

BETTER ESTATE
WETHERILL PARK

INFORMATION MEMORANDUM

ReVest PROPERTY GROUP

OFF THE PLAN  2 LAGANA PLACE, WETHERILL PARK  FOR SALE BY PRIVATE TREATY  COMPLETION Q2 2027

# BETTER ESTATE

| 12 | 29 | 4,900 $m^2$ | E4 | FROM $470,000 + GST |
|---|---|---|---|---|
| WAREHOUSE UNITS | STORAGE UNITS | SITE AREA* | GENERAL INDUSTRIAL | |

ARTIST'S IMPRESSION

OFF THE PLAN · WETHERILL PARK

# A new address for business in Western Sydney

41 brand new warehouse and storage units, for owner-occupiers and investors.

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THE OPPORTUNITY

# Own your space in Wetherill Park

ReVest Property Group are pleased to present **brand new industrial units at 2 Lagana Place, Wetherill Park** to the market for sale via Private Treaty. Construction is commencing now, with completion expected Q2 2027. Enquire today to secure off the plan pricing.

ENQUIRE TODAY

OFF THE PLAN PRICING

## Executive summary

LOT 45 · DP1315392

| | |
|---|---|
| ADDRESS | 2 Lagana Place, Wetherill Park |
| UNIT SIZES | Warehouse units 179 sqm* – 264 sqm<br>Storage units 47 sqm – 83 sqm* |
| ZONING | E4: General Industrial |
| LEP | Fairfield City Council |
| CONSTRUCTION | Commencing now – completion Q2 2027 |
| METHOD OF SALE | Private Treaty |
| CONTRACT | Contract of Sale available upon request |

1

**41**

### Units for sale

12 warehouse units plus 19 mini and 10 micro storage units.

2

**$8,000/m²**

### Every warehouse unit

All 12 warehouse units priced at one rate, excluding GST.

3

**$470K**

### Entry price

Storage units from $470,000 plus GST.

4

**63**

### Car spaces

31 ground, 6 stacked and 26 basement spaces.

*All figures are approximate. Prices exclude GST.

BETTER ESTATE
WETHERILL PARK | ReVest PROPERTY GROUP



LOCATION

# Western Sydney's industrial heartland

Wetherill Park, within Fairfield City Council, positioned between the M7 and M4 motorways with links to Parramatta, the Sydney CBD and Sydney Airport.

## DISTANCES FROM THE SITE

| | |
|---|---|
| M7 Motorway | 4.5 km |
| Wallgrove Road | 5.9 km |
| M4 Motorway | 9.8 km |
| Stockland Wetherill Park | 1.5 km |
| Greenway Plaza | 1.5 km |

- The site
- Motorway
- 5 km distance rings

Indicative only. Map data © OpenStreetMap contributors.






BETTER ESTATE
WETHERILL PARK

ReVest
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05

THE PRECINCT

# Wetherill Park industrial area

Fronting The Horsley Drive on the southern edge of one of Western Sydney's largest established industrial precincts, with Victoria Street, Cowpasture Road and Widemere Road close by.

- The site
- Industrial precinct
- Main roads

Indicative only. Map data © OpenStreetMap contributors.

AERIAL

# The Site




## Lot 45

DP1315392

## 4,900.1 $m^2$

SITE AREA*

## E4

GENERAL INDUSTRIAL



ON COMPLETION

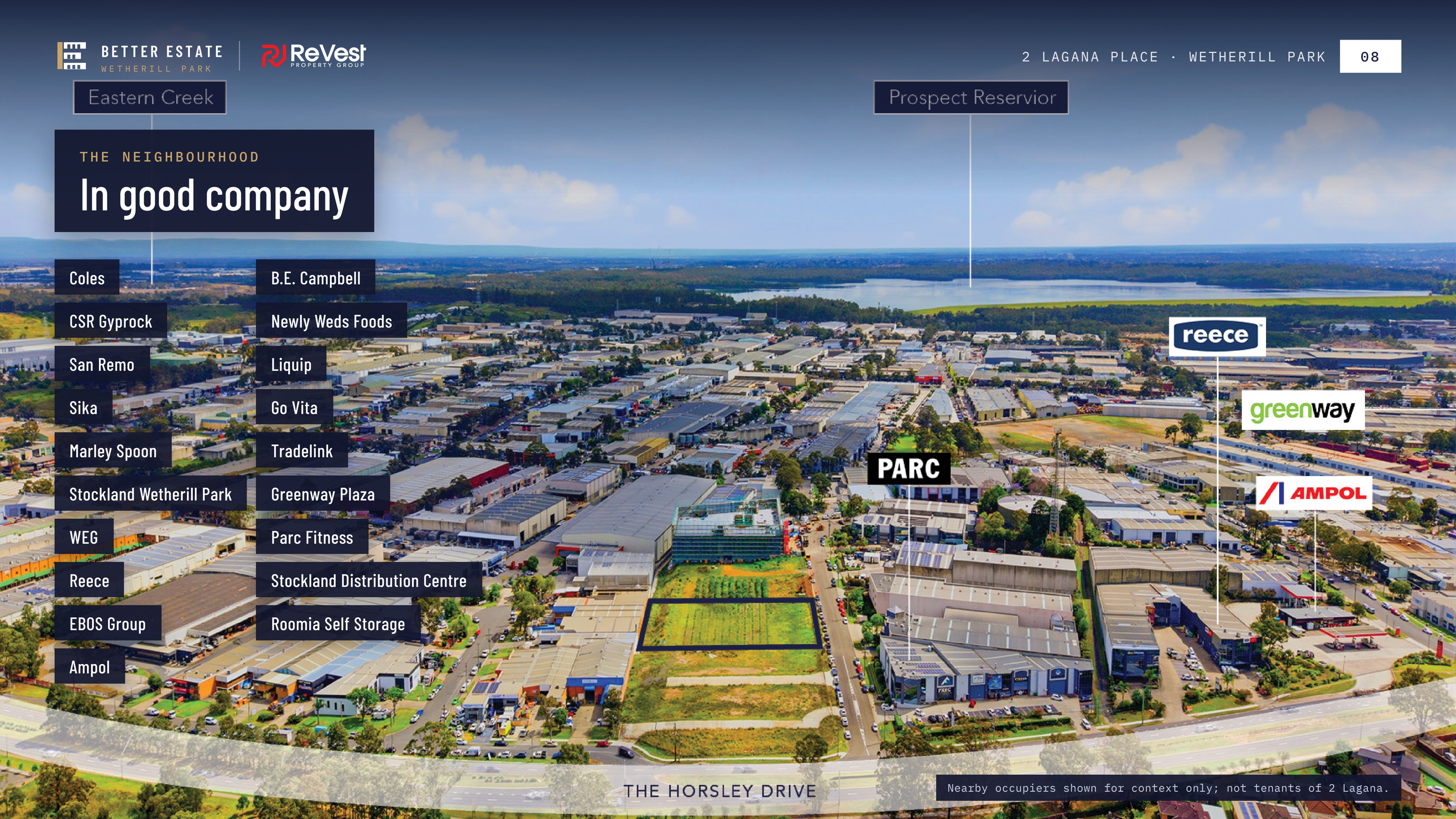
# Better Estate, in place

PHOTOMONTAGE · ARTIST'S IMPRESSION, INDICATIVE ONLY. NOT TO SCALE.

THE NEIGHBOURHOOD

# In good company

- Coles
- CSR Gyprock
- San Remo
- Sika
- Marley Spoon
- Stockland Wetherill Park
- WEG
- Reece
- EBOS Group
- Ampol
- B.E. Campbell
- Newly Weds Foods
- Liquip
- Go Vita
- Tradelink
- Greenway Plaza
- Parc Fitness
- Stockland Distribution Centre
- Roomia Self Storage




Nearby occupiers shown for context only; not tenants of 2 Lagana.

THE UNITS AT A GLANCE

# 41 units across three product types




## 12 Warehouse units

Warehouse with mezzanine office and roller door access

SIZE 179 – 264 M² PRICE $1.43M – $2.11M

## 19 Mini storage

Suited to trades, e-commerce and business stock

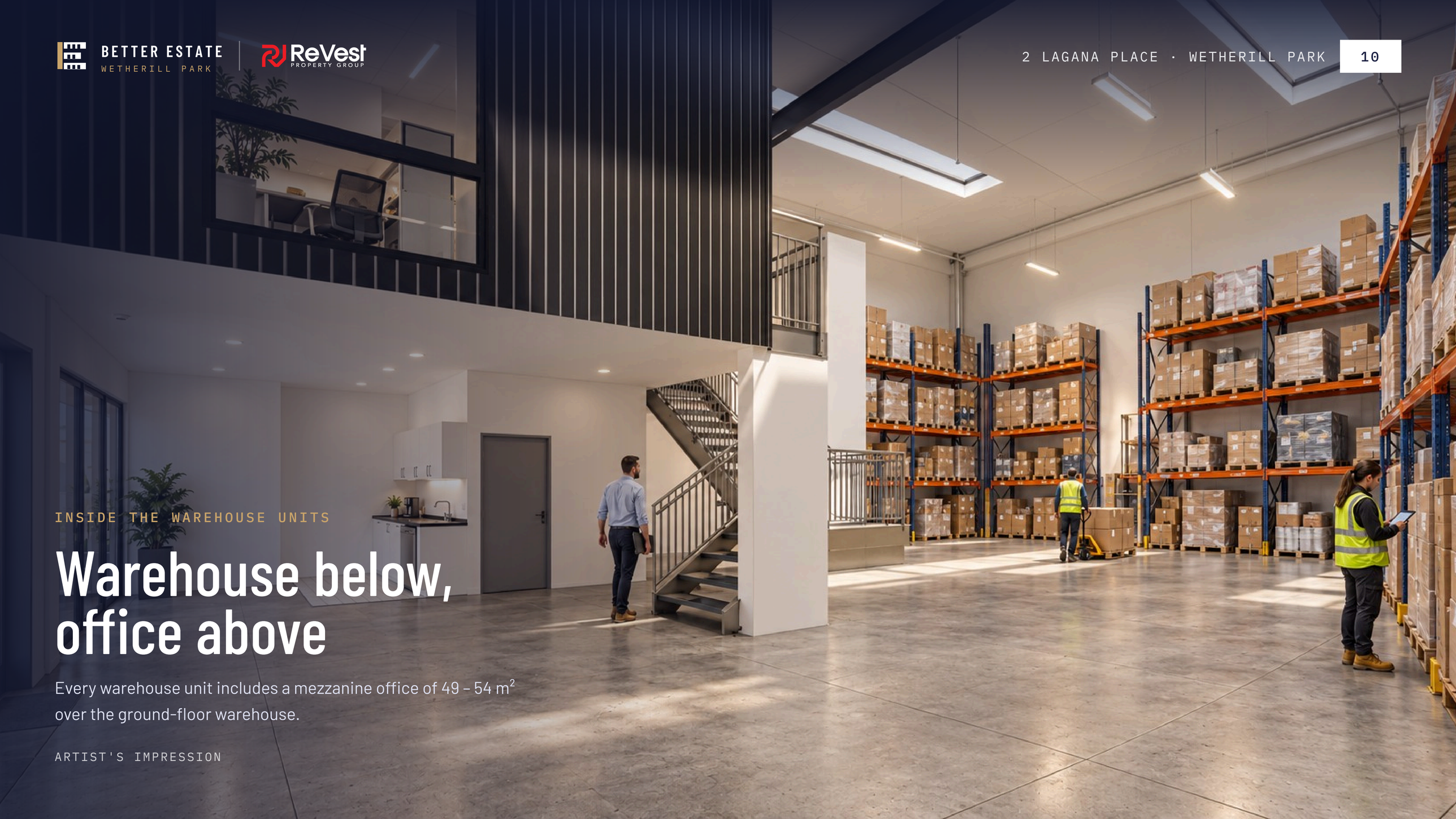
SIZE 47 – 65 M² PRICE $470K – $652K

## 10 Micro storage

Compact, entry-level storage units

SIZE 51 – 83 M² PRICE $506K – $829K

*All figures are approximate. Prices exclude GST. Full price lists on pages 11 and 13. Artist's impression.

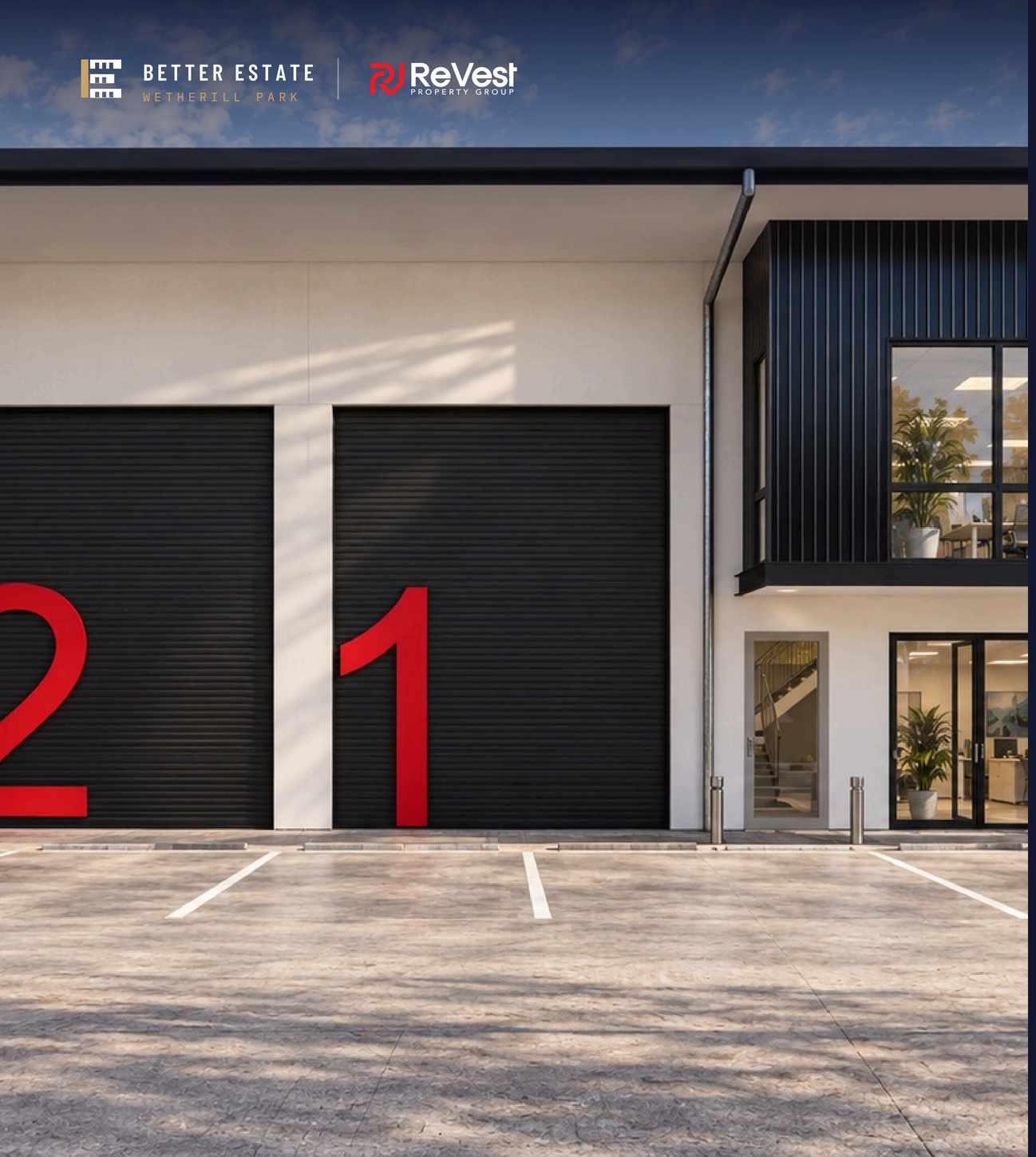


INSIDE THE WAREHOUSE UNITS

# Warehouse below, office above

Every warehouse unit includes a mezzanine office of 49 – 54 $m^2$ over the ground-floor warehouse.

ARTIST'S IMPRESSION




WAREHOUSE UNITS · PRICE LIST

# 12 warehouses. One rate.

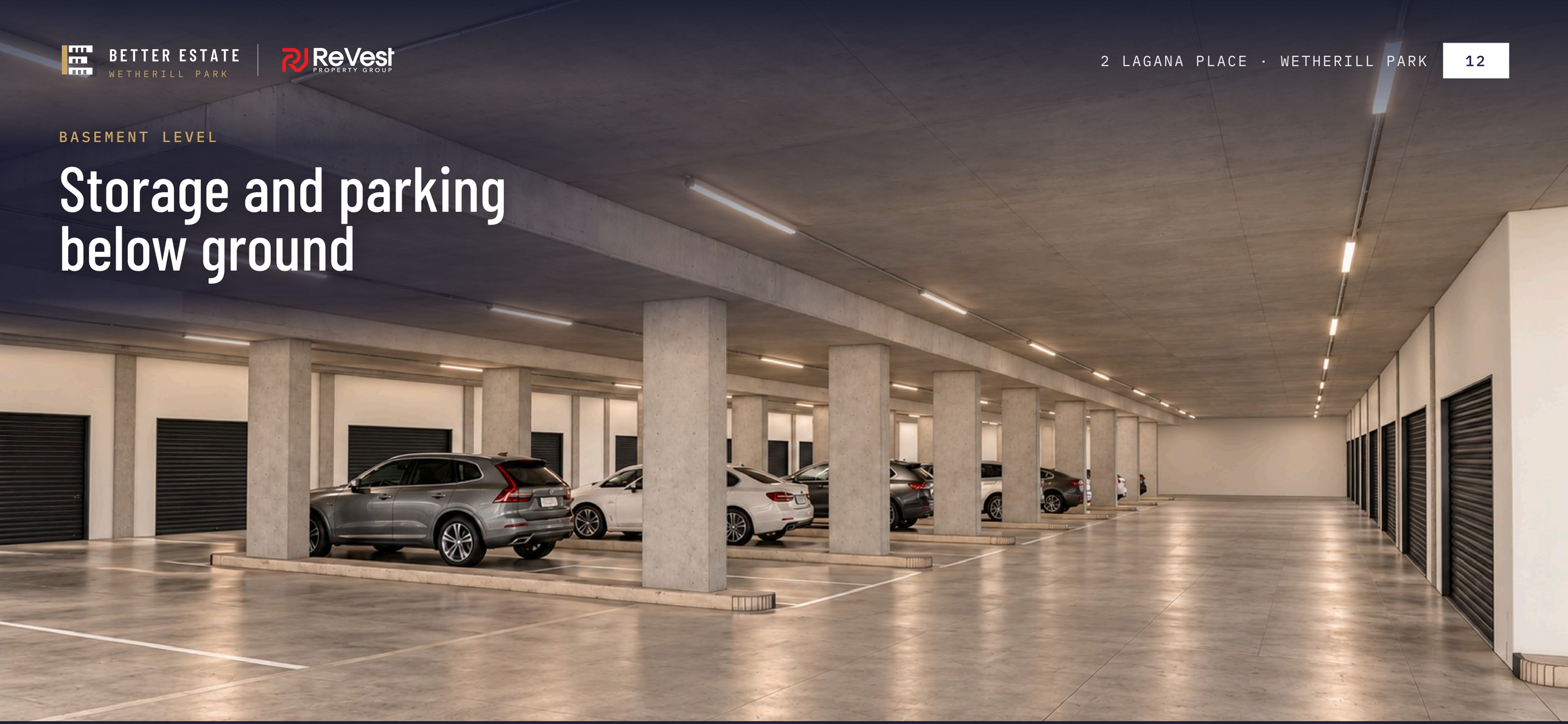
Every warehouse unit is priced at $8,000/m² of total indoor area, ex GST.

| UNIT | GROUND | MEZZ | OUTDOOR | TOTAL M² | |
|---|---|---|---|---|---|
| Unit 1 | 200.8 | 54.4 | 64.8 | 255.2 | $2,041,600 |
| Unit 2 | 213.3 | 49.3 | – | 262.6 | $2,100,800 |
| Unit 3 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 4 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 5 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 6 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 7 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 8 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 9 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 10 | 214.5 | 49.3 | – | 263.8 | $2,110,400 |
| Unit 11 | 129.6 | 49.3 | – | 178.9 | $1,431,200 |
| Unit 12 | 129.6 | 54.4 | 34.8 | 184.0 | $1,472,000 |

Areas in m², approximate. Prices exclude GST. Artist's impression.

BASEMENT LEVEL

# Storage and parking below ground



The mini and micro storage units sit beneath the estate, off a secure basement car park reached by ramp from Lagana Place.

## 26 car spaces

Plus 31 at ground and 6 stacked.

## Loading zones

In front of each mini warehouse.

## Raised micro level

1.4 m above the car park, with stairs and a shared loading zone.

Artist's impressions. Renders are indicative only.



STORAGE UNITS · BASEMENT

# 29 storage units. $10,000/m².

Areas in m², approximate
Prices exclude GST · Artist's impression

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MINI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| | 65.2 m² | 64.4 m² | 64.4 m² | 64.4 m² | 64.9 m² | 56.6 m² | 57.6 m² | 57.6 m² | 57.6 m² | 58.3 m² | 48.9 m² | 48.1 m² | 48.1 m² | 47.0 m² | 64.8 m² | 64.3 m² | 64.3 m² | 64.3 m² | 63.2 m² |
| | $652K | $644K | $644K | $644K | $649K | $566K | $576K | $576K | $576K | $583K | $489K | $481K | $481K | $470K | $648K | $643K | $643K | $643K | $632K |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| MICRO | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | 51.1 m² | 50.6 m² | 50.6 m² | 50.6 m² | 51.0 m² | 51.1 m² | 50.6 m² | 82.9 m² | 50.7 m² | 51.0 m² |
| | $511K | $506K | $506K | $506K | $510K | $511K | $506K | $829K | $507K | $510K |

FOR INVESTORS

# Why invest at Better Estate

Strata industrial in Western Sydney's established Wetherill Park precinct, with structures that suit investors as well as owner-occupiers.

41 UNITS

OFF THE PLAN

01

## Negative gearing

Interest and holding costs on an investment property may be tax deductible against rental income, with potential benefits for eligible investors.

02

## SMSF friendly

Commercial property can be held within a self-managed super fund, including a business owner leasing the unit back to their own operation on commercial terms.

03

## Tenants cover outgoings

Industrial leases typically run long term, with tenants commonly paying the outgoings such as council rates, strata levies and insurance, supporting a strong net return.

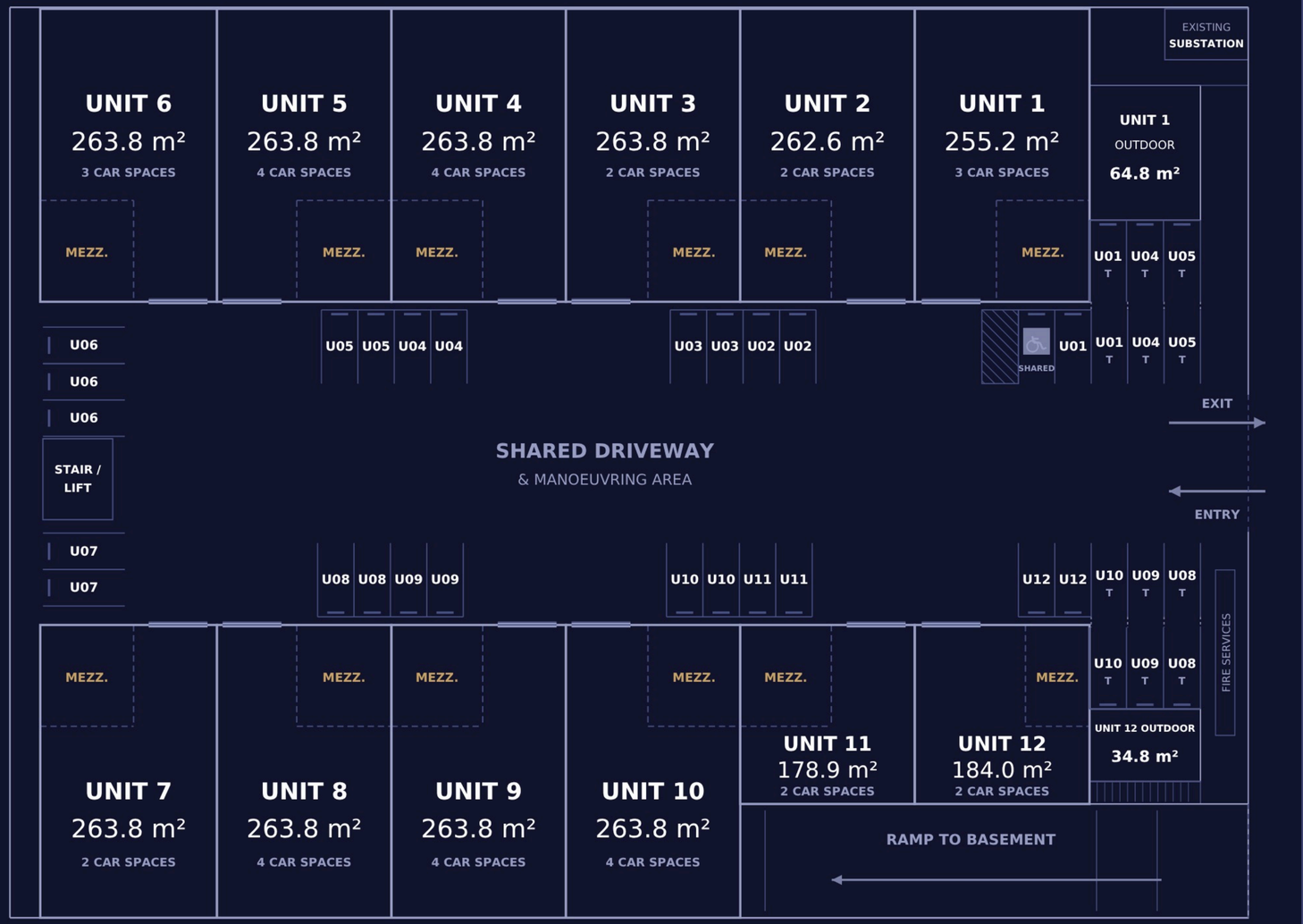
04

## Last of the supply

One of the last strata industrial offerings in the precinct, with little new industrial supply expected for some time. Scarcity underpins long-term capital growth.

## SITE LAYOUT + PROPOSED PARKING

INDICATIVE · NOT TO SCALE




Warehouse · Mezzanine above · Private outdoor · Landscaping · Shared access

Unit labels show total indoor area. Parking labels U01-U12 identify the allocated unit.

T = tandem space; matching front and rear labels form one pair.

Hatched area = exclusion zone / no parking.

## AREAS + PARKING

Areas in m² / allocated car spaces

| UNIT | GROUND | MEZZ. | TOTAL | CARS |
|---|---|---|---|---|
| **01** | 200.8 | 54.4 | **255.2** | **3** |
| **02** | 213.3 | 49.3 | **262.6** | **2** |
| **03** | 214.5 | 49.3 | **263.8** | **2** |
| **04** | 214.5 | 49.3 | **263.8** | **4** |
| **05** | 214.5 | 49.3 | **263.8** | **4** |
| **06** | 214.5 | 49.3 | **263.8** | **3** |
| **07** | 214.5 | 49.3 | **263.8** | **2** |
| **08** | 214.5 | 49.3 | **263.8** | **4** |
| **09** | 214.5 | 49.3 | **263.8** | **4** |
| **10** | 214.5 | 49.3 | **263.8** | **4** |
| **11** | 129.6 | 49.3 | **178.9** | **2** |
| **12** | 129.6 | 54.4 | **184.0** | **2** |

Cars include the tandem spaces shown on plan.

### PROPOSED PARKING ALLOCATION

**36 allocated + 1 shared accessible = 37 spaces**

Six front tandem pairs: Units 1, 4, 5, 8, 9 and 10.

Both spaces in each pair belong to the same unit.

Shared accessible bay + exclusion beside Unit 01.

Allocation is proposed and subject to confirmation.

### PRIVATE OUTDOOR AREAS

**Unit 01: 64.8 m²** **Unit 12: 34.8 m²**

Outdoor areas are additional to indoor totals.

Indoor totals = ground floor + mezzanine.

Units 3-10: 214.5 + 49.3 = 263.8 m² each.

Grouped total in source schedule needs confirmation.

## BASEMENT LEVEL

INDICATIVE · NOT TO SCALE




## UNIT AREAS

Individual unit areas in m²

### MINI WAREHOUSES

| UNIT | AREA m² |
|---|---|
| 01 | 65.2 |
| 02 | 64.4 |
| 03 | 64.4 |
| 04 | 64.4 |
| 05 | 64.9 |
| 06 | 56.6 |
| 07 | 57.6 |
| 08 | 57.6 |
| 09 | 57.6 |
| 10 | 58.3 |
| 11 | 48.9 |
| 12 | 48.1 |
| 13 | 48.1 |
| 14 | 47.0 |
| 15 | 64.8 |
| 16 | 64.3 |
| 17 | 64.3 |
| 18 | 64.3 |
| 19 | 63.2 |

### MICRO WAREHOUSES

| UNIT | AREA m² |
|---|---|
| 01 | 51.1 |
| 02 | 50.6 |
| 03 | 50.6 |
| 04 | 50.6 |
| 05 | 51.0 |
| 06 | 51.1 |
| 07 | 50.6 |
| 08 | 82.9 |
| 09 | 50.7 |
| 10 | 51.0 |

### SHARED FACILITIES

- Parking
- Common loading
- Amenities
- Lift & stairs
- Street access ramp

Mini warehouse · Micro warehouse · Loading bay · Amenities · Shared access

Mini and micro warehouses have separate unit-number sequences.

Plans are indicative only, not to scale and subject to change.

PLANNING

# Property Controls

FAIRFIELD CITY COUNCIL

ZONED E4: GENERAL INDUSTRIAL

## 1 OBJECTIVES OF ZONE

— To provide a wide range of light industrial, warehouse and related land uses.

— To encourage employment opportunities and to support the viability of centres.

— To minimise any adverse effect of industry on other land uses.

— To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

— To support and protect industrial land for industrial uses.

## 2 PERMITTED WITHOUT CONSENT

Nil

## 3 PERMITTED WITH CONSENT

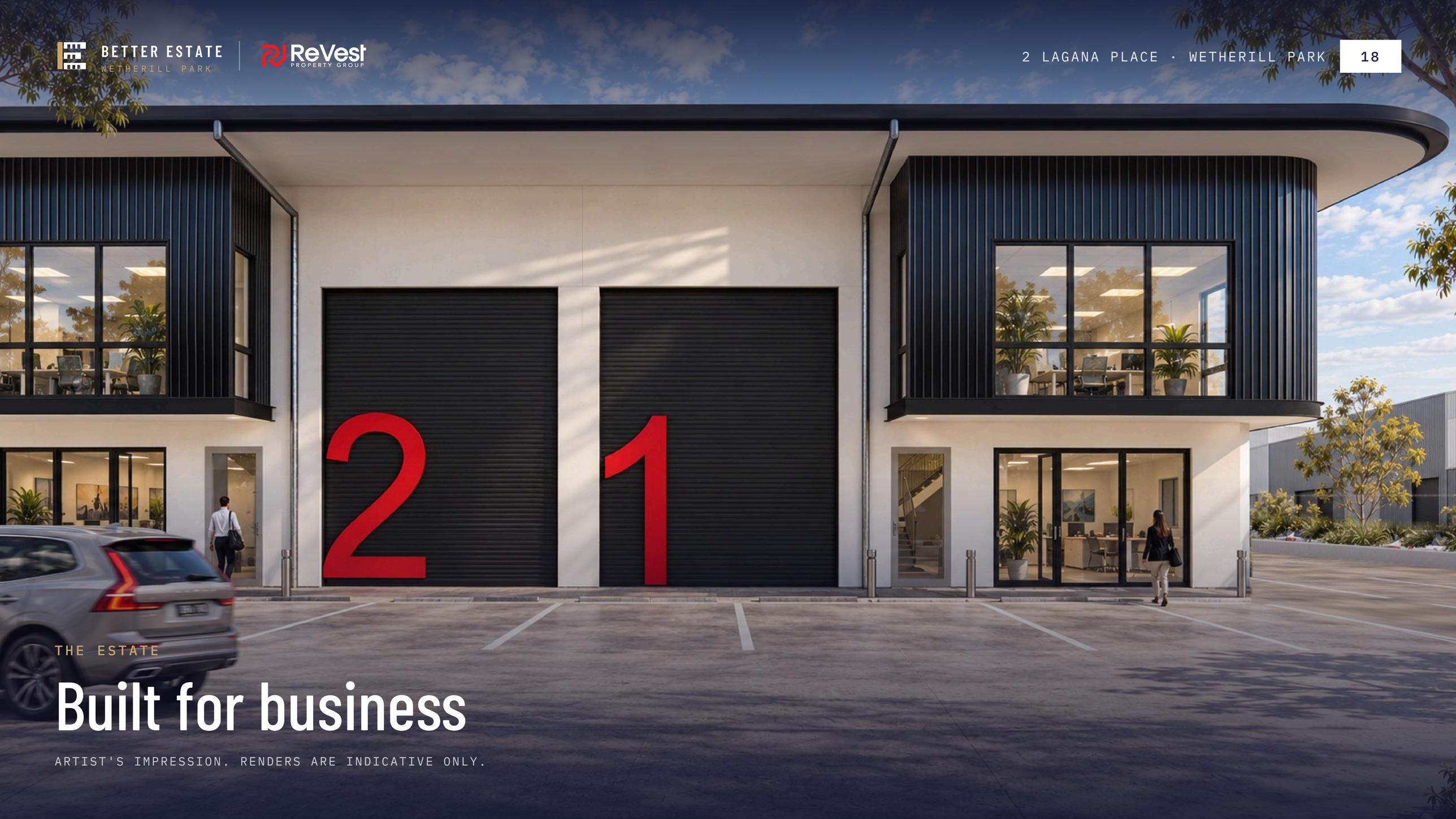
Centre-based child care facilities; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Respite day care centres; Restaurants or cafes; Roads; Rural supplies; School-based child care; Tank-based aquaculture; Timber yards; Warehouse or distribution

## 4 PROHIBITED

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recreation structures



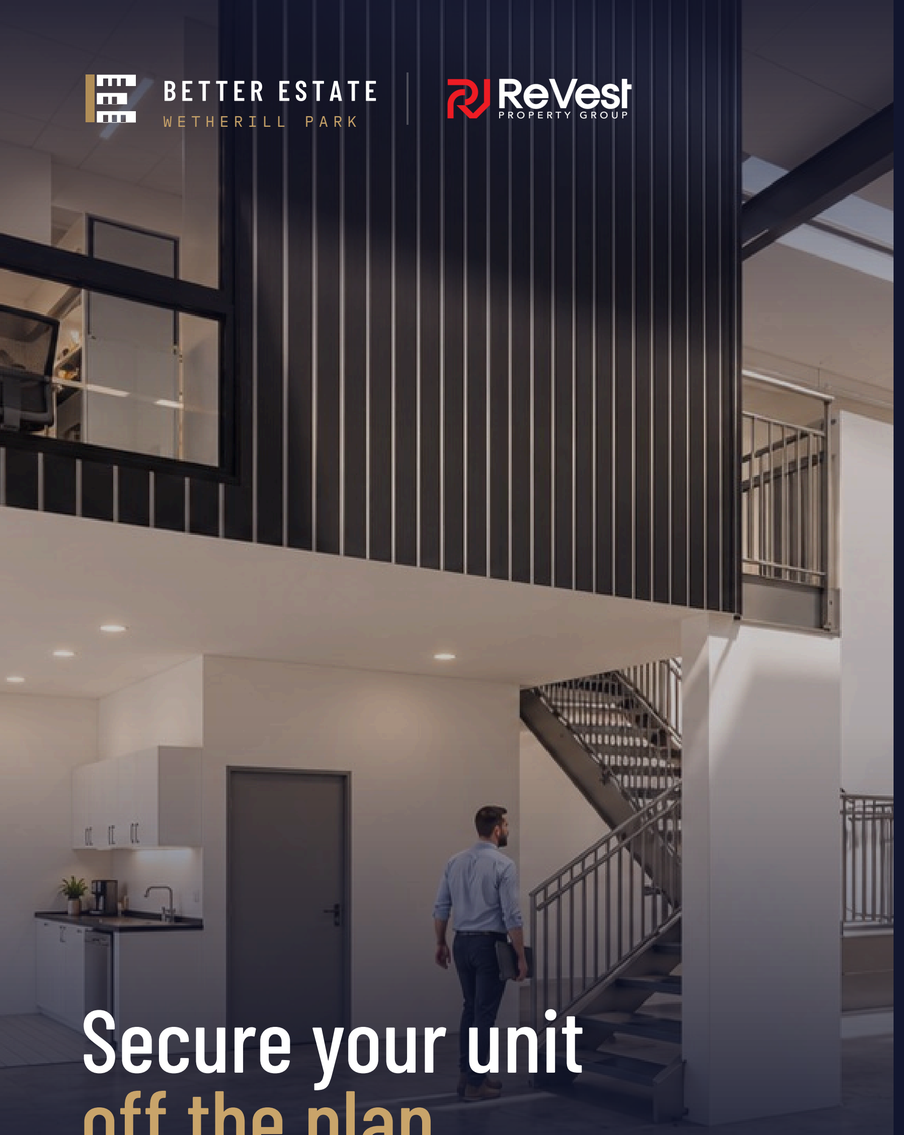

Purchasers should make their own enquiries with Fairfield City Council.




THE ESTATE

# Built for business

ARTIST'S IMPRESSION. RENDERS ARE INDICATIVE ONLY.



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# Secure your unit off the plan.

Complete every field marked *, sign at section 10, then save and return this form to your ReVest agent. Fields can be typed into directly. This form records the terms of your offer; it is not a contract of sale and binds neither party until contracts are exchanged.



NEXT STEP

# Offer to Purchase

## 01 Property

PROPERTY ADDRESS *

2 Lagana Place, Wetherill Park NSW 2164

UNIT NUMBER(S) * | REVEST AGENT | DATE OF OFFER *

## 02 Purchasing entity

FULL NAME OF PURCHASING ENTITY *

Exact legal name as it will appear on the contract, including any trustee capacity.

ACN / ABN | ENTITY TYPE

REGISTERED ADDRESS

CONTACT PERSON * | PHONE | EMAIL *

## 03 Price and deposit

PURCHASE PRICE (AUD) * | GST TREATMENT

DEPOSIT (AUD) * | DEPOSIT % | DEPOSIT PAYABLE

## 04 Exchange and settlement

EXCHANGE DATE * | SETTLEMENT DATE * | SETTLEMENT PERIOD

e.g. 90 days from exchange

NOTES ON TIMING

Continued on the next page · ReVest Property Group Pty Ltd · ABN 17 677 476 612

NEXT STEP · CONTINUED

# Offer to Purchase

## 05 Capital source

How the purchase will be funded

PRIMARY SOURCE OF FUNDS *

LENDER OR FINANCIER

## 06 Due diligence

◯ No specific due diligence required ◯ Due diligence required

DUE DILIGENCE PERIOD

SITE ACCESS REQUIRED

SPECIFIC REQUIREMENTS

## 07 Terms and conditions of the offer

◯ Unconditional offer ◯ Subject to the conditions below

CONDITIONS AND SPECIAL TERMS

OFFER OPEN UNTIL

DEPOSIT RELEASED EARLY

## 08 FIRB approval

FOREIGN INVESTMENT REVIEW BOARD

EXPECTED APPROVAL DATE

## 09 Internal approval process

APPROVAL STATUS *

EXPECTED APPROVAL DATE

## 10 Execution

Signed for and on behalf of the purchasing entity

NAME OF SIGNATORY *

POSITION HELD *

SIGNATURE *

SIGN

Click to sign digitally, or print and sign by hand.

DATE SIGNED *

☐ I am authorised to make this offer on behalf of the purchasing entity and the details above are true and complete. *

Information collected to assess and present your offer to the vendor. Identity and source-of-funds checks may be requested before exchange.

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2 LAGANA PLACE · WETHERILL PARK

# Secure your unit off the plan.

ENQUIRE TODAY

PRIVATE TREATY


ENQUIRIES

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