



# For Lease

# Birmingham Industry Park

9 Birmingham Avenue, Villawood, NSW 2163

Industrial Available now

5,525 - 24,305 sqm

## About

### Birmingham Industry Park - Premium Warehouse Space





#### Available Q2 2026

In today's fast-paced world, securing a well-connected location that supports your business growth is essential.

Strategically located in Sydney's key Central West infill market, this site offers brand-new space for businesses and their people to thrive.

- Early works are nearing completion, with onsite construction now underway. Builder has commenced structural steel erection.
- Flexible warehouse configurations available from 5,525sqm to 12,770sqm
- Ample power available








## Amenities

-  EOT facilities
-  Nearby café
-  Nearby shopping precincts
-  Outdoor area for staff including communal BBQ

## ESG Credentials

Targeting 5-star Green Star Buildings v1

## Sustainability

-  Solar embedded network
-  Energy consumption tracking
-  LED lighting
-  Water efficient fitting
-  Rainwater recycling
-  EV charging station
-  Solar PV arrays

- 1 hectare outdoor green space showcasing the Cumberland Plain and optimising staff wellbeing.

Unlock new possibilities in a facility built for your operations, your people and the future.



# Availability

Unit	Lettable Area (sqm)	Available
Warehouse 2A	6,010sqm	Q2, 2026
Warehouse 2B	5,525sqm	Q2, 2026
Warehouse 3A	5,955sqm	Q2, 2026
Warehouse 3B	6,815sqm	Q2, 2026