




For Lease

Birmingham Industry Park

9 Birmingham Avenue, Villawood, NSW 2163

Industrial Available now

 4,475 - 36,055 sqm

About





Birmingham Industry Park - Premium Warehouse Space

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 underway with builder engaged to commence April 2025
- Flexible warehouse configurations available from 4,475sqm to 13,770sqm
- Ample power available
- 5 Star Green Star Buildings V1 ratings target
- 1 hectare outdoor green space showcasing the Cumberland Plain and optimising staff wellbeing.

Amenities

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

Sustainability

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

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

Availability

	Lettable Area (sqm)	Available
Warehouse 1A	4,475sqm	Q2 2026
Warehouse 1B	5,275sqm	Q2 2026
Warehouse 2A	6,510sqm	Q2 2026
Warehouse 2B	6,025sqm	Q2 2026
Warehouse 3A	6,455sqm	Q2 2026
Warehouse 3B	7,315sqm	Q2 2026