

An aerial photograph of the Riverwood Business Park in Riverwood, NSW, Australia. The park features several large industrial buildings with white roofs and extensive parking areas. The surrounding area includes residential neighborhoods, green spaces, and a major road. The sky is a mix of orange, pink, and purple, indicating sunset or sunrise.

**GOOD IS
ACCESS TO
4M CONSUMERS**

**GREAT IS
WHAT YOU DO
FROM HERE**

RIVERWOOD BUSINESS PARK

92-100 Belmore Road, Riverwood NSW

MAKING
SPACE
FOR
GREATNESS



OVERVIEW

Riverwood Business Park is a sought-after multi-unit estate providing high-quality warehouse and office spaces for lease in the heart of Riverwood in Sydney's south-west.

Property features

- + Roller shutter access
- + High internal clearances
- + ESFR sprinklers
- + On-site cafe
- + On-site parking
- + 1.3km to Riverwood station
- + Bus stop right outside estate
- + Approx. 350m to M5 Motorway on/of ramps.



LOCATION



75M

to bus stop

300M

to M5
Motorway

1.3KM

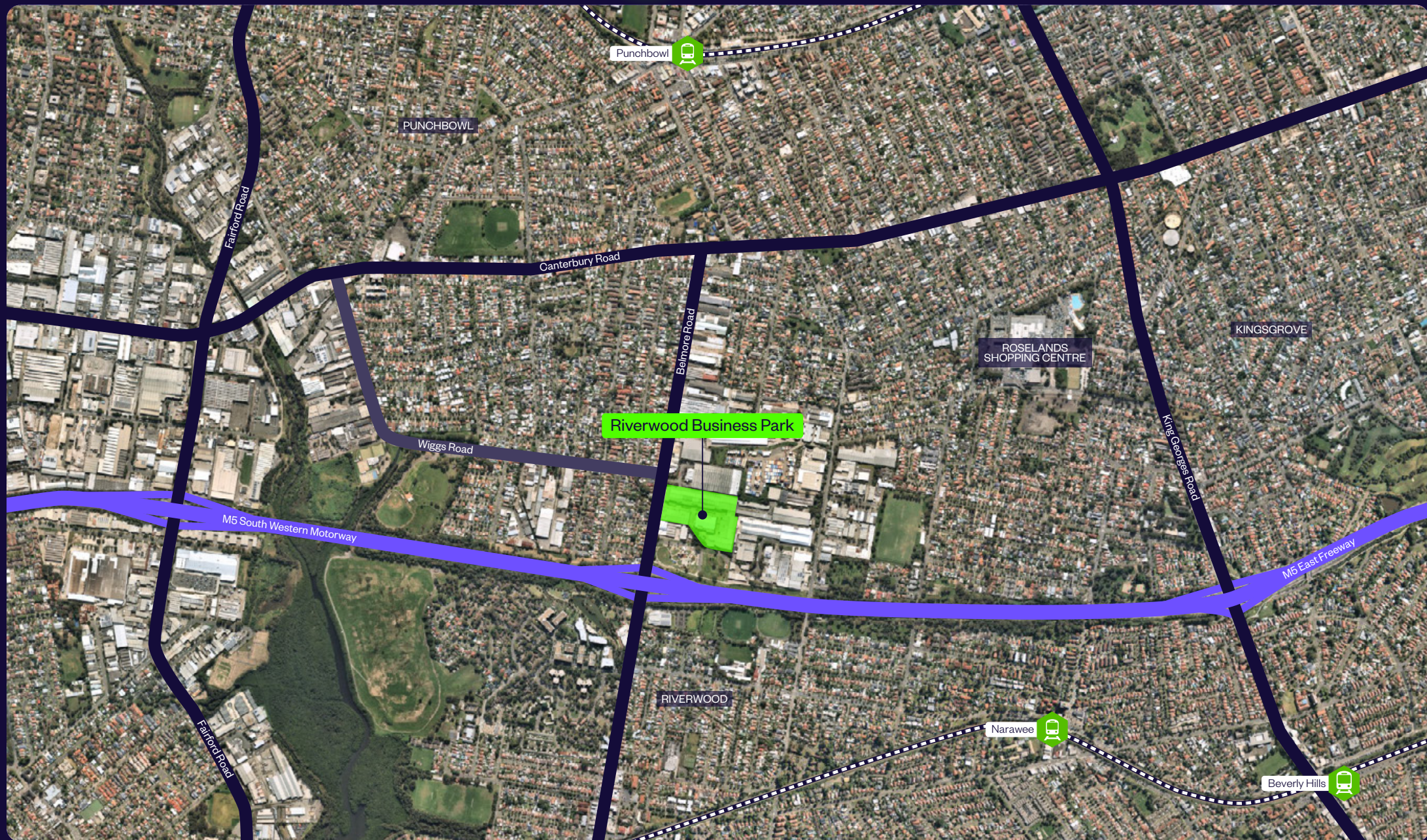
to Riverwood
Station

13.6KM

to Sydney
Airport

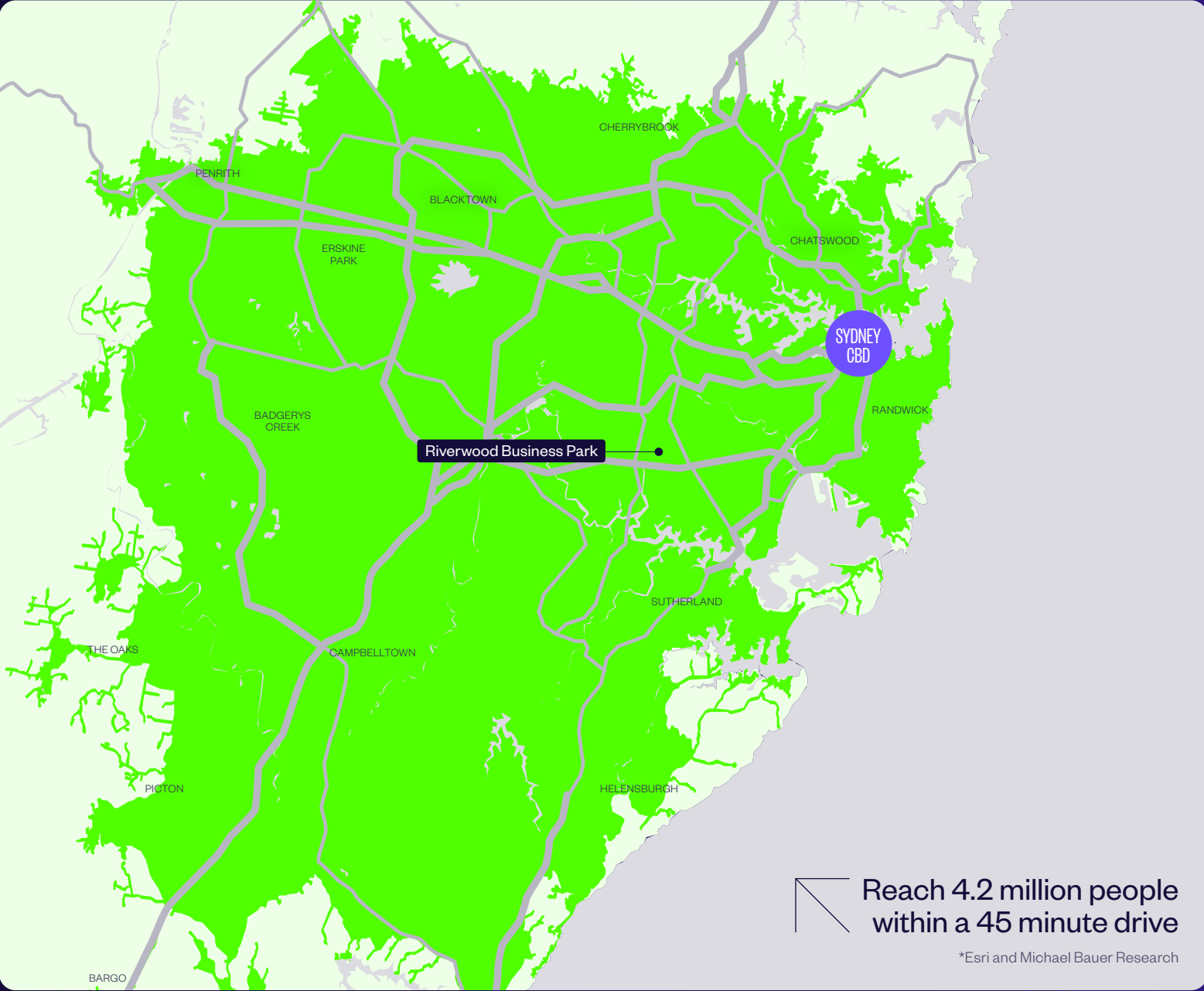
With excellent connectivity to major arterial roads, bus, and train networks, this prime estate is home to Georg Fischer, Australis Music and Mister Minit.

VIEW FROM ABOVE



SPEED TO MARKET

WITHIN 45 MINUTE
DRIVE-TIME



Reach 4.2 million people
within a 45 minute drive

*Esri and Michael Bauer Research

KEY AREA STATISTICS



4.2M

Total population



1.5M

Total households



\$260.6BN

Total purchasing power

TOTAL SPEND ON



\$7.5BN

Clothing



\$23.7BN

Food + beverage



\$5.8BN

Personal care



\$1.3BN

Online shopping

FEATURES



Unit 3

- + Quality 1,360 sqm warehouse
- + Internal clearance up to 10.8m
- + Access via one roller shutter
- + 317 sqm office space
- + 14 parking spaces
- + ESFR sprinklers
- + 39kW solar

Unit 14

- + Modern 2,986 sqm warehouse
- + Internal clearance up to 9.6m
- + Access via one roller shutter
- + 583 sqm office space
- + 24 on-site parking spaces
- + ESFR sprinklers
- + 79kW solar.

MASTERPLAN



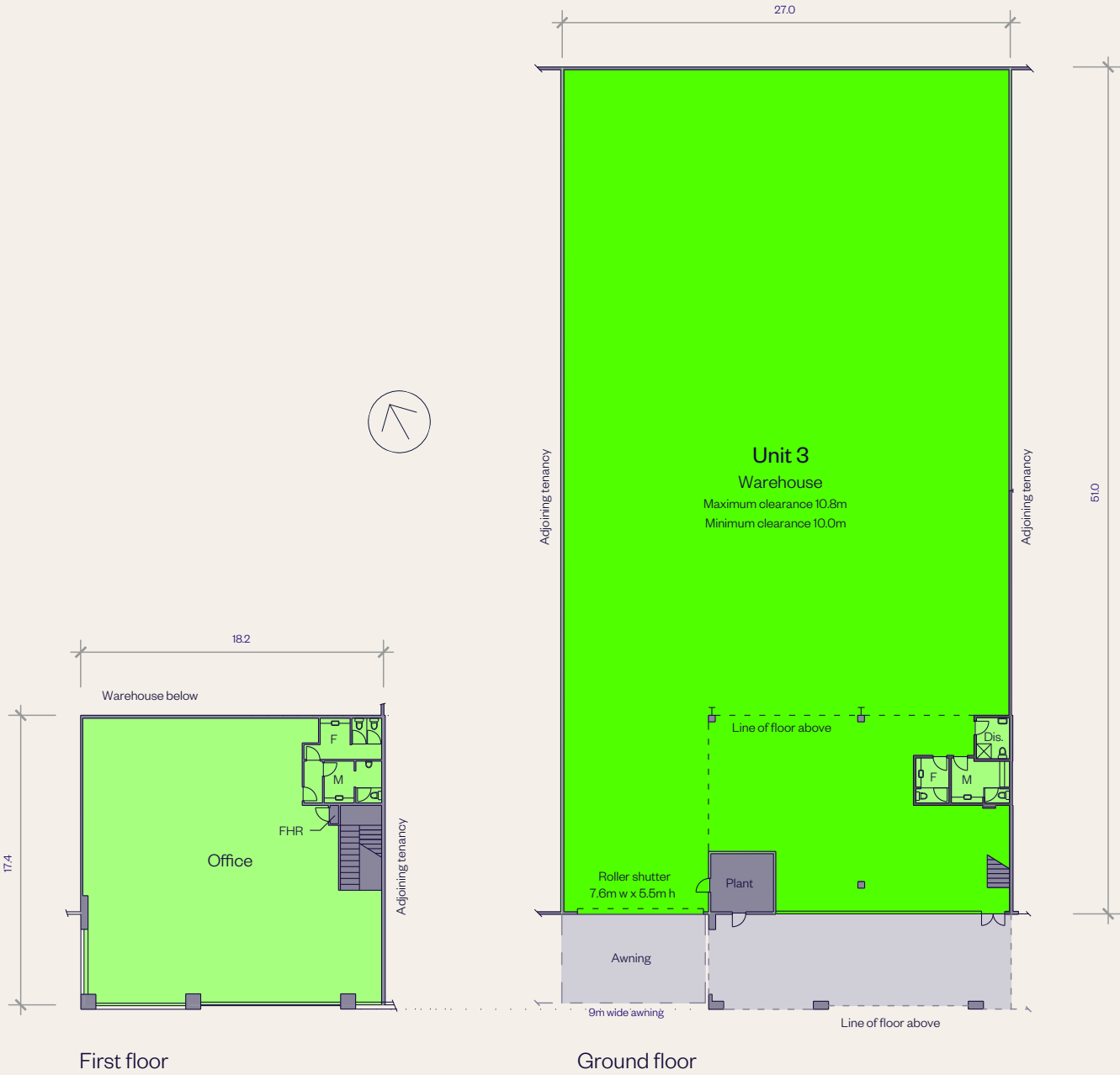
BELMORE ROAD



UNIT 3 PLAN

Riverwood Business Park

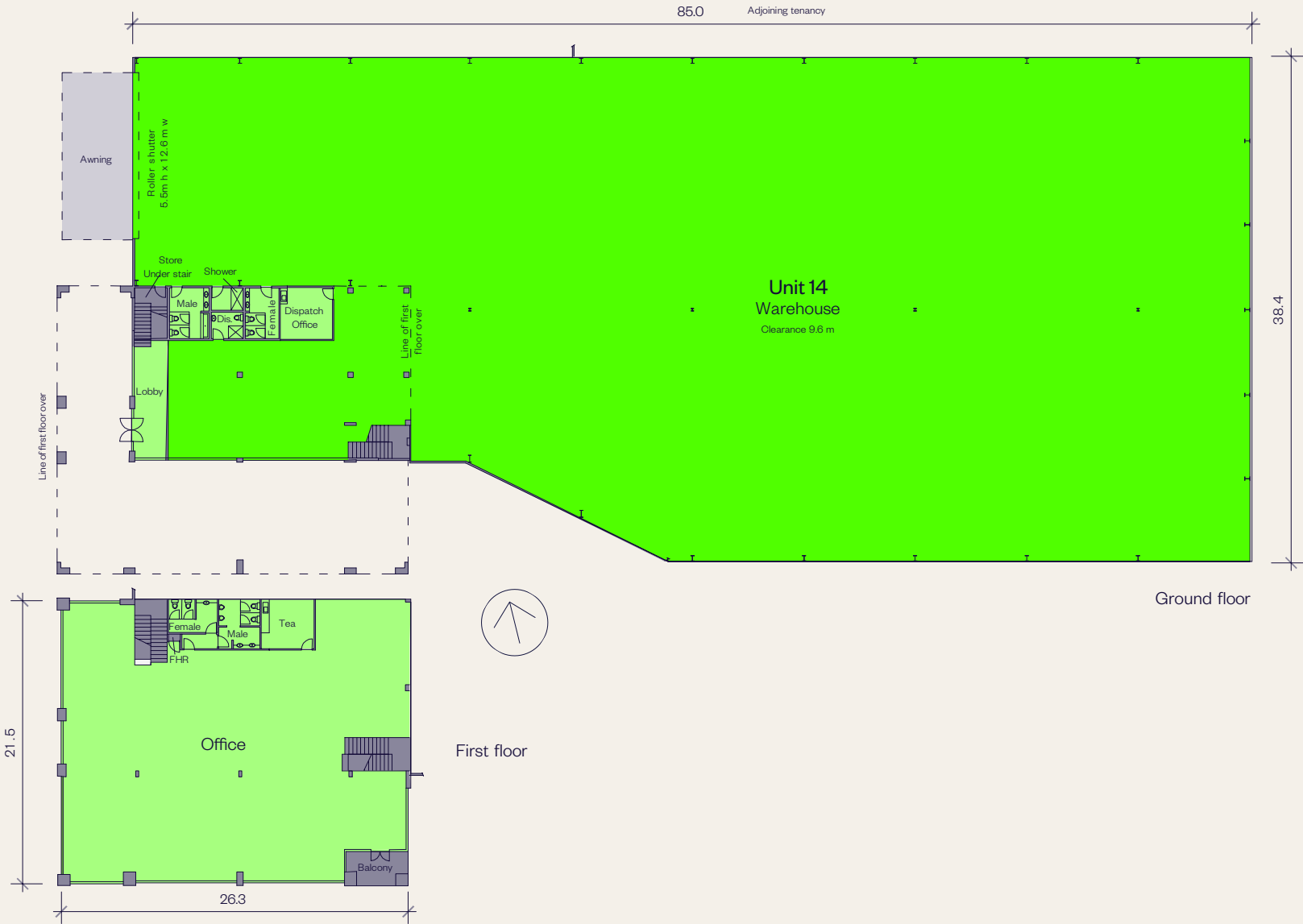
| AREA SCHEDULE | SQM |
|---------------------|---------|
| Ground floor | |
| Warehouse | 1,360.3 |
| First floor | |
| Office | 316.8 |
| Total building area | 1,677.1 |



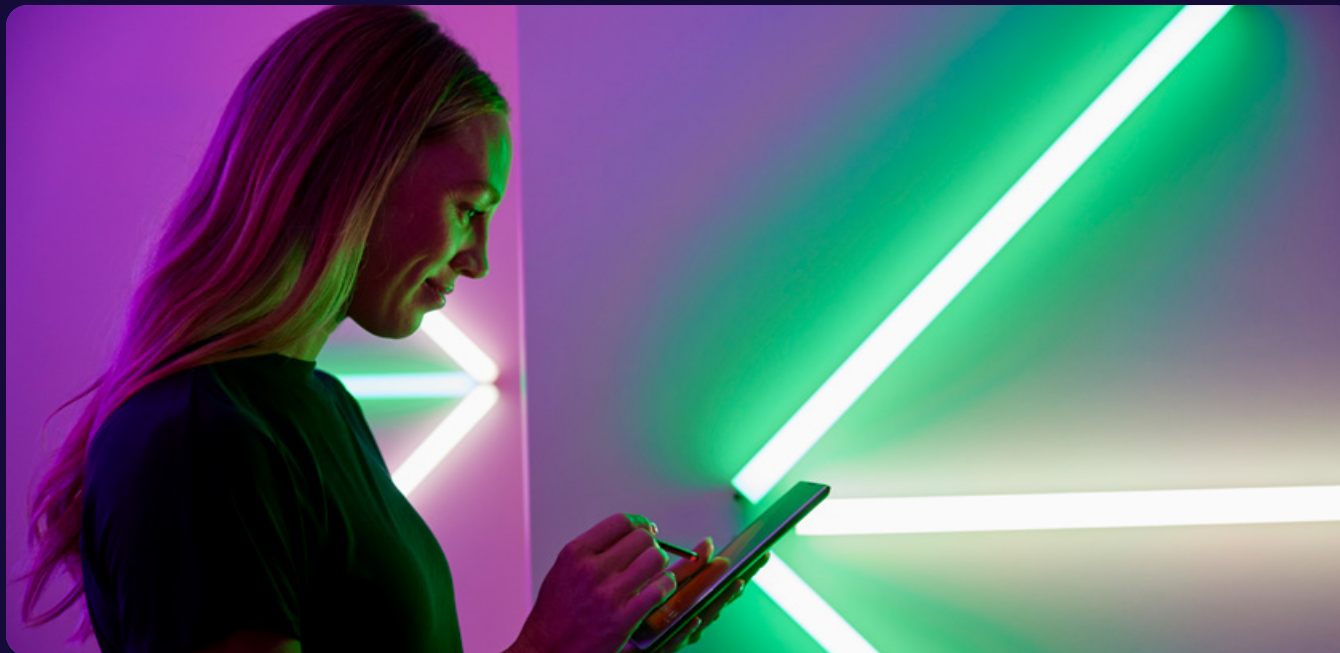
UNIT 14 PLAN

Riverwood Business Park

| AREA SCHEDULE | SQM |
|----------------------------|----------------|
| Ground floor | |
| Warehouse | 2,985.6 |
| Lobby | 23.7 |
| First floor | |
| Office | 559.7 |
| Total building area | 3,569.0 |
| Awning | 68.0 |
| Balcony | 12.0 |



ABOUT GOODMAN



We own, develop and manage high-quality, sustainable properties globally that are close to consumers and provide essential infrastructure for the digital economy.

In Australia, Goodman is the largest industrial property developer. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

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