CENTENNIAL

Interlink Logistics Estate

55-81 LEE HOLM ROAD, ST MARYS NSW

Invest in a premium industrial and logistics warehouse development and land subdivision opportunity in Sydney's West.

25%+
Target IRR

2.5 years
Target investment term

~6.87ha site
Land constrained market

8-lot
Industrial subdivision

12,200 sqm
Industrial build

Prime location
Adjacent to Intermodal Terminal

Investment Highlights

The St Marys property presents a rare opportunity to invest in a significant industrial landholding acquired on attractive metrics.

The property offers an opportunity to deliver 12,200 sqm of brand new warehousing and an 8-lot subdivision. The site is ideally positioned in a highly sought-after industrial and logistics location, catering to strong demand from owner-occupiers, amid scarcity of available land.

- 6.87 ha industrial landholding in a highly land constrained market, ideal for industrial and logistics operations.
- Acquired for $32.15 million, representing a significant discount to assessed market value and a land rate of $536/sqm.
- Opportunity to develop two new builds and a 6 ha industrial estate, comprising 8 lots ranging from 3,000 to 8,000 sqm.
- Strategically located within the St Marys industrial precinct with excellent connectivity to the St Marys Intermodal Terminal, Great Western Highway, Mamre Road, M4 and M7 Motorways to provide efficient distribution to greater metropolitan Sydney.
- Owners and occupiers will benefit from efficient access to 1.4 million households across Sydney within a 60-minute drive time^.
- Located in a high-demand, low vacancy (3.7%) and limited land supply industrial market with strong rental growth (84% over past 5 years)*.
- Flexible exit options including full or partial site sales or early-sell downs.

^ SAI Global 2026
* CBRE Research 2025

Property Snapshot

Overview	A 6.87ha industrial landholding located in a tightly held Sydney location
Address	55-81 Lee Holm Road, St Marys NSW
Strategy	Development of a mix of built form warehousing to lease and development and selldown of an 8-lot subdivision
Site area	68,710 sqm
Developable area	59,951 sqm

PROPOSED DEVELOPMENT

Location

Located within the established St Marys industrial precinct, with excellent connectivity to Sydney's major transport networks.

The site is ~42km northwest of the Sydney CBD and 22km northwest of Parramatta CBD^, with convenient access to key arterial routes including Great Western Highway, Mamre Road, and the M4 and M7 Motorways, providing efficient connectivity across metropolitan Sydney.

The property is also located in close proximity to the St Marys Intermodal Terminal, a key freight infrastructure asset connecting the precinct to Port Botany, Sydney's freight network and ARTC's interstate rail network.

The St Marys industrial precinct is a key destination hub for domestic and international occupiers, including InfraBuild, Linfox, National Intermodal, Corinthian Doors, Cleanaway and Northline, supported by strong surrounding residential catchments and workforce access.

Further tenant demand is expected to be driven by major infrastructure investment including Western Sydney Airport and the St Marys Intermodal.

^ Parramatta is geographical centre of Sydney.

Destination	Distance	Drive Time
St Marys Intermodal Terminal	0km	5 min
Great Western Highway	4km	8 min
M4 Motorway	6km	10 min
Western Sydney Airport	22km	25 min
Parramatta CBD	32km	30 min
Sydney Airport	53km	45 min
Sydney CBD	53km	50min
Port Botany	62km	55 min

Why Invest?

Access to scarcity and value

A rare, large-scale freehold site in Sydney's tightly held industrial market, acquired at a land rate of $536/sqm, representing a significant discount to the assessed market value.

Affordable entry and development upside

The 6.87 ha site offers the opportunity to deliver a 6 ha industrial estate comprising 12,200 sqm GLA for lease and an 8-lot subdivision for staged sell-down.

Prime location with strong market fundamentals

Located in a core industrial and logistics precinct with low vacancy (3.7%)^, limited land supply, and strong rental growth. Infill industrial land is becoming increasingly scarce.

De-risked delivery

Fixed-price construction contract secured.

High occupier demand

One of the few opportunities for owner-occupiers to secure shovel-ready industrial land where land is typically only available via lease or design & construct arrangements.

Flexible exit options

Multiple exit strategies including pre-sales, full or partial lot sales, whole sale of site or pre-commitments.

^ CBRE Research 2025

Key Dates & Terms

Bids close	15 May or earlier if fully subscribed
Funding due	28 May
Structure	Closed-end, single asset syndicate
Target IRR	25%+
Target term	2.5 years
Minimum investment	$500,000

Express Interest

Invest in a premium industrial and logistics warehouse development and land subdivision opportunity in Sydney's West.

Please register your interest / reserve an allocation by completing the form via the button below.

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Register Interest

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