

227 Walters Road, Arndell Park♦

For Lease

17,733 sqm GLA

Available

December 2026

**Information
Memorandum**

FrasersPropertyIndustrial.com

Acknowledging our rich history

Frasers Property Industrial acknowledge the Traditional Owners of the land on which we meet, and pay respect to Elders past, present and emerging.

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01

Overview

Frasers Property Industrial is offering 227 Walters Road in Arndell Park for lease from December 2026.

Introduction

Located in the well-established industrial hub of Arndell Park, 227 Walters Road will be available for lease from December 2026. This high-profile facility offers excellent access to key transport routes, including the M4 and M7 motorways, ensuring seamless connectivity across Greater Sydney.

The building features a total GLA of 17,733 sqm, comprising 16,836 sqm of high-clearance warehouse space and 797 sqm of office accommodation, with refurbishment planned. Efficient loading and distribution are supported by 7 recessed loading docks and 4 flush docks.



The site

Address	227 Walters Road, Arndell Park NSW 2148
Method	For lease
Zoning	Industrial 1
Year built	2001
Available	December 2026
Site area	30,875 sqm
Warehouse	16,836 sqm
Office (two-storey)	797 sqm
Total GLA	17,733 sqm
Flush loading docks	4
Recessed loading docks	7
Car park spaces	96
Awning	1,899 sqm
Power supply	750 kVa
Internal slab load	20 kPa
Warehouse height	11.4m
Clearance height	10m
Sprinklers	ESFR fire sprinkler system
Green Star	4 Star Green Star Performance rating
Sustainability	<ul style="list-style-type: none">• 170kW solar panel system• New LED energy efficient lighting• Rainwater capture and re-use
Upgrades planned	<ul style="list-style-type: none">• Office and amenities refurb• External painting• HVAC upgrades




02

Location


Arndell Park provides direct access to key arterial routes in Sydney's west, making it a prime location for logistics and distribution.

The site


Located in Arndell Park, 227 Walters Road provides exceptional connectivity and serves as a strategic base for businesses looking to streamline operations and accelerate growth. The site is conveniently located within a 45-minute drive of 4.2 million people.




3km
to M4 Motorway




3km
to Prospect Highway




4km
to Westlink M7



34km
to Sydney CBD



35km
to Sydney Airport



45km
to Port Botany



4.2m

total population (2024)



\$260bn

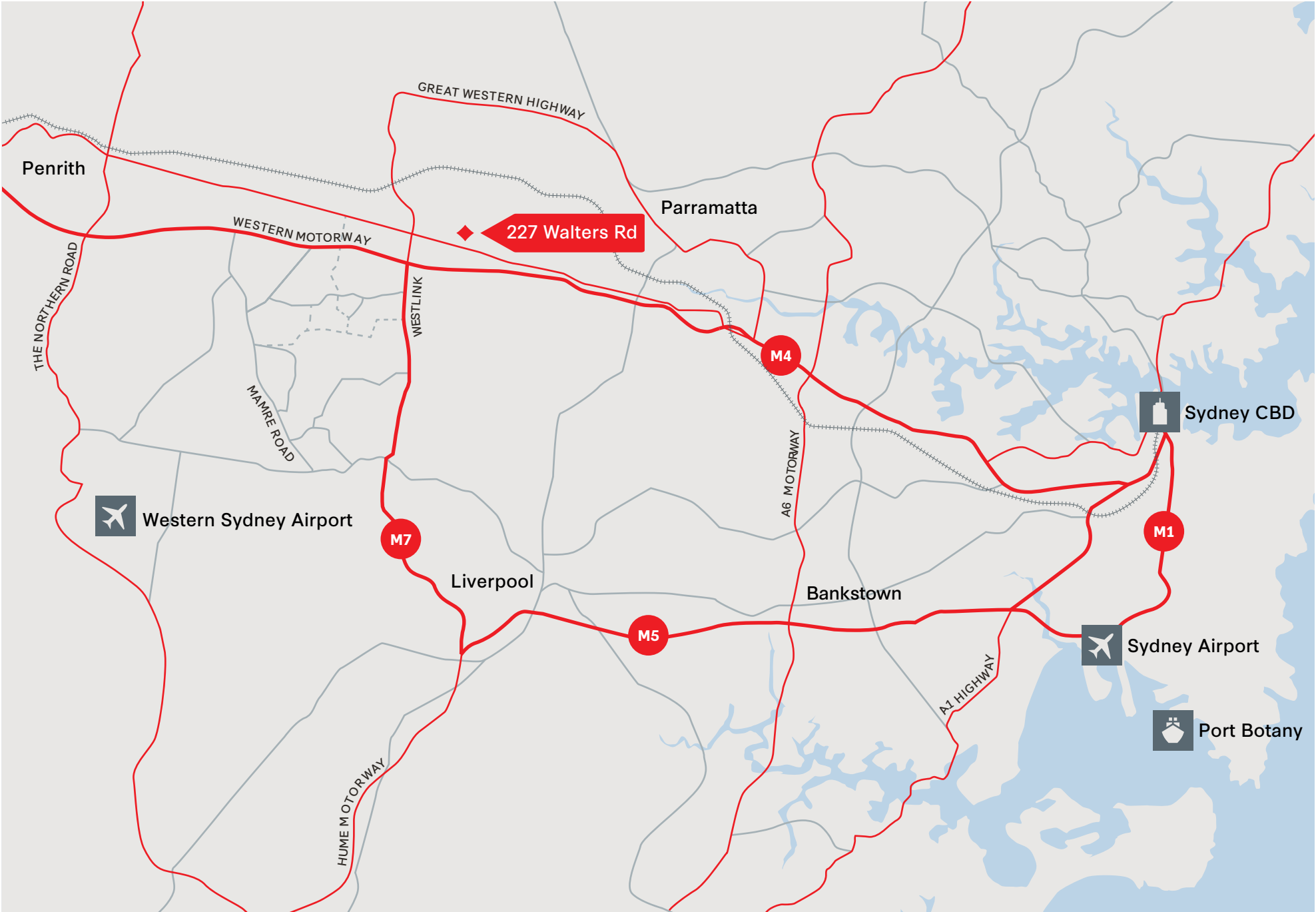
total purchasing power (2024)



\$1.3bn

online shopping spend (2024)

Source: JLL



Our top finds

Your workforce will benefit from the convenience of nearby amenities in Arndell Park and the surrounding areas. Places to exercise, unwind, socialise and re-connect with the natural environment are all close at hand here.



Health & Wellbeing

HE Laybutt Sporting Complex
Walters Road, Arndell Park
170m

Western Sydney Parklands
Wallgrove Rd, Eastern Creek
2.5km

Raging Waters Sydney
Reservoir Rd, Prospect
3km

Sydney Zoo
Great Western Hwy Eastern Creek
3.9km

Blacktown Hospital
Blacktown Rd, Blacktown
4.9km

Sydney Motorsport Park
Ferrers Rd, Eastern Creek
5.3km



Shopping

Aldi
Holbeche Rd, Arndell Park
750m

Bunnings Blacktown
Cnr Reservoir Rd, Blacktown
2.3km

Woolworths Prospect
Flushcombe Rd, Prospect
3.2km

Eastern Creek Quarter
Rooty Hill Rd, Eastern Creek
5.2km



Services

7-Eleven
Reservoir Rd, Blacktown
900m

Ampol Foodary
Western Mtwy, Eastern Creek
2.9km

EG Ampol Prospect
Flushcombe Rd, Prospect
2.9km



Eat & Drink

Industrial Grind Cafe
Holbeche Rd, Arndell Park
750m

Twisted Chef
Holbeche Rd, Blacktown
1.2km

Cafe 26
Holbeche Rd, Arndell Park
1.4km



03

The opportunity

The facility includes 16,836 sqm of warehouse space, 797 sqm of office accommodation, and 96 car parking spaces.

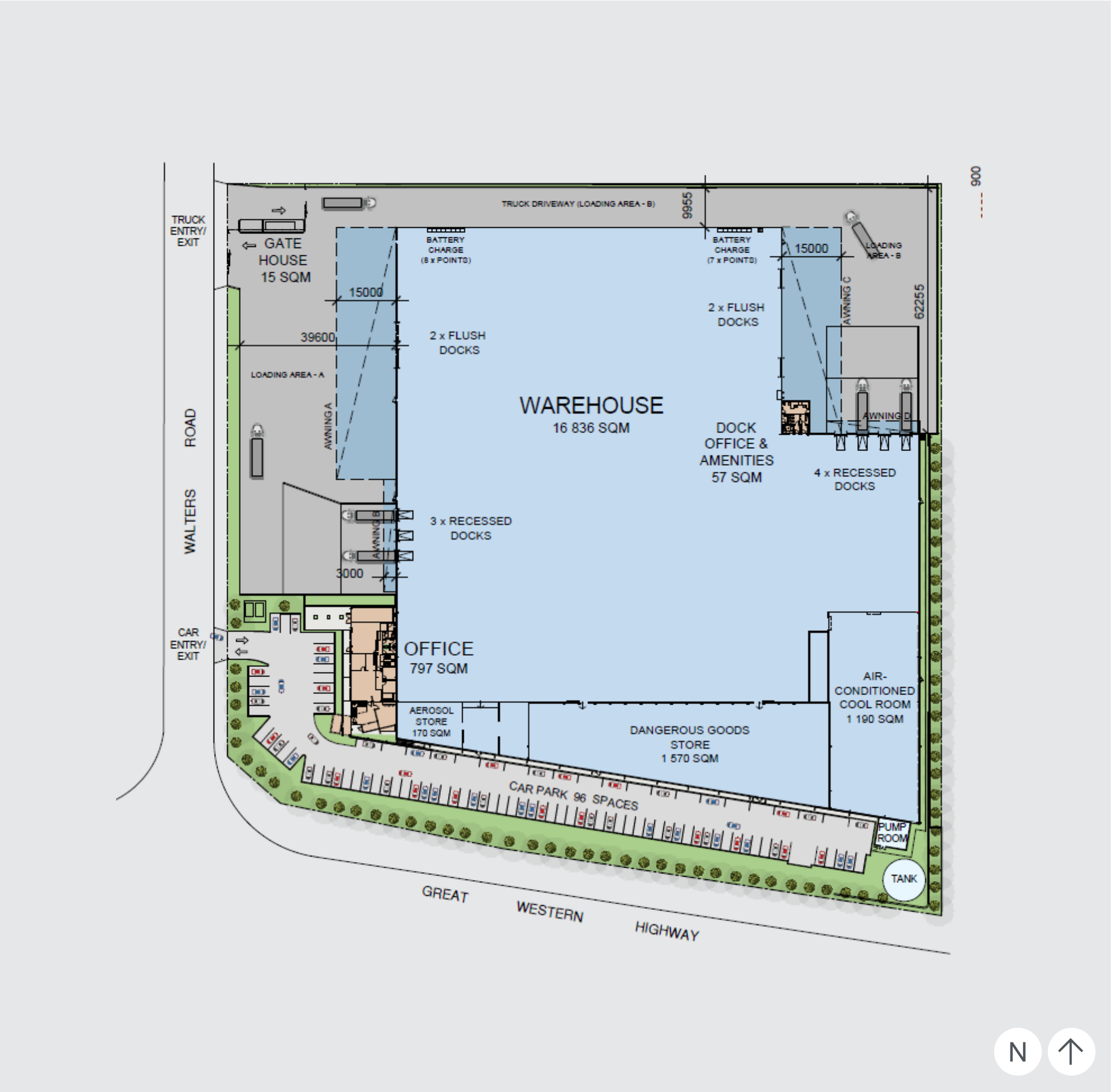
Site plan

DEVELOPMENT AREAS

Total site area	30,875 sqm
Warehouse	16,836 sqm
Office (two-storey)	797 sqm
Dock office & amenities	57 sqm
Gatehouse	15 sqm
Pump room	28 sqm
Total building area	17,733 sqm
Flush loading docks	4
Recessed loading docks	7
Battery charge points	15
Awning cover area	1,899 sqm
Heavy duty pavement	3,701 sqm
Light duty pavement	3,777 sqm
Car park spaces	96

KEY

- Warehouse space
- Awnings
- Office space
- Outdoor space
- Heavy duty paving
- Light duty paving
- Tanks/pumps
- Landscaping



Site photography

Office external areas



Site photography

Internal office areas



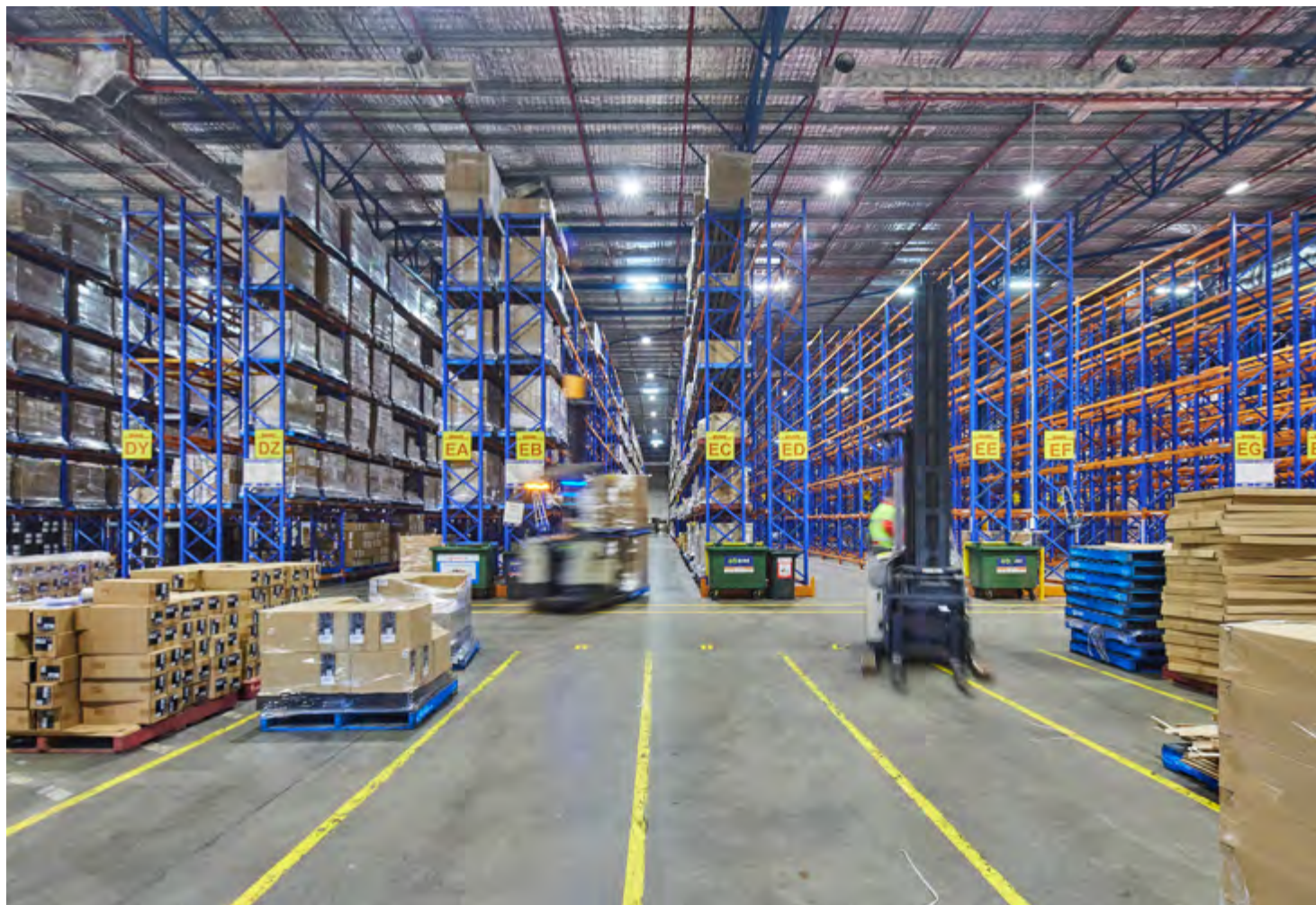
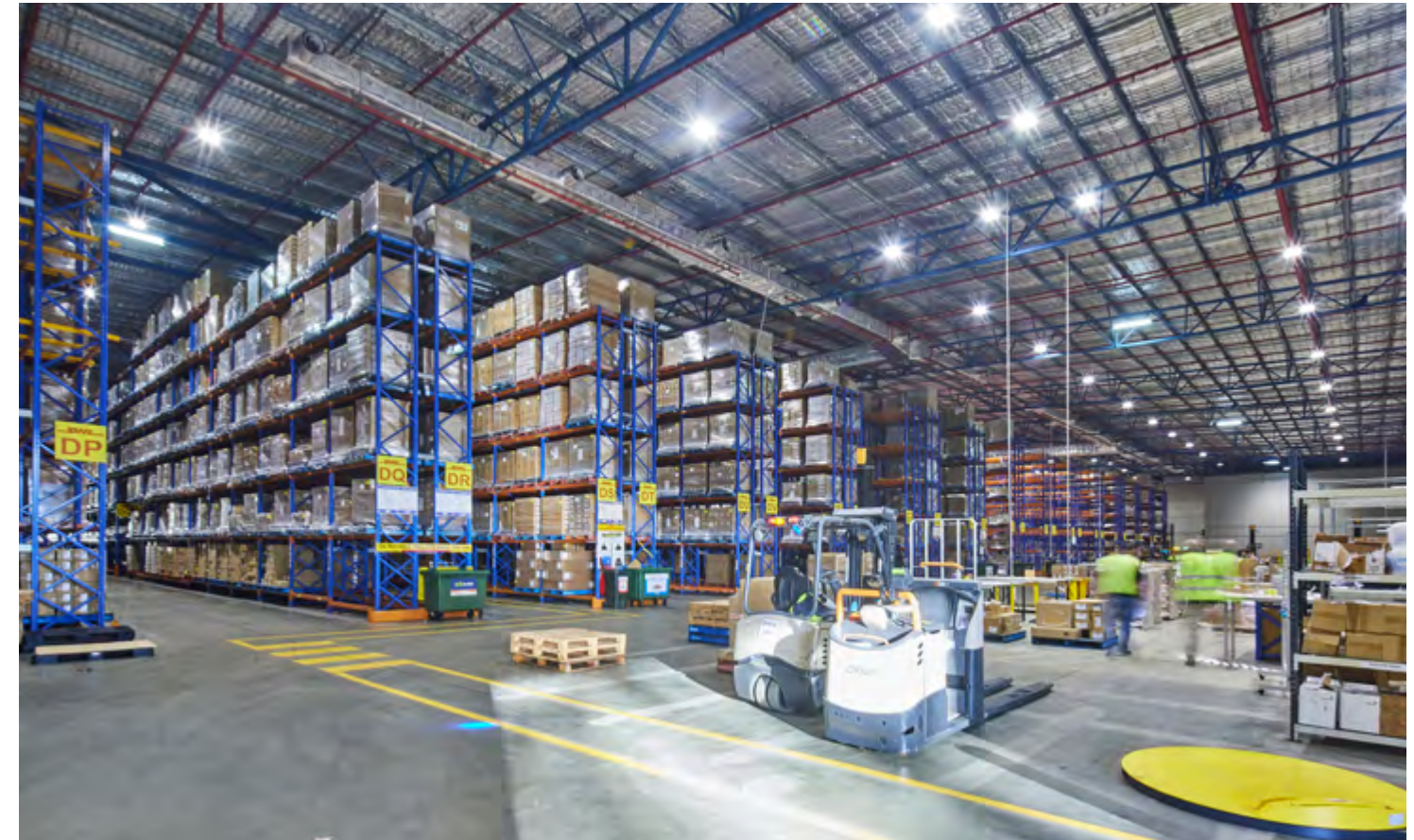
Site photography

External warehouse areas



Site photography

Internal warehouse areas



04

Our experience
Our company

Who we are

Frasers Property Limited

Is a multi-national business that operates across five asset classes – residential, retail, commercial & business parks, industrial & logistics, as well as hospitality.

The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities and 19 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property Industrial

We first began developing property in 1924. Today, we’re part of the global Frasers Property Group. As a multi-national company, we’re able to create collective value for customers all over the world, while providing a range of opportunities for our own people.

Ours is a business enriched by people who bring world-leading ideas to local challenges. This diversity offers a powerful perspective across every project – and gives our customers more confidence, knowing they’re backed by a world of experience.



◆ Commercial and Industrial

What we do

Our experienced multi-national team work closely with you to design, deliver and maintain your property. We're committed to solving your industrial, logistics and commercial property challenges with strategically placed solutions that can empower your business today and secure the opportunities that lie ahead.

Develop

We design and build properties to suit any industrial, logistics and commercial needs.



Lease

Our property portfolio covers a range of leading sectors, in locations all over the world.



Manage

Our exceptional team helps maintain the value and performance of your property.



How we do it

Collaboration and connection. Expertise and integration. They're the foundations of a property development platform that sees our customers supported every step of the way. The Frasers Property Industrial approach combines these elements to give your business a unique advantage in an increasingly competitive landscape.

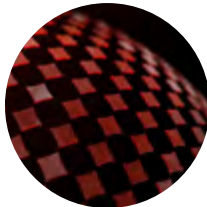
01

We're collaborative in every sense.



02

Our expertise at every step is second to none.



03

Each property solution is unique to every client.



04

We approach sustainability as the new standard.



Our services



Space Planning



Acquisition



Masterplanning



Town Planning



Design



Project Management



Asset Management



Property Management



Sustainability and Carbon Accounting

Our management tools

Like your business, your property needs attention and care to keep it operating at full capacity. We help you get the most out of your property with powerful management tools, responsive support and on-site services when and where you need them. From the day you arrive, we help you get to know your space and the potential it can deliver each day.

Asset Management

We help and maintain the quality of your property to the highest standards.



Property Management

We take care of the daily requirements to keep your property open and efficient.



Facilities & Technical Management

We provide you with the tools and services to monitor the performance of your property.



Sustainability Management

We help you access the advantages of sustainable design, services and infrastructure.



Our track record

Review our selection of industry leading facilities custom built for a range of customers and industry sectors. Each property is built to perform at the highest possible Green Star Design and As-built standards.



Techtronic Industries
The YARDS, NSW

- ◆ 74,056 sqm
- ◆ Targeting 6 Star Green Star Design & As-built v1.3 rating
- ◆ 500kW solar PV system



ARDEX Australia
The YARDS, NSW

- ◆ 26,265 sqm
- ◆ Targeting 6 Star Green Star Design & As-built v1.3 rating
- ◆ 200kW solar PV system



Communications Test Design Inc
The YARDS, NSW

- ◆ 51,693 sqm
- ◆ Targeting 6 Star Green Star Design & As-built v1.3 rating
- ◆ 200kW solar PV system



Probiotec Pharma
The YARDS, NSW

- ◆ 29,808 sqm
- ◆ Targeting 6 Star Green Star Design & As-built v1.3 rating
- ◆ 560kW solar PV system



Williams Sonoma
The Horsley Park Estate, NSW

- ◆ 17,395 sqm
- ◆ 5 Star Green Star Design & As-built v1.1 rating (Certified)
- ◆ Powered by 100% carbon neutral energy



Nu-Pure Beverages
The Horsley Park Estate, NSW

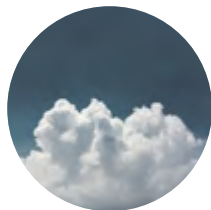
- ◆ 20,732 sqm
- ◆ 5 Star Green Star Design & As-built v1.1 rating (Certified)
- ◆ Powered by 100% carbon neutral energy

We collect, we certify, we report

Our in-house sustainability team will provide the co-owners with Australian-leading sustainability management practices. Working with our customers, we collect performance data to benchmark ESG performance and work towards minimising the environmental impacts for them, providing transparency to the co-owners.

Green Star Performance

Seek and certify under Green Star Performance ratings for all assets under management.



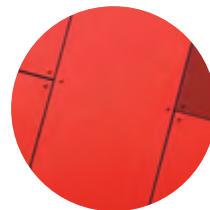
GRESB

Collate and prepare data for submission with GRESB.



Scope 3 emissions

Seek and certify under Calculate the customers greenhouse gas emissions, and track the emissions as it is included as the Owner's Scope 3 emission footprint.



Towards Net-Zero

Using the greenhouse gas inventory, develop and implement strategies to advance Net-Zero emissions for our operations by 2030.



Our movement to net zero carbon emissions

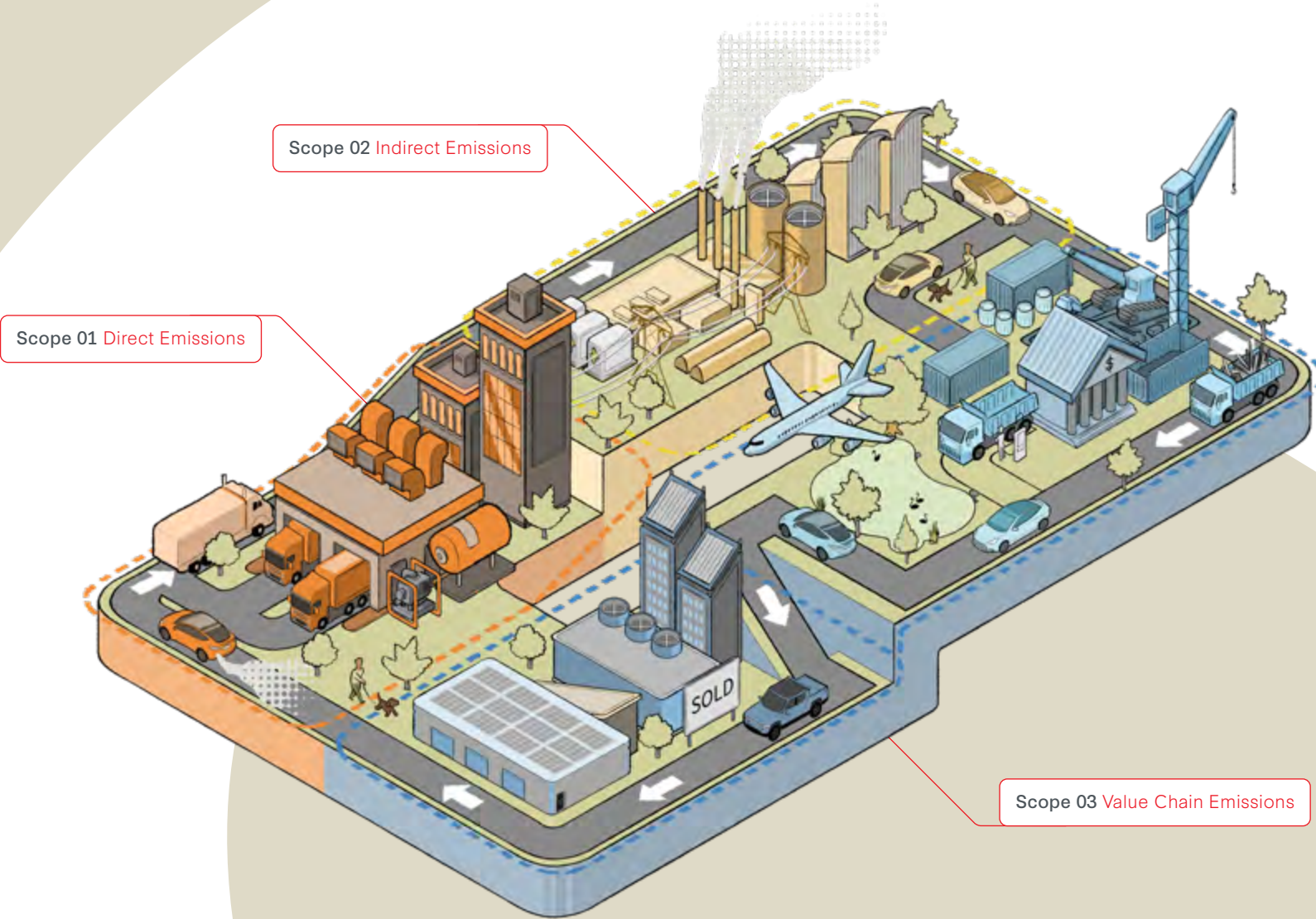
Shift Zero is Frasers Property Industrial’s ambition to help move our company, our customers and our industry to net zero carbon emissions and set a leading example as we go.

We’re already taking progressive, sustainable steps forward in how we think and act to help realise this ambition. Our plan for what needs to be done has started and there are plenty of opportunities for customers and partners to join us in this shift too.

Shift-Zer0

The science behind sustainability
To find the solution, you’ve got to understand the problem. We’ve been working hard to become more familiar with the types of carbon emissions companies are responsible for – so we know which areas to target as we shift towards zero.

The 3 scopes of carbon emissions
Emissions come from all sorts of practices – but broadly fall into three key areas; Direct Emissions, Indirect Electricity Emissions and Value Chain Emissions.



Corporate social responsibility



We can't create a better world on our own. That's why we're investing in a range of partnerships, including Healthy Heads in Trucks & Sheds that can deliver long standing rewards for individuals, communities and customers.

Healthy Heads in Trucks & Sheds
A not-for-profit charitable Foundation, established to improve mental health, psychological safety and physical wellbeing across the road transport, warehousing and logistics industries in Australia. We're proud to be a foundational partner of this important foundation and our CEO sits on its board. Our team are passionate about improving the health and wellbeing of our customer's employees.



Let's talk

FrasersPropertyIndustrial.com

Sydney office
Level 15, 180 George Street
Sydney, NSW 2000
Call. +61 2 9767 2606

FrasersPropertyIndustrial.com

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All Artist's Impressions provide an impression of the appearance of the intended completed development only.

Justine Hanley
Portfolio Manager

Mobile. +61 (0) 450 726 151
Direct. +61 2 9767 2969
→ justine.hanley@frasersproperty.com.au



Effendi Lo
Asset Manager (Acting)

Mobile. +61 (0) 498 833 649
Direct. +61 2 9767 2754
→ effendi.lo@frasersproperty.com.au

