




# 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





#### 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 4,475sqm to 13,770sqm
- Ample power available








### Amenities

-  EOT facilities
-  Nearby shopping precincts
-  Nearby café
-  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

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