



INFORMATION MEMORANDUM

1 FOX LANE

ERSKINE PARK





M4 MOTORWAY

PARRAMATTA
CBD

JOHN MORPHETT
PLACE

ACCESS VIA
FOX LANE

LENORE DRIVE

WESTLINK M7

1
FOX
LANE

*Outline indicative only



Prime Industrial Facility In Strategic Location

Cushman & Wakefield and GJS Property are pleased to present Warehouse 1, 1 Fox Lane, Erskine Park for lease. This highly sought-after industrial facility offers occupiers a rare opportunity to secure a premium high clearance warehouse in the heart of Sydney's west industrial precinct, surrounded by major occupiers.

Located within the highly sought after Erskine Park industrial precinct, the property is in close proximity to major road networks, including Lenore Drive and Erskine Park Road (100m*) with convenient access to the M7 Motorway (4.5km*), and the M4 Motorway (8km*).

For more information or to arrange an inspection, please contact the exclusive leasing agents.



12,184 SQM*

WAREHOUSE 11,102sqm*
OFFICE 1,082sqm*



12.1M* - 12.3m*

HIGH INTERNAL
CLEARANCE



4 ON-GRADE

ROLLER SHUTTER
DOORS



4 RECESSED

DOCKS



14,471*

PALLET CAPACITY



33M*

HARDSTAND FOR
EXCELLENT TRUCK
MANEUVERABILITY



19M*

DEEP AWNING
FOR ALL WEATHER
ACCESS



WELL INSULATED

WAREHOUSE



B2B

PRIME LOCATION



24/7**

OPERATIONS



Q2 2026

AVAILABILITY

*Approximate
**Subject to council approval



Strategic location

1
FOX
LANE



30-Minute Drive Time

Numerous DC's within a 30 minute drive time:

- Amazon
- Aldi
- Big w
- Coles
- Bunnings
- K-Mart
- Myer
- Woolworths
- Metcash
- JB Hi-Fi
- Petbarn
- Winning Appliances
- H&M
- The Iconic
- David Jones

Efficient Logistics Location Providing Transport Cost Savings

- ▶ Significant number of retailer warehouses and distribution points within a 20km radius (+/- 30min drive), increasing location-based value.
- ▶ \$21.4 billion retail spend within 30-minute drive time, with 22.8% of this being spent online.
- ▶ Closely located to significant points of interest increasing the desirability of the site.

*All distances are approximate

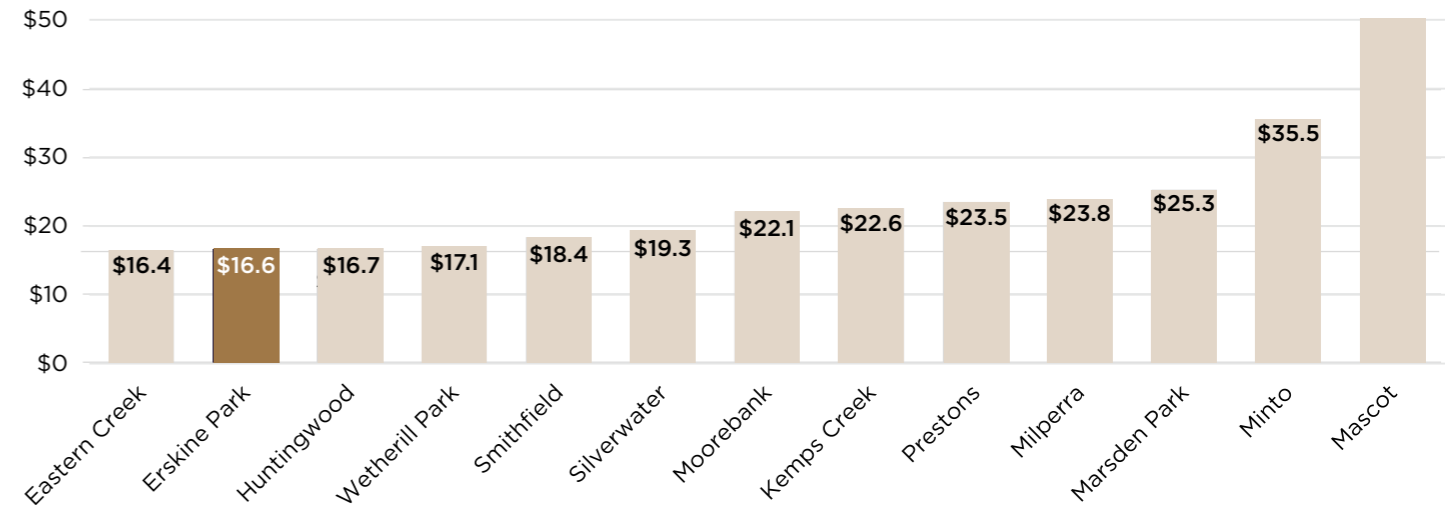
Erskine Park delivers for B2B

Erskine Park; Built for Business, Powered by Logistics

The location preferences of occupiers is underpinned by their customer base. Occupiers servicing other distribution centres or businesses are better suited to locations adjacent to major arterial roads, as they facilitate maximum reach to warehouse floorspace, including major retail distribution centres.

On this front, **Erskine Park is one of Sydney's best-ranked B2B markets** (\$16.6 per 1.0 million sqm of warehouse GLA in a 30-minute drive time), underpinned by access to approximately 19.0 million sqm of industrial floorspace in a 30-minute drive time. By comparison, Marsden Park provides access to 12.5 million sqm of industrial floorspace in the same drive time.

Prime Gross Rent per 100,000sqm in a 30-minute Drive Time



30 Minute Drive Time Statistics

| | | |
|---|---|---|
| POPULATION 1,568,743 | HOUSEHOLDS 494,897 | TOTAL EXPENDITURE POOL p.a. \$27.8 billion |
| RETAIL EXPENDITURE p.a. \$21.4 billion | E-COMMERCE PENETRATION RATE 22.8% | 2036 FORECAST POPULATION 1,859,784 |

Total spending pool incorporates all household expenditure, excluding housing (rent, mortgage and repairs and maintenance).
**Figures accurate as of March 2026

► Connectivity ► Population Reach ► **ERSKINE PARK**

SOURCE:
Cushman & Wakefield Research

Infrastructure & Connectivity

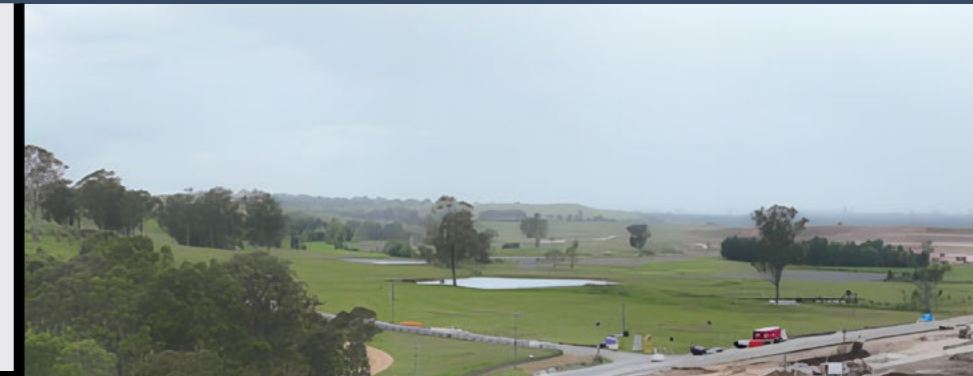
Major changes are taking shape as both the Commonwealth and NSW Governments invest heavily in vital infrastructure programs.

These projects will play a central role in reshaping Western Sydney—unlocking new opportunities and driving significant regional growth. Ensuring that infrastructure is strategically planned and delivered will be essential to support the needs of the area's rapidly increasing population.

Mamre Road will be widened to four lanes with upgraded intersections between the M4 and Erskine Park Road, funded equally by the Australian and NSW Governments, with expected 2029 construction completion. increased road capacity, reduced travel times, congestion cut & safety increased.

Source <https://www.transport.nsw.gov.au/projects/current-projects/mamre-road-upgrade-%E2%80%93-between-erskine-park-road-erskine-park-and-kerrs>

MAMRE ROAD UPGRADE



FUTURE SOUTHERN LINK ROAD UPGRADE

The Southern Link Road will create a new east-west connection between Mamre Road, Kemps Creek and Wallgrove Road, improving access for workers and freight, and boosting capacity across the Western Sydney Employment Area, to meet future traffic and transport demands.

Source: <https://www.transport.nsw.gov.au/projects/current-projects/southern-link-road-corridor>

The newly completed M12 Motorway provides a direct link to Western Sydney International Airport and the Sydney motorway network, reducing travel times by up to 162 minutes and carrying about 52,000 vehicles daily.

Source: <https://www.transport.nsw.gov.au/projects/current-projects/m12-motorway>

M12 MOTORWAY



EASTERN RING ROAD & BADGERYS CREEK ROAD UPGRADES

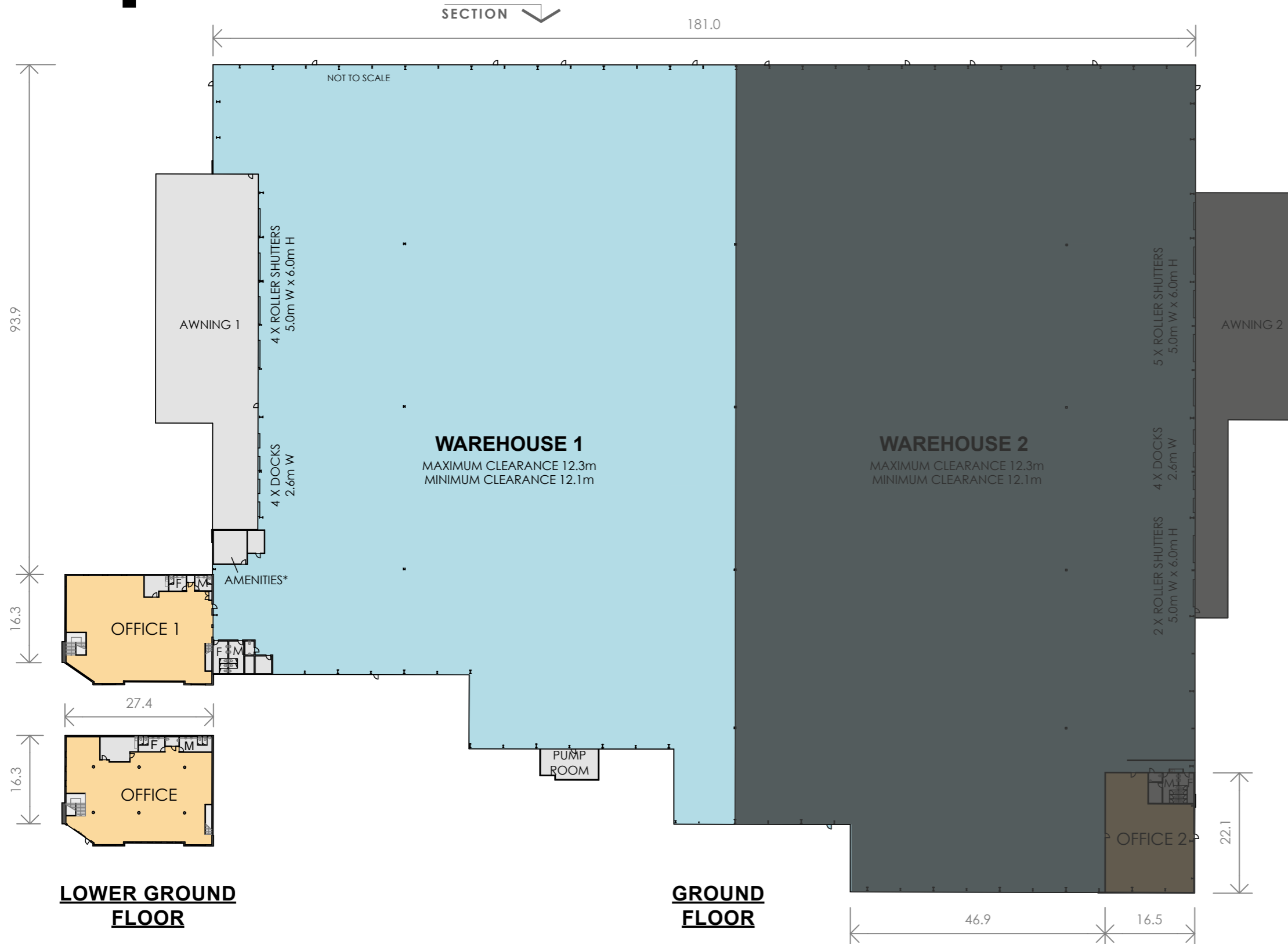
The NSW Government has committed \$25 million to plan the Eastern Ring Road and southern Badgerys Creek Road, a 7.5 km north-south corridor linking The Northern Road and Elizabeth Drive to boost freight and transport connections with dedicated lanes for general traffic, buses, walking and cycling.

Source: <https://www.transport.nsw.gov.au/projects/current-projects/bradfield-precinct-priority-roads>





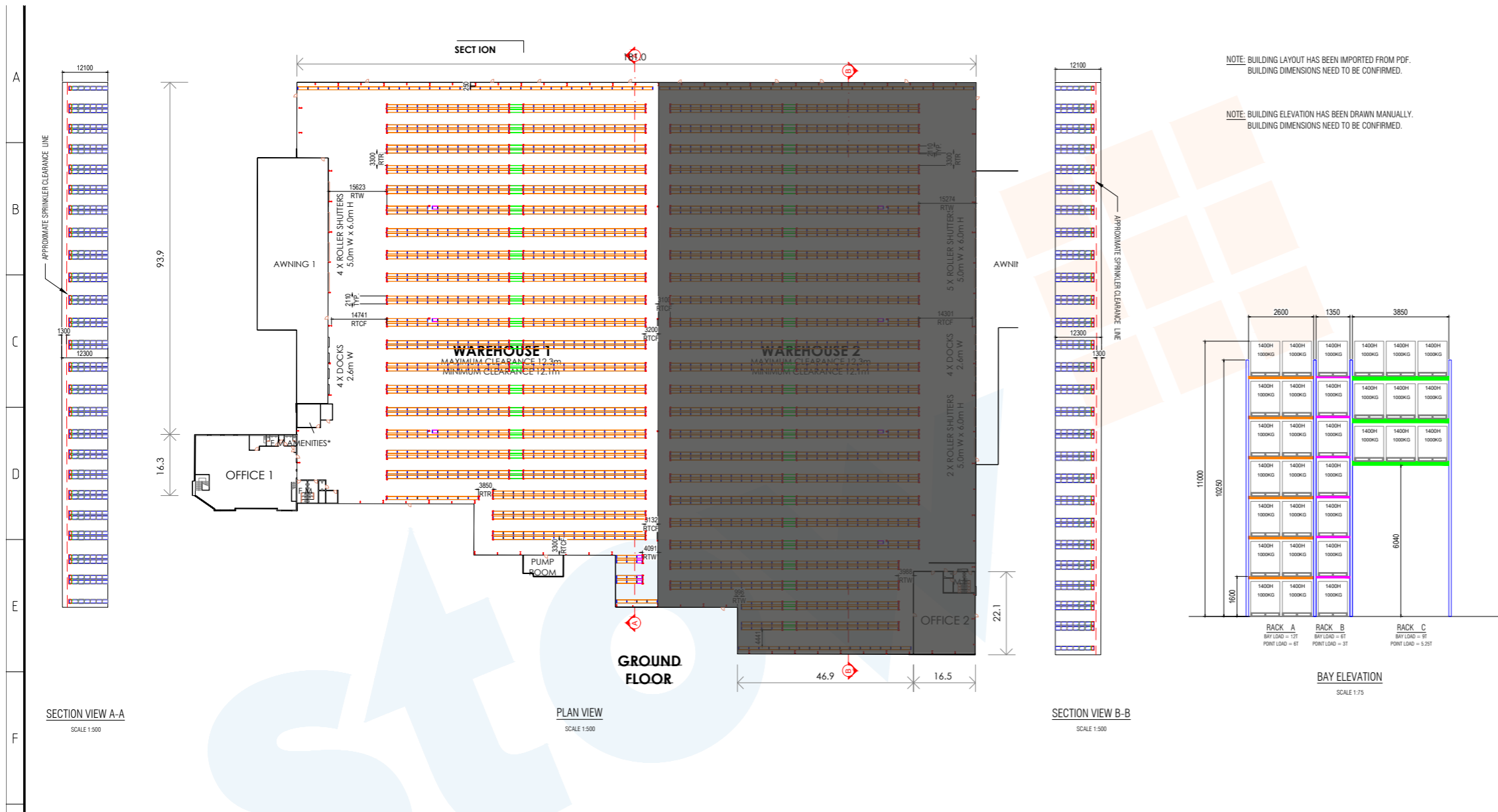
Available Space



SCHEDULE OF AREAS

| WAREHOUSE 1 | AREA (SQM)* |
|----------------------------|---------------|
| Warehouse | 11,102 |
| Office | 1,082 |
| Total building area | 12,184 |

Possible Racking Layout



WAREHOUSE 1 STORAGE CAPACITY

| | |
|----------------------------|----------------|
| PALLET POSITIONS | 14,471 pallets |
| TYPICAL AISLE WIDTH | 3,300mm |
| MINIMUM BEAM PITCH | 1,600mm |
| WH AREA | 11,623.49sqm |
| PALLET PER SQM | 1.24 |

EXCLUSIVE LEASING AGENTS



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