bus routes along Carnarvon St, Fariola St and Silverwater Rd.



Strategic Access for Modern Industry

Positioned for performance, 81 Derby Street offers exceptional proximity to Sydney's key infrastructure. Major road networks, Parramatta CBD and Sydney Airport are all within easy reach - making it ideal for fast-moving, time-sensitive operations.

Whether you're moving freight, meeting tight delivery windows or serving metro and regional customers, this location enables faster, more efficient business.



Perfectly Suited to Evolving Industry Needs



Printers



Manufacturers



Food Groups



Pharmaceutical



E-commerce & last-mile distribution



Automotive groups, including EV businesses



Zoning & Permitted Uses

LOT	1
DEPOSITED PLAN	1009427
LEP	Parramatta LEP 2023
ZONING	E4: General Industrial*

The E4 General Industrial zone primarily supports a variety of industrial activities including manufacturing, processing, warehousing, and research and development

All interested parties should make their own investigations with City of Parramatta Council in relation to their use under the LEP.

OBJECTIVES:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To minimise adverse effects on the natural environment.

PERMITTED WITHOUT CONSENT:

- Nil

PERMITTED WITH CONSENT:

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heliports; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

PROHIBITED

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Respite day care centres; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Source:

https://legislation.nsw.gov.au/view/html/inforce/current/epi-2023-0117#pt-cg1.Zone_E4

Plans – Whole Building

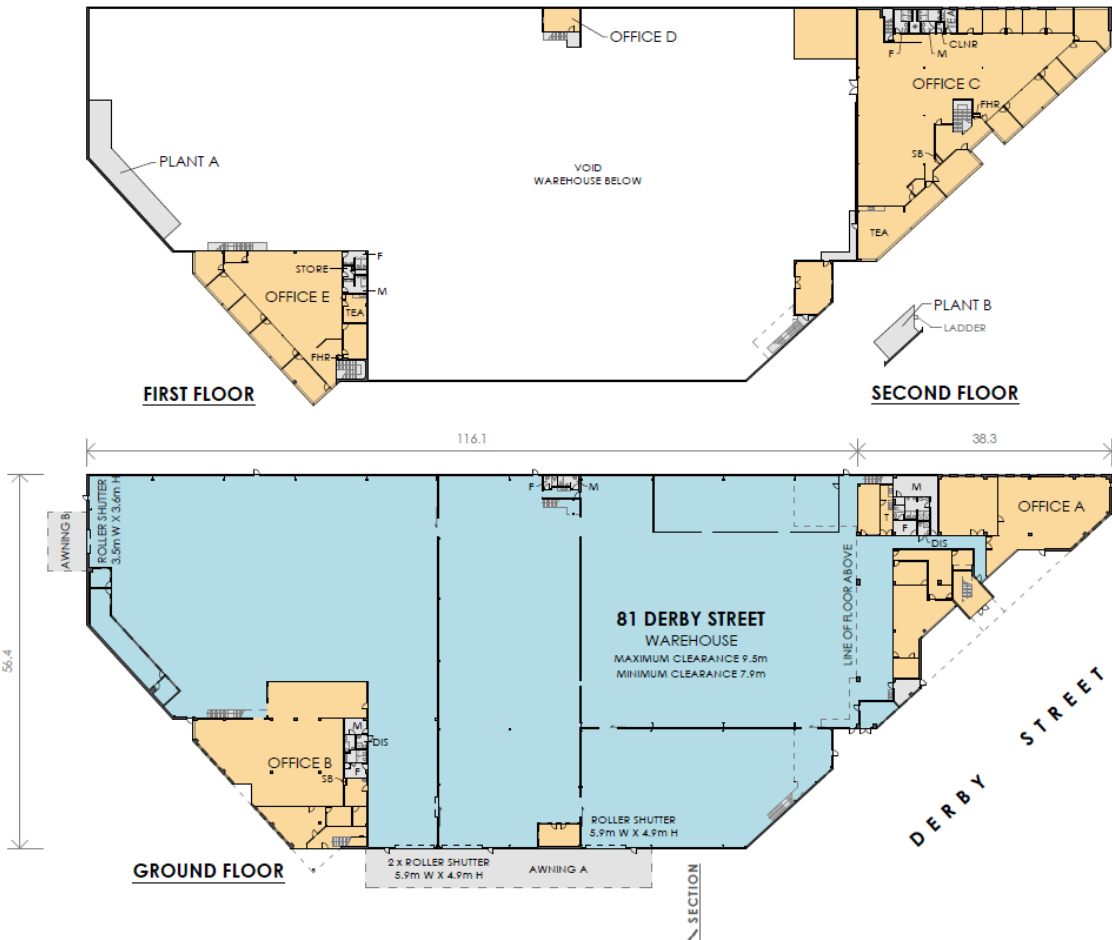
Information Schedule

Site Area	13,898sqm
Building Area	8,136.6sqm

Warehouse & Amenity	5,536.4sqm
Ground Floor Office	1,111.4sqm
First Floor Office	1,488.8sqm
Total Area	8,136.6sqm



BUILDING



Plans – Unit A and B

Information Schedule

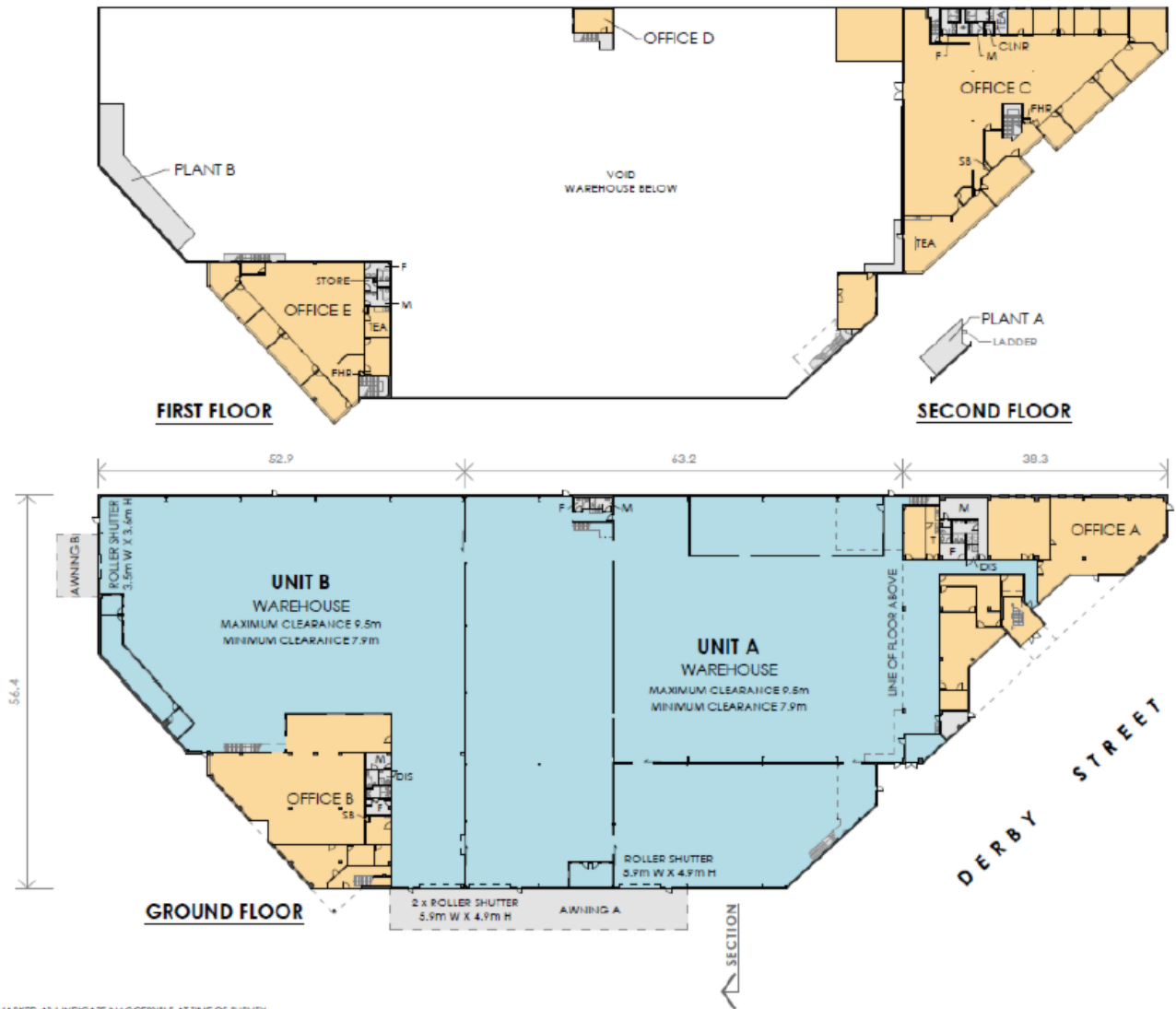
Site Area	13,898sqm
Building Area	8,136.6sqm

UNIT A	
Warehouse	3,553.5sqm
Ground Floor Office	636sqm
First Floor Office	1,064.4sqm
Total Unit A	5,253.9sqm

UNIT B	
Warehouse	1,982.9sqm
Ground Floor Office	475.4sqm
First Floor Office	424.4sqm
Total Unit B	2,882.70sqm



BUILDING



Secure a Well-Positioned Industrial Facility in the Heart of the Central West

Available to occupy in Q2 2026, 81 Derby Street offers a highly functional, well-connected industrial facility in one of Sydney's most strategic locations.

Freestanding buildings of this scale and offering are hard to come by in the Central West – especially those that offer high power and temperature controlled space.

Enquire today to arrange a private inspection and discuss potential lease options.

CBRE

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Information Memorandum

81 DERBY STREET SILVERWATER

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