

19 Goddard Lane

Tamworth, NSW 2430



Unique Opportunity | For Sale & Lease

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**TAMWORTH
WAREHOUSES**

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www.tamworth-warehouses.com.au

Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

The Opportunity

Unlock your business potential with 22 state-of-the-art industrial units in Tamworth, strategically located just 7km* from Tamworth's vibrant CBD, directly off the B56 Oxley Highway.

Positioned near Tamworth Regional Airport and only 1.3km* from the Qube rail freight terminal, these units are situated in the region's only E5-Heavy Industrial zoned precinct, offering unparalleled opportunities for manufacturing, logistics, storage, and more.

Each unit is designed for versatility and efficiency, featuring high-clearance warehousing, secure electric roller-doors, approved mezzanine levels, and premium amenities tailored to modern business needs. With flexible configurations, these units are ideal for industrial operations, retail ventures, or commercial headquarters, providing the perfect foundation for growth and innovation.

Tamworth's dynamic \$4.71 billion* economy is growing at an impressive 8%* annually, with a population projected to reach over 80,000 by 2041*. As a thriving hub centrally located between Sydney and Brisbane, Tamworth offers exceptional connectivity and access to a booming regional market. Don't miss this rare chance to secure your place in one of Australia's fastest-growing industrial precincts. Act now to claim your unit and elevate your business in Tamworth's prosperous future!

**Approximately.*



Paul Bieg

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Executive Summary

Address	19 Goddard Lane, Westdale NSW 2340.
Description	The properties comprise 22 x fully DA approved, high-quality warehouses, located in Tamworth’s premier commercial and industrial precinct.
Location	The Tamworth Warehouses are located within Tamworth, the major economic hub and administration centre for the New England region of New South Wales, just 7km* from the Tamworth CBD in the Tamworth Global Gateway Park. Their prime location is just off the B56 Oxley Highway, across from the Tamworth Regional Airport, and just 1.3km* to the Qube-operated intermodal rail freight terminal, offering unbeatable, cost-effective logistics.
Unit Sizes	219m²* & 264m²*.
Property Features	• 50m²* mezzanine with optional stacking • Electric industrial roller shutter • 5 Standard + 1 three-phase power outlets • Washroom with cabinetry and sink • Disability access toilet and basin • 2 high bay lighting fixtures • Between 2–4 dedicated car parks for each unit
Local Authority	Tamworth Regional Council.
Planning Scheme	Tamworth Regional Local Environmental Plan 2010.
Zoning	E5 – Heavy Industrial.
Permitted Uses	• Data centres • Depots and freight transport facilities • General and heavy industries • Hazardous storage establishments • Aquaculture • Take away food and drink premises • Warehouse or distribution centres
Interest For Sale	22 x Freehold strata units for sale individually off-the-plan.

*Approximately. Buyers are required to undertake their own due diligence and enquiries.



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Asset Highlights



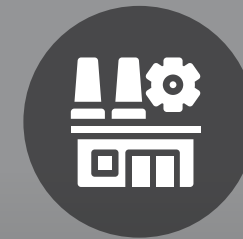
Superior Quality Assets

The Tamworth Warehouses comprise 22 x modern industrial units ready to be built to the highest quality. Each unit features a spacious warehouse with high-clearance electric roller-door, approved mezzanine with optional stacking, and quality accessible amenities. With a thoughtful configuration and premium finishes throughout, the Tamworth Warehouses will be ideal for any business HQ!



Prime Enterprise Location

The Tamworth Warehouses boast a coveted location just 7km* outside the Tamworth CBD. Located just off the B56 Oxley Highway, adjacent the Tamworth Regional Airport, and just 1.3km* to the Qube intermodal rail freight terminal, this prime location offers unbeatable opportunity for local businesses.



Tamworth's only Heavy Industrial Zoned Land

The precinct boasts the only E5-Heavy Industrial zoning in greater Tamworth, making this a rare offering exclusively suitable for a wide range of warehouse, retail, industrial, storage and commercial uses including but not limited to general and heavy industry and manufacturing, depots and freight facilities, hazardous storage, aquaculture and data centres.



Tamworth: A Global Gateway

Located centrally between Sydney and Brisbane, Tamworth is a fast-growing regional city fuelled by the strength of its diversified economy, future-focused industries, and nation-leading infrastructure projects. It boasts a \$4.71 billion¹ highly productive economy with an incredible annual growth rate of 8.0%² and strong population growth, with a current population of 65,908³.

Asset Overview

External Components	
Foundations	Reinforced concrete slab to engineering specifications
Structure	Steel portal frame
Roof	Timber framed Colorbond custom orb steel roof
Windows	Commercial windows and glazing
Doors	Electric roller door, pedestrian glass entry, plus access door to rear lane
External Cladding	Colorbond custom orb wall sheeting and timber feature cladding

Internal Components	
Flooring	Concrete to warehouses, Gerflor Tarasafe standard to amenities
Internal Walls	Painted plasterboard
Ceiling	Metal sheet roof
Lighting	2 high-bay lighting fixtures
Amenities	Accessible washroom to each unit with cabinetry and sink
Kitchenette	Internal kitchenette to each unit with cabinetry and sink
Power	5 standard + 1 three-phase power outlets

Complex Improvements & Features	
Car Parking	Between 2–4 allocated car parks per unit plus visitor parking and accessible parking
Signage	Signage opportunity on estate signage entry statement and individual unit façades
Access	Dedicated ingress and egress access from Goddard Lane with internal turnaround bay

The above information is subject to change. Buyers are required to undertake their own due diligence and enquiries.



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19 GODDARD
LANE

19 GODDARD LANE

Unbelievable Location

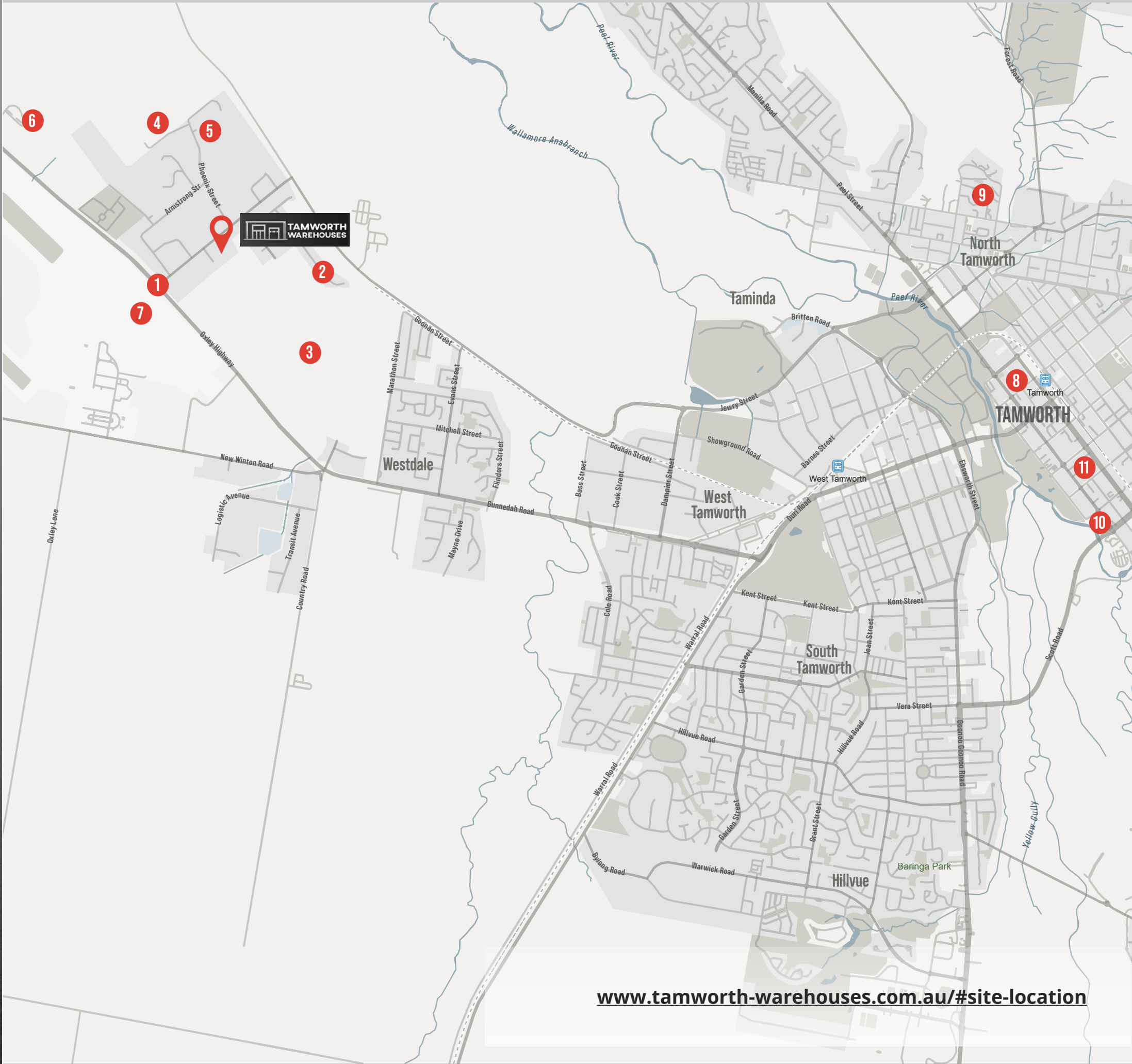
Unlock your business potential with 22 state-of-the-art industrial units strategically located directly off the B56 Oxley Highway, just minutes from the Qube Intermodal Freight Facility and Tamworth Regional Airport, and only 7km* from the CBD, offering unmatched connectivity and convenience.

In addition, these warehouses are strategically located in close proximity to Baiada Poultry's new \$203 million high-tech processing facility set to open in early 2026. This state-of-the-art plant is expected to create over 700 local jobs and incorporate advanced, sustainable technologies.

Key Nearby Infrastructure

1	B56 Oxley Highway	1 min*
2	Qube Rail Freight Terminal	2 mins*
3	Tamworth Global Gateway Park	2 mins*
4	Tamworth Regional Livestock Exchange	2 mins*
5	Teys Australia	2 mins*
6	Baiada Processing Plant	4 mins*
7	Tamworth Airport	4 mins*
8	Tamworth CBD	7 mins*
9	Tamworth Hospital	10 mins*
10	Future UNE Tamworth Campus	12 mins*
11	Tamworth Performing Arts Precinct	12 mins*

*All distances are estimated driving distances from the subject property. Source: Google Maps 2025.



www.tamworth-warehouses.com.au/#site-location



Why Tamworth?

Economic Growth and Diversity | Strategic Location and Connectivity | Resilient Economy and Liveability | Population and Workforce.

Perfectly positioned between Sydney and Brisbane, Tamworth is a thriving inland city defined by ambition, connectivity and growth. More than just Australia's Country Music Capital, Tamworth boasts a diversified economy powered by advanced manufacturing, health, education, retail, construction and agriculture.

What truly sets Tamworth apart is Blueprint 100—a bold vision to grow the region into NSW's inland

capital, home to 100,000 residents. This transformative strategy is complemented by Tamworth Tomorrow, Council's detailed economic development roadmap designed to drive long-term investment and job creation.

At the heart of this growth is the Tamworth Global Gateway Park, a landmark project expected to generate up to 5,000 new jobs by attracting primary employers and future-focused industries.

For businesses, Tamworth offers a strategic edge:



Lower operating & development costs compared to metropolitan centres.



Efficient access to logistics, with a regional airport, heavy vehicle networks and a rail freight intermodal terminal.

Where Regional Strength Meets National Opportunity

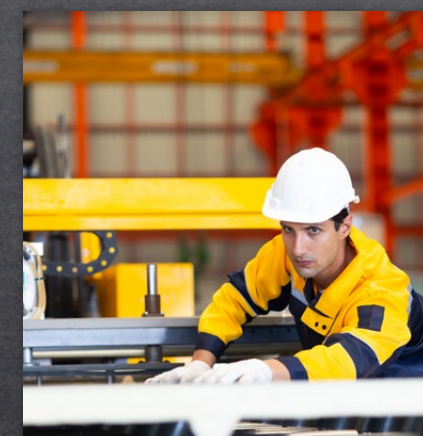
The Tamworth Region is primed for growth, offering ready-to-develop industrial land, a growing and skilled workforce, strong investment momentum, and a diverse, expanding economy.

As a leading regional centre, Tamworth benefits from ongoing infrastructure upgrades and enhanced transport connectivity, creating new pathways for business and industry.

Renowned for its liveability, the region delivers high-quality healthcare, strong educational offerings, affordable housing, and a thriving local economy—all set against a backdrop of natural beauty that makes living and working in Tamworth both rewarding and sustainable.



Agriculture



Manufacturing



All figures are approximate. Buyers are required to undertake their own due diligence and enquiries.

Economic Drivers

Tamworth boasts a \$4.71 billion economy that has had an incredible growth rate of 8.0% in 2024 across a highly productive industry base of primarily manufacturing (16.7%), construction (15.2%), and agriculture (7.5%).

+8.0%

GRP growth
year ending
June 2024

Significantly higher than NSW



Tamworth is a major regional hub in NSW with just over 65,000 residents. Known as the 'capital' of the New England North West, it offers strong connectivity via its regional airport and key state road links, supporting surrounding agricultural and mining industries.

6,000+ Registered Businesses.



Strategic Regional Hub

Tamworth is a significant regional centre, acting as a service and administrative hub for the surrounding area.



Agricultural and Mining Focus

It's a key location for industries like agriculture, mining, and associated trades, with strong links to surrounding towns and communities.



Gateway to the North West

Tamworth is often considered a gateway to the North West of NSW, with connections to smaller towns and villages.



Tamworth Regional Airport

A major regional airport with regular passenger services, regional exports, and aviation maintenance training facilities.



Renewable Energy Zone (REZ)

The city is part of the significant emerging REZ region for renewable energy developments with billions of dollars in solar and battery storage projects.



Major Road Network

Tamworth is a key intersection for major state roads, providing excellent logistics connectivity throughout regional NSW and beyond.



Tamworth Global Gateway Park (TGGP)

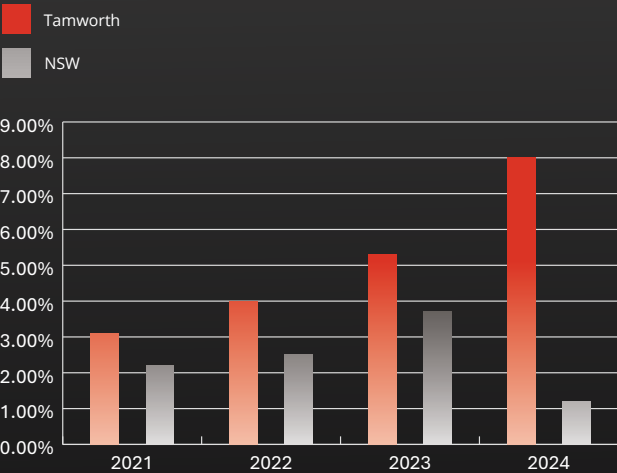
A multi-stage major enterprise park and logistics project just outside the Tamworth CBD, considered the economic engine room for the New England economy.



Intermodal Freight Access

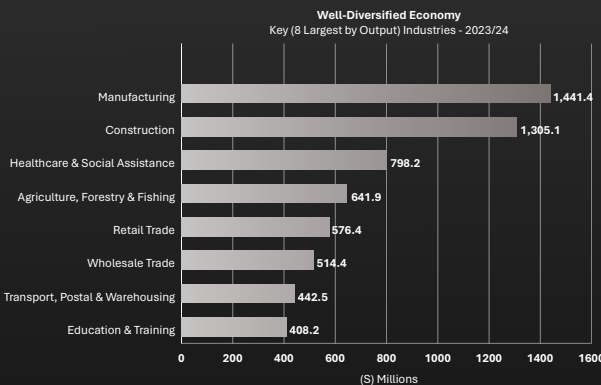
Tamworth is home to a purpose-built double sided intermodal rail freight terminal with dedicated access to the Port of Botany and the Port of Newcastle.

Tamworth Economic Growth (vs NSW)



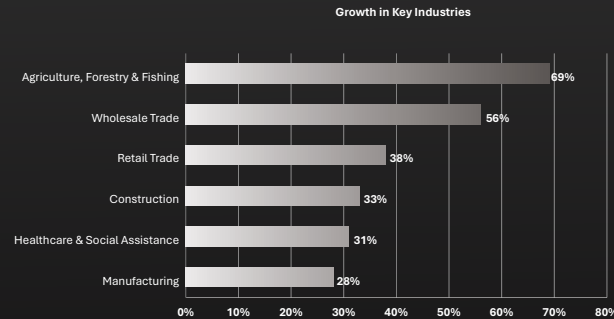
Well-Diversified Economy

Tamworth's solid economy is underpinned by strong and diverse industries including agriculture, mining, tourism, aviation and healthcare.



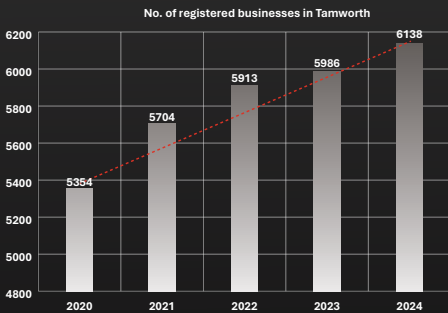
Growth in Key Industries

Tamworth's economy has seen robust growth in productive, high-value industries (comparing value addition 2017/18-2024/5).



Unprecedented Investment and Businesses

Tamworth's strong economic confidence results in the continued growth in the number of registered businesses.



Sources: Economy.ID, Tamworth Regional Council, 2025; Tamworth Economic Snapshot, 2025.

Seamlessly connected by road, rail, and air, Tamworth is a gateway to regional NSW and beyond. With direct links to major centres and transport corridors, it's a strategic base for business, logistics, and growth.



At the Heart of Regional Connectivity. **Tamworth is just 1 hour by air or 5 hours by road to Sydney, 3.5 hours to the Port of Newcastle, and 7 hours to Brisbane.**

Rail, Air & Road Connectivity with **Key Hubs**

1

Rail Access

Tamworth's rail intermodal facility, operated by Qube, provides a direct freight link to Port Botany. This connection is creating new opportunities for producers targeting both domestic and international markets, with several businesses already taking advantage of its cost-effective and more sustainable alternative to road transport.

2

Air Access

Tamworth Regional Airport continues to expand, offering direct flights to both Sydney and Brisbane and welcoming close to 170,000 passengers in the year to September 2024. The airport is also home to a dedicated pilot training campus that supports both Australian and international aviation sectors. This facility contributes to the local and state economy, complemented by associated developments such as a maintenance hub, airside service station, and broader investment opportunities.

3

Road Access

Positioned within a key economic corridor, Tamworth enjoys a strategic location roughly halfway between Sydney (around five hours by road) and Brisbane (approximately seven hours). The city serves as a base for numerous major road freight and logistics operators.



All figures are approximate. Buyers are required to undertake their own due diligence and enquiries.

Blueprint 100

Why Blueprint 100 Matters

Blueprint 100 sets Tamworth on a path to become NSW’s inland powerhouse—balancing strategic land use, robust infrastructure, economic opportunity, and vibrant community life on the way to 100,000 people.

1

A Visionary Road Map

“Part One” acts as the ‘plan of plans’, consolidating all existing strategic, precinct, and masterplans into a cohesive high-level strategy for regional growth through to 2041.

2

Strategic land-use planning

“Part Two” is the Local Strategic Planning Statement (LSPS). It’s the statutory instrument that directs land zoning, housing, transport, and precinct planning under NSW law.

3

Building Infrastructure and services

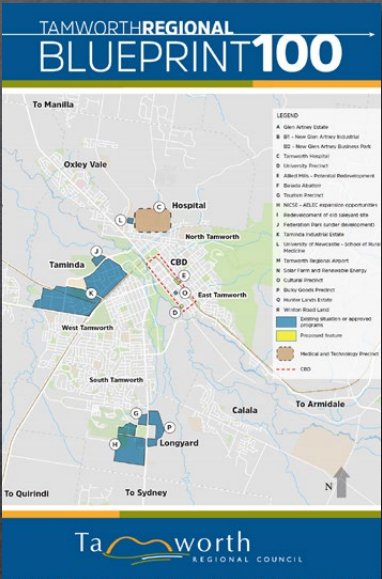
“Part Three” —the Growth Management Strategy— details land release, infrastructure staging and diversity in housing options. This is currently being finalised.

For businesses, the result is a future-ready city offering access to talent, modern infrastructure, and a growing customer base.

This long-term strategic framework balances well-planned land use, enhanced infrastructure delivery, and economic growth while nurturing Tamworth’s strong community fabric.

With a focus on unlocking new residential, industrial, and employment lands—including the Tamworth Global Gateway Park, Intermodal Freight Hub, and precincts like Moore Creek and Westdale—Blueprint 100 ensures the city is well-positioned to support future demand.

The identification and approval of these growth areas will drive population and business expansion, improve freight and logistics efficiencies, and attract investment across key industries such as agribusiness, manufacturing, transport, and renewable energy.



+26.84% Population

Between 2021 and 2041, the population for Tamworth Regional Council is forecast to increase by 17,092 persons (26.84% growth).

The population of the broader Tamworth Regional Council area is estimated at 65,908 as of June 30, 2024, according to the ABS. The population is expected to grow to 80,769 in 2041.

Area	2021	2025	2031	2036	2041	Total change	Avg annual % change
Tamworth Regional Council	63,677	68,229	72,618	76,767	80,769	+17,092	+1.20
Barraba - Rural North	1,604	1,605	1,613	1,619	1,634	+30	+0.09
Calala (Residential)	4,039	4,895	5,702	6,134	6,274	+2,236	+2.23
Eastern Highlands	5,176	5,414	5,631	5,869	6,080	+904	+0.81
Hillvue	6,650	7,037	7,512	8,365	9,580	+2,931	+1.84
Manilla and District	3,129	3,253	3,405	3,530	3,646	+517	+0.77
Moore Creek - Daruka - Tintinhull - Hallsville	4,742	5,434	6,210	7,000	7,740	+2,998	+2.48
North Tamworth	6,321	7,369	8,274	9,095	9,842	+3,521	+2.24
Nundle - Rural South	1,304	1,287	1,289	1,305	1,326	+22	+0.08
Oxley Vale	3,939	4,160	4,332	4,533	4,776	+837	+0.97
South Tamworth	6,719	6,868	6,947	6,968	6,980	+261	+0.19
Tamworth CBD - East Tamworth	5,646	5,953	6,194	6,415	6,636	+990	+0.81
Warral - Kingswood - Nemingha - Calala (Rural)	2,832	2,825	2,841	2,896	2,959	+127	+0.22
West Tamworth (Central)	2,516	2,687	2,804	2,865	2,906	+390	+0.72
West Tamworth (Coledale)	3,054	3,187	3,328	3,437	3,560	+506	+0.77
Westdale - Taminda	3,089	3,273	3,454	3,548	3,552	+463	+0.70
Western Rural	2,917	2,982	3,082	3,188	3,277	+360	+0.58

Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), January 2023.

Nearby Projects & Infrastructure

Tamworth is rapidly emerging as a regional industrial hub, underpinned by major infrastructure investment including the Tamworth Global Gateway Park, freight terminal, and key highway upgrades—offering strong connectivity, growth potential, and long-term appeal for business and industry.



Tamworth Performing Arts & Culture Precinct

Cost	Status
\$79.8 million	Planning

A new dedicated performing arts centre is proposed in the Tamworth CBD and will include a 600-seat main theatre, 200-seat secondary theatre, 200-seat amphitheatre, recital room, meeting and function rooms, event plaza, recording studio and café to meet the social, performing arts, creative industries, conference and events needs of the Tamworth community.

Tamworth Regional Aquatic & Leisure Centre

Cost	Status
\$45 million	Planning

The proposed Tamworth Regional Aquatic Centre and Northern Inland Centre of Sport and Health will be a fully accessible aquatics facility and sports hub with an elite performance sport training facility, business accommodation, integrated learning, sport and health research along with medical and allied health services.



University of New England Campus

Cost	Status
\$37 million	Under Construction

UNE's Tamworth campus, currently under construction, is scheduled to open in 2027 with courses in nursing, veterinary science, and manufacturing. The new four-storey campus is expected to accommodate 10,000 students within 10 years and deliver over \$600 million in economic benefits to the region.



Middlebrook Solar Farm & Battery Facility

Cost	Status
\$856 million	Approved

The Middlebrook Solar Farm and energy storage project is a 320MW solar farm with an 300MW/780MWh battery energy storage system, located on a 515-hectare site approximately 22 km south of Tamworth. Upon completion scheduled for 2027, the system will have the capacity to power more than 122,200 homes.



Calala Battery Energy Storage System (BESS)

Cost	Status
\$518 million	Under Construction

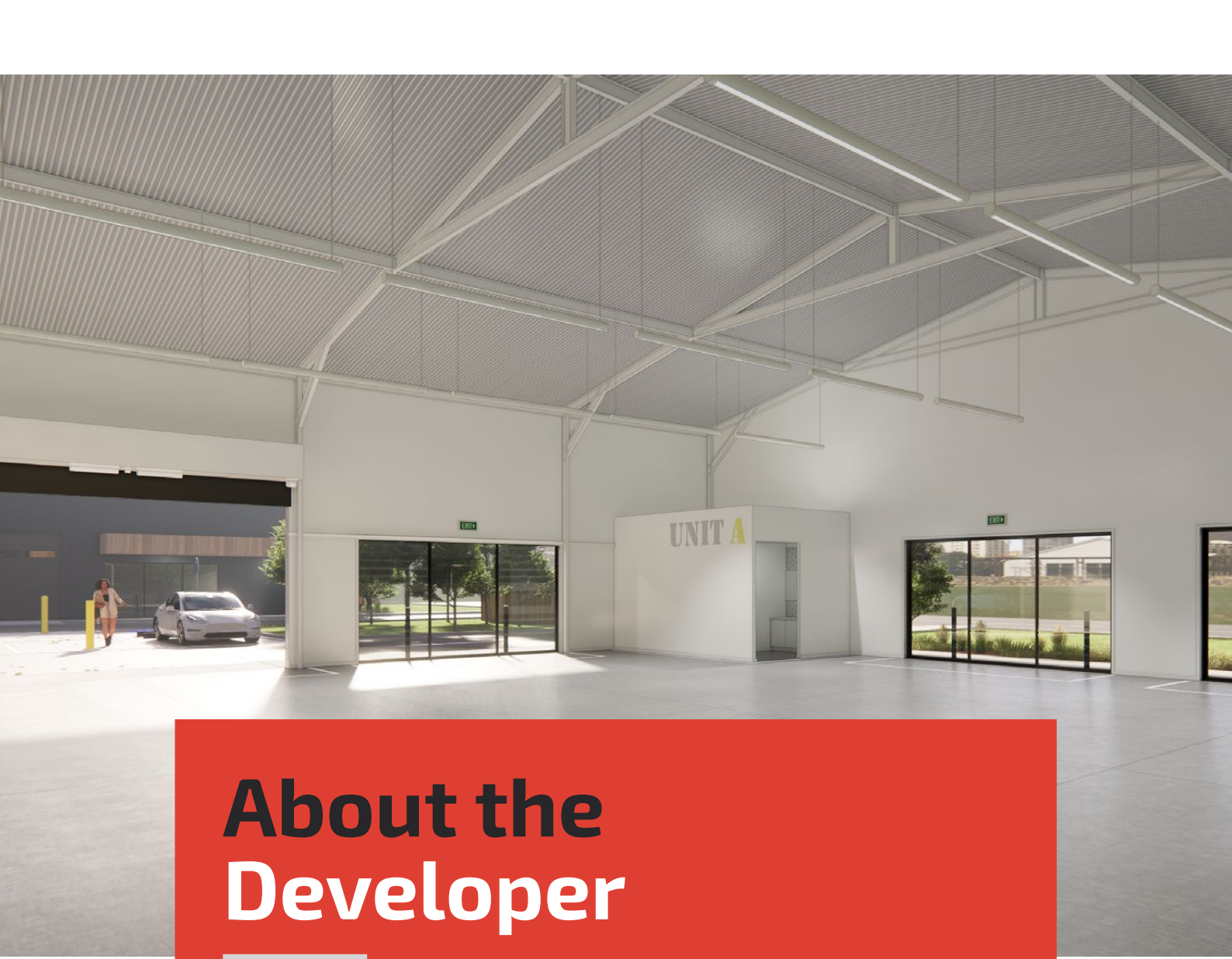
The Calala Battery Energy Storage System is a 250MW / 500MWh storage project located approximately 6km* south-east of Tamworth. With a power capacity of 250MW and an energy storage capacity of 500MWh, the Calala BESS has enough power to supply electricity for up to 115,000 homes during peak periods, expected to be fully operational by 2027.

Baiada Poultry Plant

Cost	Status
\$300 million	Under Construction

Baiada, Australia's top poultry producer, is investing \$300m+ in a new high-tech Tamworth plant, scheduled to open in 2026. Upon completion, the facility will have the capacity to process up to 3 million chickens per week with some of the most innovative, sustainable and advanced processing technology in the world and create 700+ jobs.





About the Developer

The project team brings together decades of combined experience across construction, development, and property investment, offering a well-rounded and highly capable foundation for delivery.

With a proven track record spanning residential estates, commercial projects, and renewable energy ventures, the team offers a strategic blend of industry knowledge and practical expertise.

Their collective strengths lie in end-to-end project management, from site acquisition and planning through to construction and successful sales outcomes. Backed by an in-depth understanding of regional markets and demand drivers, the team is well-equipped to identify opportunities and deliver developments that meet evolving commercial needs.

With a shared commitment to quality, innovation, and long-term value creation, the team brings together the skills, relationships, and insight needed to deliver a successful and high-performing industrial project.



Mark Robinson

Developer

Mark is the Director of The Future Energy Company, a major commercial solar firm for the past 10 years. Mark has completed a number of successful land developments with the largest being the Ascot Park Estate in Port Macquarie NSW. He has over 30 years experience in construction and development. This will be his second warehouse project after successfully undertaking the first in Toowoomba.



Rick Hurrell

Construction

Future Civil Company is a highly regarded and dynamic construction company based in Regional NSW. Future Civil Company offers a comprehensive range of construction services, boasting a combined total of 45 years of experience. Recent past projects include Kerrisdale Gardens Nursing Home, IGA Gloucester, and Nebo Road School. One of Rick's key strengths lies in his project management capabilities. He is adept at overseeing projects from initial conception to successful completion, utilising his operational skills and design expertise to ensure optimal outcomes.



Paul Bieg

Sales & Marketing

Paul is the Director of one of Australia's longest standing Property Development Firms. He took no time in deciding to work alongside Mark and Rick, as he was currently looking for a warehouse space himself - so he knew the demand, and how sought after this type of commercial property was. Having almost sold out the first Toowoomba Warehouse Project - Paul is excited to be working on an even more exceptional location in Tamworth.



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