

CHANGE IS UPON US

Big changes are coming to the real estate industry from 1 July this year - and if you've bought or sold property before, this affects you.

You've probably noticed that every time you open a bank account or apply for a home loan, the bank asks you to prove who you are and where your money is coming from. That process is called Anti-Money Laundering (AML) compliance, and banks have been doing it for over a decade. Well, as of 1 July, real estate agents, accountants, and solicitors will be required to do exactly the same thing. Australia is actually one of the last developed countries in the world to introduce this - most other nations have had these rules in place for years.

So what does this mean for you?

When you buy or sell a property, we will need to ask you for some personal information - things like photo identification and details about where your funds are coming from. We know that feels private, and it is. But this information isn't for us - it goes directly to AUSTRAC, Australia's financial intelligence agency, whose job it is to detect and prevent money laundering and terrorism financing.

If you've ever purchased a property through a bank, you've already been through a very similar process. This is simply the same standard being applied to real estate transactions.

Here's the important bit - every agent, solicitor, and accountant involved in your transaction must follow this process. If your agent skips it, that's actually a red flag to AUSTRAC, not a favour to you. So if someone tells you they don't need this information, that's a sign to be cautious.

For buyers and sellers who are individuals, this is fairly straightforward. For those transacting through companies, trusts, or self-managed super funds (SMSFs), we will need to identify the people behind those structures and any beneficiaries involved. There are no exceptions.

We won't pretend this process is entirely comfortable - asking for personal financial information never feels great. But we are committed to handling everything with the utmost care and confidentiality. If we work through it together, we can make the process as smooth and stress-free as possible.

As always, if you have any questions about what this means for your next transaction, please don't hesitate to reach out. We're here to help.



For Lease

Somersby

Freestanding Warehouse

- 1,505.2sqm (approx)
- Automatic gate & security fencing
- 8.5m (approx) internal clearance
- 3 phase power available

For Lease
\$247,500 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/5026068



For Sale/Lease

St Marys

One of a Kind Corner Site!

- 2,004sqm (approx) lot size
- DA Approved drive through fast food
- 160sqm (approx) office/workshop
- Zoned E4 General Industrial

For Sale
Please Contact Agent
For Lease
Please Contact Agent

Paul Harvey 0413 502 014
www.infocus.sydney/4947525



For Sale

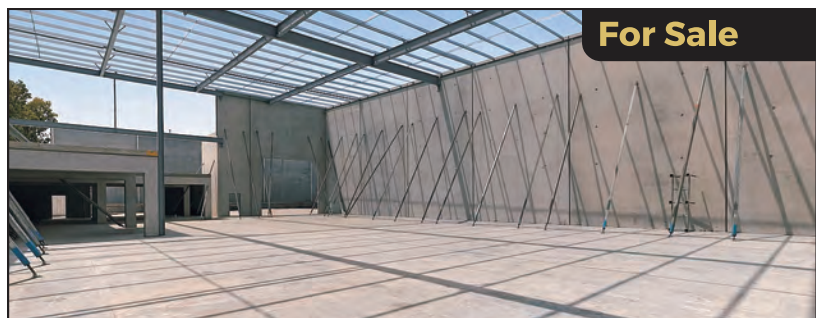
Windsor

Vacant Possession Yard

- 7,423sqm (approx)
- 275sqm (approx) shed & a bonus 93sqm (approx) mezzanine
- Compacted road base, concrete & bitumen surface yard

For Sale
Please Contact Agent

Mitch Reardon 0401 313 160
www.infocus.sydney/4947595



For Sale

St Marys

1,435.95sqm (approx) A-Grade Unit

- High clearance warehouse and office facilities
- Corporate style offices
- Estimated practical completion Q2 2026

For Lease
Expressions Of Interest

Paul Harvey 0413 502 014
www.infocus.sydney/4990532



For Sale

Mulgrave

Occupy or Invest - Street Front Unit

- Modern complex
- 400sqm (approx) total build area
- Leased under market at \$70,000 PA Net Exc GST (approx)
- Remaining lease term 1 year & 6 months

For Sale
\$2,400,000 (Going Concern)

Mitch Reardon 0401 313 160
www.infocus.sydney/5061140



For Lease

St Marys

954.76sqm (approx) Front Unit

- Brand new state-of-the-art facility
- High clearance warehouse
- Corporate style office
- E4 General Industrial Zoning

For Lease
\$219,594.80 PA Net Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/4989934

www.infocus.sydney



For Sale

Silverdale

821.28sqm (approx) Factory

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

For Sale
Expressions of Interest

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



For Lease

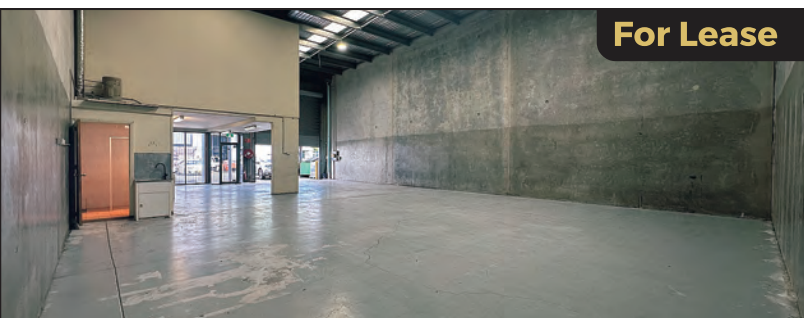
Penrith

300sqm (approx) Factory/Showroom

- Street front unit
- 7.5m warehouse clearance
- 3 phase power available
- Solar panels available
- 3 allocated car parking spaces

For Lease
\$55,000 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4894013



For Lease

Arndell Park

272sqm (approx) Industrial Unit

- 235sqm (approx) warehouse
- 37sqm (approx) office mezzanine
- High clearance
- 3 phase power available

For Lease
\$53,040 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/5047756



For Lease

Emu Plains

Clearspan Factory Unit

- 498sqm (approx)
- 3 Phase power available
- 4x parking spaces
- Zoned E4 General Industrial
- Mezzanine office

For Lease
\$69,000 PA Net Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/5057472



For Sale

Riverstone

12,597sqm (approx) Industrial Facility

- Fully leased heavy industrial facility
- 20,454sqm (approx) total land size
- Rental (as of October 2026): \$1,486,446 Per Annum Net Exc GST
- Cranes, power and gas

For Sale
Please Contact Agent

Paul Harvey 0413 502 014
www.infocus.sydney/4952357



For Lease

Emu Plains

183sqm (approx) Factory Unit

- Additional 70sqm (approx) mezzanine
- Office with air-conditioning
- 3 phase power available
- Partitioned workspaces

For Lease
\$39,900 PA Net Exc GST

Paul Harvey 0413 502 014
www.infocus.sydney/5070180

www.infocus.sydney



For Lease

Minchinbury

Highly Exposed Factory Unit

- 144sqm (approx) clear span warehouse space
- 72sqm (approx) office and amenities
- 20sqm (approx) bonus mezzanine

For Lease
\$51,840 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4940317



For Lease

Penrith

High Exposure Factory Unit

- 304sqm (approx) unit
- 5m to 6m (approx) internal clearance
- 5 allocated parking spaces
- NBN & 3 phase power available

For Lease
\$49,000 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4827791



For Sale

Silverdale

Quality Freehold Factory

- 932.73sqm (approx)
- Clear span factory
- Access via large roller door
- Ground floor and mezzanine office

For Sale
Expressions of Interest

Paul Harvey 0413 502 014
www.infocus.sydney/4487402



For Sale

Penrith

200sqm (approx) Factory Unit

- DA approved & fitted out "meat cutting facility"
- Grease trap
- Complete cool room set up
- 80sqm (approx) office

For Sale
\$950,000 Exc GST

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



For Sale

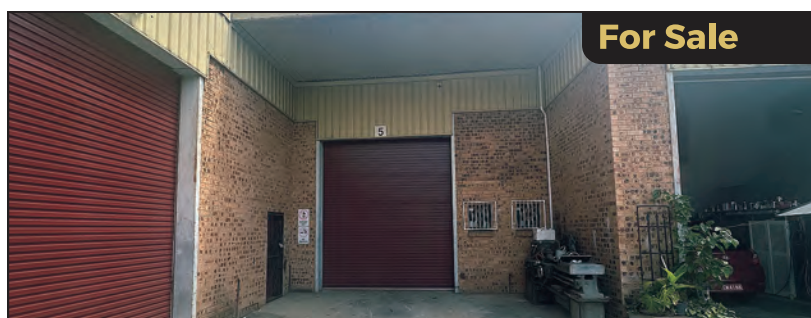
Penrith

Industrial Unit

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

For Sale
Please Contact Agent

Mitch Reardon 0401 313 160
www.infocus.sydney/4925846



For Sale

St Marys

266sqm (approx) Warehouse

- High internal clearance
- Roller door access
- Zoned E4 General Industrial
- 2 car parking spaces
- Male & Female amenities

For Sale
Expressions of Interest

Diego Menendez 0499 333 111
www.infocus.sydney/4916638



For Lease

North Richmond

210sqm (approx) Factory Unit

- Solar panels on the roof
- High clearance
- 4 car parking spaces
- LED lighting & natural light
- Security fencing & electrical gate

For Lease
\$41,000 PA Net Exc GST

Mitch Reardon 0401 313 160
Dave Reardon 0412 732 432
www.infocus.sydney/3592906



For Lease

St Marys

1,952sqm (approx) Clearspan Factory

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

For Lease
\$390,400 PA Net Exc GST

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



For Lease

South Windsor

Brand New Industrial Unit

- 496sqm (approx) total space
- Street facing unit
- 10m (approx) internal clearance
- Automatic roller door (5m x 5m)
- 6 car parking spaces

For Lease
\$89,280 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4801705



For Lease

South Windsor

Large Freestanding Warehouse

- 4,050sqm (approx) total land area
- 1,908sqm (approx) warehouse floor area
- High 3 phase power available
- 4x automatic roller doors

For Lease
Please Contact Agent

Mitch Reardon 0401 313 160
www.infocus.sydney/4792516



For Lease

Emu Plains

Secure Yard

- Zoned E4 General Industrial
- Power available
- Level yard
- Compacted road base
- Zoned E4 General Industrial

For Lease
Please Contact Agent

Mitch Reardon 0401 313 160
www.infocus.sydney/4779014



For Lease

North Richmond

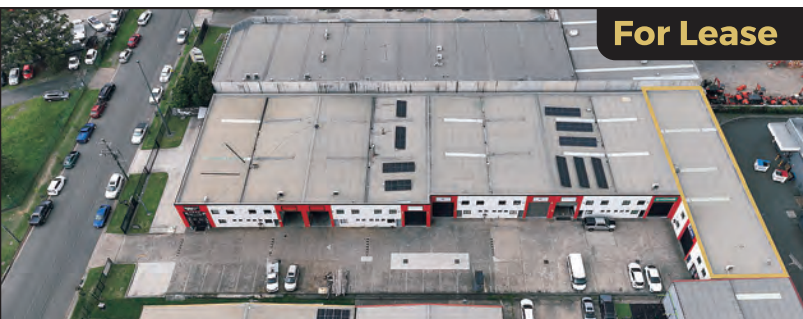
2,023sqm (approx) Corner Block

- 3 phase power available
- Paint room and spray booth
- Wash bay with separator
- Reception, office, kitchenette & amenities

For Lease
Please Contact Agent

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

www.infocus.sydney



For Lease

Penrith

450sqm (approx) Factory Unit

- Automatic roller door
- Male & Female amenities
- 7 allocated parking spaces
- Zoned E3 Productivity Support

For Lease
\$99,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4841489



For Lease

St Marys

180sqm (approx) Office Space

- Air conditioning
- Amenities
- Open plan office area
- Ground floor reception area
- Kitchenette

For Lease
\$36,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4790211



For Lease

Penrith

114sqm (approx) Retail Space

- Glazed frontage
- Amenities with a small kitchenette
- 2 allocated car parking spaces
- Zoned MUI Mixed Use

For Lease
\$50,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4841809



For Lease

Penrith

134sqm (approx) Factory

- Bonus 66sqm (approx) mezzanine
- 3 phase power available
- 7m to 8m (approx) internal clearance
- 2 allocated car parking spaces

For Lease
\$38,000 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4926588



For Lease

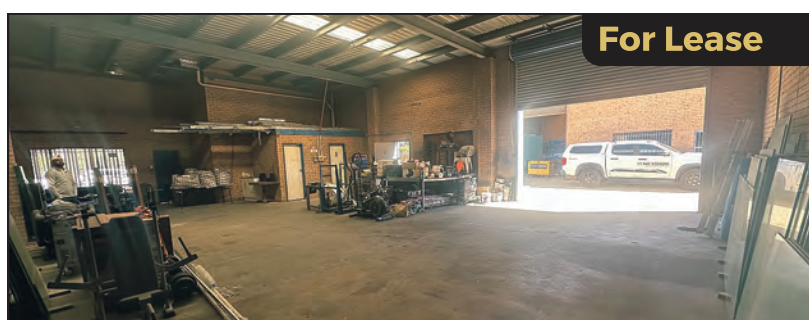
South Windsor

Unit 3 - 316sqm (approx)

- Brand new factory unit
- First floor mezzanine
- Automatic roller door
- 3 phase power available
- Gated, secure complex

For Lease
\$56,880 PA Net Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4805654



For Lease

St Marys

160sqm (approx) Factory Unit

- Street facing warehouse
- 3 phase power available
- Amenities with kitchenette
- 2 car parking spaces
- Available from July 2026

For Lease
\$35,000 PA Gross Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/5064492

www.infocus.sydney



For Lease

Penrith

Premium Office Space

- 320sqm (approx) floor area
- Partitioned offices & work areas
- Disabled access to the building
- Amenities & Kitchenette
- Boardroom

For Lease
\$128,000 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4781395



For Lease

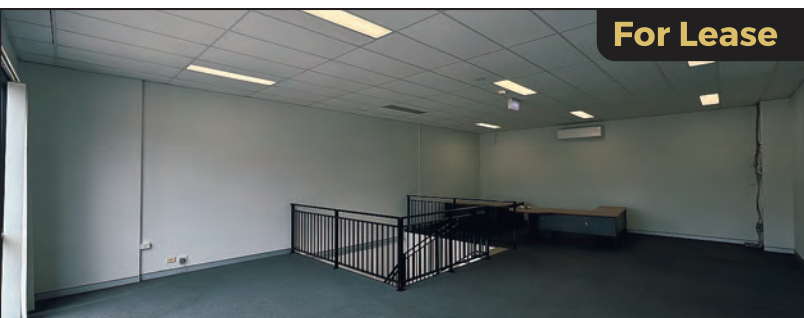
Rooty Hill

Modern Medical Cottage

- Recently renovated
- 120sqm (approx) building
- 999sqm (approx) land
- 10 car parking spaces
- Full disability access

For Lease
\$72,000 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/5050016



For Lease

Penrith

Office Sub-Lease

- 59sqm (approx) ground floor reception, kitchen & amenities
- 82sqm (approx) first floor office
- 3 car parking spaces
- Separate & secure access

For Lease
\$22,000 PA Gross Exc GST

Mitch Reardon 0401 313 160
www.infocus.sydney/4991818



For Lease

Shalvey

90sqm (approx) Retail / Medical

- Glass frontage
- Excellent signage opportunities
- Great natural lighting
- Ample onsite centre parking
- Located close to schools & transport

For Lease
Please Contact Agent

Diego Menendez 0499 333 111
www.infocus.sydney/4743852



For Lease

St Marys

Office Suite in CBD

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

For Lease
\$65,000 PA Gross Exc GST

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



For Lease

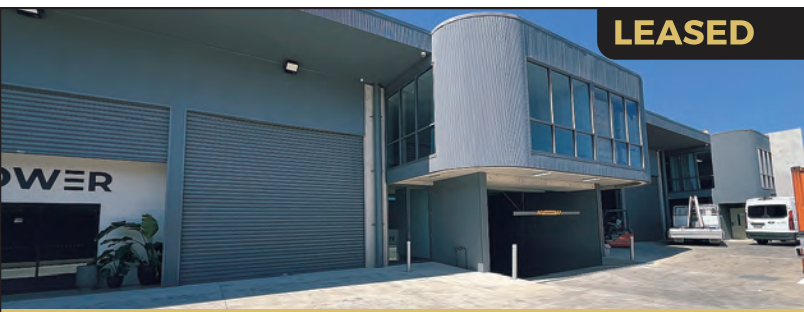
Silverdale

Prime Retail 126sqm (approx)

- Glass facade with prime position
- Suitable for a variety of businesses
- Located at the main entrance of the shopping centre
- Great exposure

For Lease
\$94,500 PA Net Exc GST

Diego Menendez 0499 333 111
www.infocus.sydney/4575005



LEASED

Penrith

- 271sqm (approx) unit
- Secure, gated complex



LEASED

North Richmond

- 80sqm (approx) retail shop
- 2 car parking spaces



LEASED

Emu Plains

- 533sqm (approx) warehouse
- 3 phase power



LEASED

Minchinbury

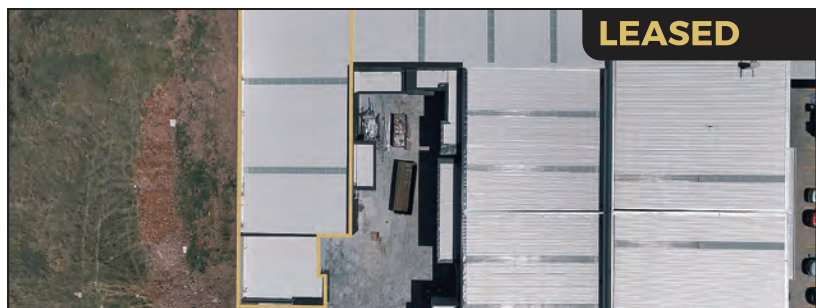
- 175sqm (approx) unit
- 3 car parking spaces



LEASED

Penrith

- 500sqm (approx) prime retail
- Fronting Henry Street



LEASED

South Windsor

- 495sqm (approx) unit
- Brand new complex



LEASED

Penrith

- 1,066sqm (approx) building area
- 12 car parking spaces



LEASED

St Marys

- Factory 350sqm (approx)
- 195sqm (approx) yard