

Nov/Dec 2025



For Sale/Lease

Penrith

4,853sqm (approx) Total Land Area

- Exceptional truck access
- CCTV and alarm systems
- 3 x 5 tonne gantry cranes
- Compressor lines
- 200amps per phase (approx.)
- Building area (1,525sqm approx)
- Zoned E4 General Industrial
- Wash bay
- Sold as Going Concern

For Sale
Expressions of Interest
For Lease
Expressions of Interest

Mitch Reardon 0401 313 160
www.infocus.sydney/4758942



As we approach the end of 2025, we would like to take this opportunity to thank all our clients for their continued trust and support throughout the year. Your engagement and collaboration have been greatly appreciated.

This year has seen a gradual improvement in sentiment across most property sectors. Following a period of elevated interest rates and economic uncertainty, the recent reductions in borrowing costs have helped restore a degree of confidence to both investors and occupiers. Transaction activity has picked up, and we are starting to see renewed interest in quality assets as buyers and tenants adjust to the new market conditions.

That said, challenges remain. The cost of property ownership has increased substantially over the past few years, with land tax, council rates, and insurance premiums continuing to rise. These escalating costs have contributed to higher rents across commercial, industrial, and retail sectors, creating pressure for both landlords and tenants striving to balance returns and affordability.

If you would like confidential advice or assistance with any aspect of your property portfolio - whether leasing, sales, management, or strategic planning - please don't hesitate to contact our office.

We wish you a safe and joyful holiday season and look forward to working with you again in 2026.



www.infocus.sydney

InFocus Commercial Real Estate

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All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



For Lease

Emu Plains

165sqm (approx) Factory Unit

- Reception/office
- Dual amenities & a shower
- 3 phase power available
- Zoned E4 General Industrial
- Located at back of complex

For Lease

\$32,130 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4763487



For Lease

Penrith

140sqm (approx) Factory Unit

- 3 phase power available
- Fully gated and secure complex
- Zoned E4 General Industrial
- Ground level amenities with a kitchenette

For Lease

\$28,500 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4766680



For Lease

Mount Druitt

217sqm (approx) Factory Unit

- 3 allocated car parking spaces
- 7m (approx) internal clearance
- 3 phase power available
- E4 General Industrial zoning
- Automatic roller door

For Lease

\$41,500 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4490543



For Sale

Penrith

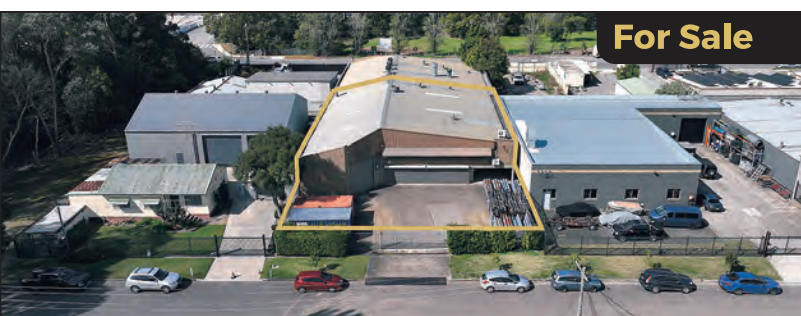
200sqm (approx) Factory Unit

- Cool room set up
- DA approved & fitted out "meat cutting facility"
- Security/alarm system in place
- Solar panels available

For Sale

Expressions of Interest

Diego Menendez 0499 333 111
Paul Harvey 0413 502 014
www.infocus.sydney/4711788



For Sale

Emu Plains

Tenanted Investment

- 455sqm (approx) warehouse area
- 88sqm (approx) office
- 3 phase power available
- Gated and secure site
- Zoned E4 General Industrial

For Sale

\$2,800,000 Going Concern

Mitch Reardon 0401 313 160
Dave Reardon 0412 732 432
www.infocus.sydney/4714027



For Sale

Silverdale

821.28sqm (approx) Factory

- Zoned E4 General Industrial
- 3 phase power available
- Mezzanine office (60sqm approx)
- Clear span factory

For Sale

\$3,100,000 Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/4487315

www.infocus.sydney

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For Lease

Penrith

244sqm (approx) Warehouse

- 160sqm (approx) warehouse
- 40sqm (approx) mezzanine office with air conditioning
- Up to 6m (approx) internal clearance
- Hi bay lighting

For Lease

\$44,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4752026



For Lease

Penrith

Commercial Site with Great Exposure

- 4,722sqm (approx) total land area
- 230sqm (approx) workshop
- 377sqm (approx) reception/showroom
- Dedicated wash bay
- Zoned E4 General Industrial

For Lease

\$325,000 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4766250



For Lease

North Richmond

2,023sqm (approx) Corner Block Workshop

- 712sqm (approx) of building
- Dual driveway
- 3 phase power available
- Wash bay with separator
- Office, kitchenette & amenities

For Lease

\$120,000 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4763191



For Lease

South Windsor

900sqm (approx) Freestanding Warehouse

- 1,860sqm (approx) site area
- 17 car parking spaces
- 2 x automatic side and rear roller doors
- High clearance
- Air conditioned reception space

For Lease

\$155,000 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4746400



For Lease

Penrith

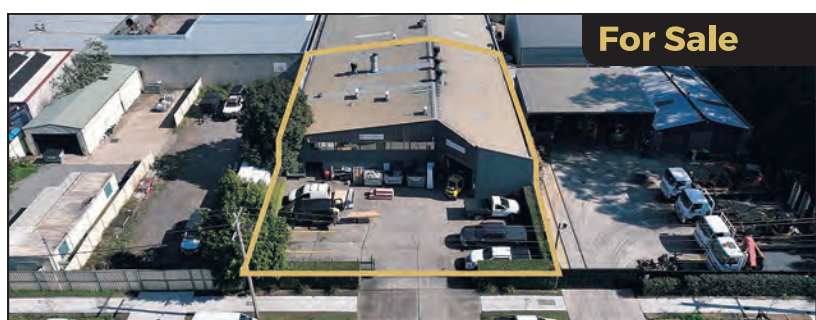
4,853sqm (approx) Total Land Area

- Exceptional truck access
- CCTV and alarm systems
- 3 x 5 tonne gantry cranes
- Compressor lines
- 200amps per phase (approx.)

For Lease

Expressions of Interest

Mitch Reardon 0401 313 160
www.infocus.sydney/4758942



For Sale

Emu Plains

533sqm (approx) Warehouse

- Large 3 phase power supply connected
- Zoned E4 General Industrial
- Toilets, shower and kitchenette
- Extensive mezzanine fitout
- Close to Emu Plains Train Station

For Sale

\$2,800,000 Exc GST

Mitch Reardon 0401 313 160
Dave Reardon 0412 732 432
www.infocus.sydney/4681036

www.infocus.sydney

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For Lease

St Marys

1,952sqm (approx) Factory

- Dual driveway and roller doors
- Up to 7.5m (approx) clearance
- 3 phase power available (200amps approx)
- Zoned E4 General Industrial

For Lease

\$390,400 PA Net Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/4650586



For Sale

St Marys

799sqm (approx) Industrial Unit

- 12 allocated parking spaces
- Zoned E4 General Industrial
- Automatic roller door
- Large freezer/cool room, amenities/ lunch room

For Sale

Expressions of Interest

Mitch Reardon 0401 313 160
www.infocus.sydney/4739193

Merry Christmas!



As we close another successful year, we'd like to extend our sincere thanks for your continued trust and partnership throughout 2025.

Your collaboration has been a key part of our success, and we truly value the relationship we've built. It's been a pleasure helping you achieve your real estate goals.

We wish you a Merry Christmas, happy holidays, and a New Year full of opportunity, growth, and success.

With warm holiday wishes,
The Asset Management Department
Mikaliha, Rebecca & Anneliese

www.infocus.sydney | 02 4731 3399 | 16 Lawson Street, Penrith | am@infocus.sydney

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For Lease

Glendenning

1,800sqm (approx) Yard

- Located just off the M7 Motorway
- Available for a short term lease
- Fenced & gated
- Shared with Stowe Australia (divided with concrete barriers)

For Lease

\$110,000 PA Gross Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/4756383



For Lease

Penrith

Short Term Lease Available - Yard Only!

- Level fenced 1,000sqm (approx) site
- E3 Productivity support zoning
- Crushed road base surface
- 24/7 cul de sac access

For Lease

\$52,000 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4760082



For Lease

Windsor

467sqm (approx) Shed

- RU2 Zoning
- Solar power available
- Large shared yard 1,500sqm (approx)
- 3 x automatic roller doors (4.5m high)
- Available now

For Lease

\$52,000 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4718767



For Lease

Penrith

Prelease Opportunities

- 1.99ha (approx) of E4 zoned land
- Prime location in Penrith CBD
- Rear loading docks
- Ample customer & staff parking
- Great exposure on main roads

For Lease

Please Contact Agent

Mitch Reardon 0401 313 160
Paul Harvey 0413 502 014
www.infocus.sydney/4279667



For Lease

St Marys

1,020sqm (approx) Warehouse

- 7.5m (approx) clearance
- Secure gated site
- Zoned E4 General Industrial
- Amenities
- Maximum warehouse volume

For Lease

\$180,000 PA Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/4740759



For Lease

Penrith

Industrial Unit

- 311sqm (approx) factory floor
- 126sqm (approx) first floor office
- Amenities & kitchenette
- 6 allocated car parking spaces
- 3 phase power available

For Lease

\$70,000 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4737575

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For Lease

St Marys

553sqm (approx) Freehold Factory

- Quality freestanding industrial facility
- Hi bay lighting
- 3 phase power available
- Two roller doors
- Male & Female amenities

For Lease

\$85,060 PA Net Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/4740748



For Lease

Minchinbury

325sqm (approx) Warehouse

- 79sqm (approx) air conditioned office space and amenities
- 3 allocated car parking spaces
- Automatic roller door
- 3 phase power available

For Lease

\$69,875 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4616468



For Lease

Mount Druitt

112sqm (approx) Factory Unit

- Electric roller door
- Security camera system
- 3 phase power available
- LED lighting
- Pallet racking

For Lease

\$39,000 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4659747



For Sale

Penrith

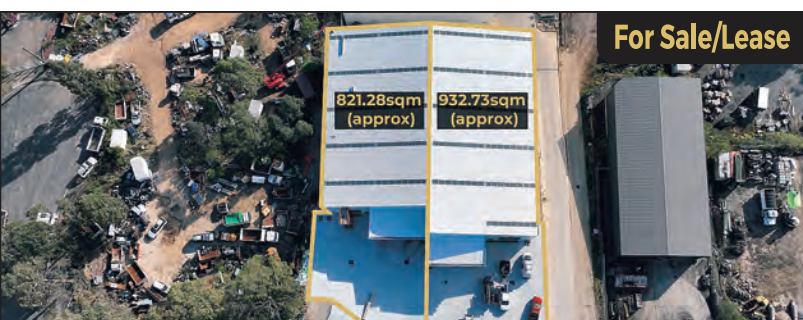
Storage Unit

- 40sqm (approx)
- CCTV security
- 24/7 access
- Communal kitchenette & bathroom

For Sale

\$209,950 Going Concern

Diego Menendez 0499 333 111
www.infocus.sydney/4270417



For Sale/Lease

Silverdale

2 x New Factories

- 821.28sqm (approx) & 932.73sqm (approx)
- Zoned E4 General Industrial
- Office/reception on ground floor
- Minimum 7m (approx) internal clearance
- Dual amenities (including disabled)

For Sale

Expressions of Interest
For Lease
Expressions of Interest

Paul Harvey 0413 502 014
www.infocus.sydney/4432673



For Lease

Penrith

500sqm (approx) Prime Retail Space

- Disabled access & amenities
- Glazed frontage on Henry Street
- Kitchenette with lunchroom
- Dedicated office space (x10)
- Large Council parking at the rear

For Lease

\$170,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4695242

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For Lease

Silverdale

Silverdale Shopping Centre

- 67.5sqm (approx)
- Glass facade
- Great signage opportunities
- Suitable for a variety of businesses
- Positioned in the main entrance

For Lease

\$41,562.50 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4743818



For Lease

Springwood

140sqm (approx) Commercial Space

- 3x partitioned offices
- Great natural lighting
- Air conditioning
- Excellent signage opportunities
- Shared street parking available

For Lease

\$50,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4750510



For Lease

North Richmond

80sqm (approx) Retail Shop

- Air conditioned shop
- Fully glazed shopfront
- Amenities within tenancy
- Huge public car park in front of the shop

For Lease

\$32,000 PA Gross Exc GST

Dave Reardon 0412 732 432
www.infocus.sydney/4669399



For Lease

Silverdale

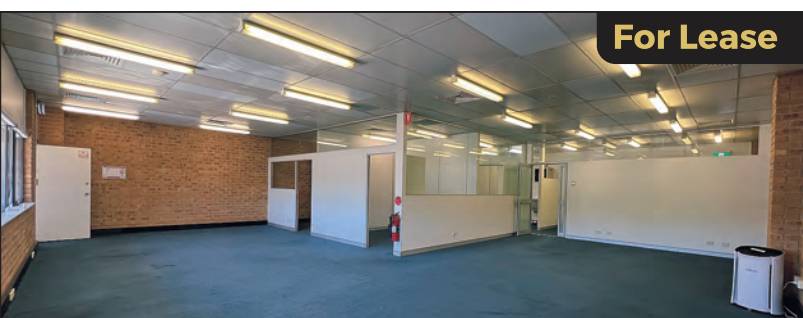
Silverdale Shopping Centre

- 175sqm (approx)
- 4x consultation rooms (with hand basins)
- Disabled bathroom/parent's room
- Dedicated power generator

For Lease

\$96,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4738292



For Lease

St Marys

155sqm (approx) Office Suite

- First floor office suite
- Shared amenities
- Air conditioning
- Lunchroom & kitchenette
- 3x partitioned meeting rooms

For Lease

\$38,688 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4740314



For Lease

St Marys

Office Suite in CBD

- 260sqm (approx) on first floor
- Kitchenette
- Ample Council parking
- Air conditioned
- Fresh paint throughout

For Lease

\$90,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4733595

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LEASED

Penrith

- 588sqm (approx) Unit
- Zoned E3



LEASED

Warragamba

- 1,600sqm (approx) High Clearance Factory
- 3 phase power available



LEASED

South Windsor

- 1,391sqm (approx) Brand New Warehouse
- Dual driveway access with automatic gates



LEASED

Penrith

- 216sqm (approx) warehouse
- High internal clearance



SOLD

Penrith

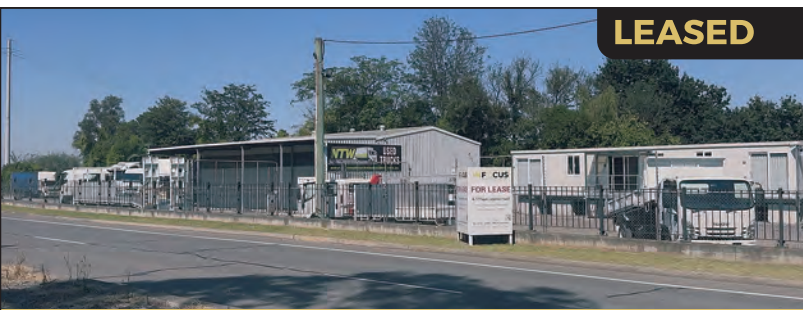
- 70sqm (approx) warehouse
- 3 phase power available



LEASED

Penrith

- 3,100sqm (approx) total site area
- Zoned E3



LEASED

Windsor

- 6,177sqm (approx) crushed road base yard
- High power & wash bay available



SOLD

South Windsor

- 2x lots totalling 17,664sqm (approx)
- Zoned E4 General Industrial

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