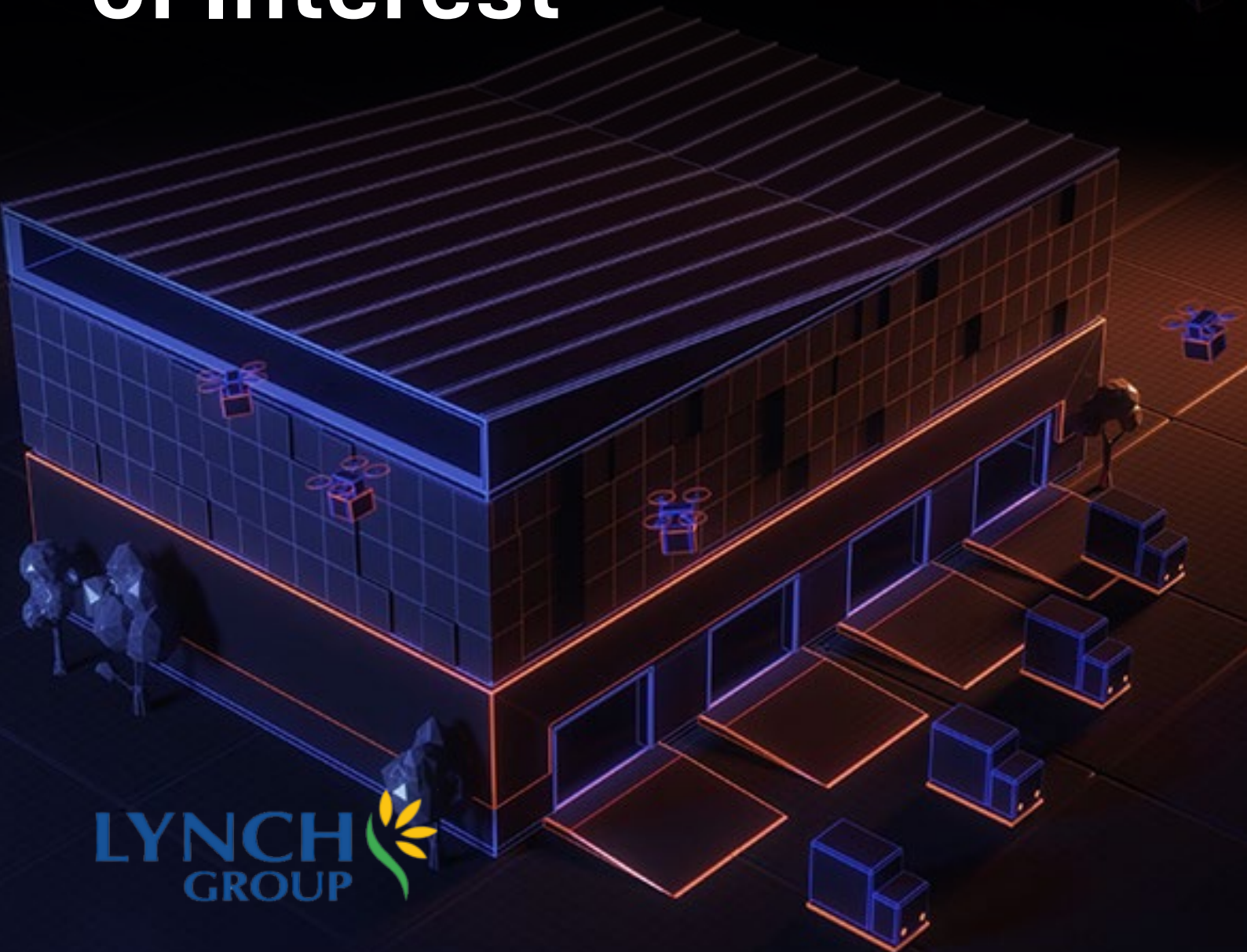




Expressions of Interest



**Melbourne West Core Markets
Distribution Centre Requirement**

October 2025

General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new Distribution Centre requirement for Lynch Group.

Occupier overview

Lynch is an international leading integrated grower, wholesaler and retailer of fresh-cut flowers and potted plants, operating growing facilities in Australia and China with state of the art cool chained production facilities.

For further information, please visit their website: [Home | Lynch Group Australia](#)

Location	
Key location	Melbourne West
Core suburbs	Derrimut, Truganina, and Laverton North preferred Surrounding suburbs will be considered
Areas	
Building area	7,000 – 11,500 sqm
Land area	Standard site cover
Property specifics	
Property type	Greenfield, Brownfield or Speculative
Broad facility requirements	
Operating hours	24/7
Vehicle access	B-Double, Semi, Vans, 4 x recessed docks minimum
Timing	
Availability	No later than February 2027

Due date - Stage 1

EOI Submissions are due by:

Monday 13th October 2025, 5pm

EOI Queries and Clarifications

EOI submissions together with any queries during the EOI Phase are to be addressed to:

Justin Fried justin.fried@tmxtransform.com 0412 070 858

Property procurement process

This Property Procurement process will involve a two-stage tender process:

Stage 1 - Expression of Interest (EOI)

During this phase owners / developers will be requested to submit existing buildings or development sites opportunities which are suitable for the occupier's project requirements.

Stage 2 - Request for Tender (RFT)

Following a review of the EOI submissions a shortlist of owners / developers will be compiled to determine a Request for Tender (RFT) shortlist.

The shortlisted parties will be issued with a full RFT documentation package including the Project Requirements (Design Brief) document for completion of a final submission, including financial terms.

EOI submission requirements and format

All EOI responses are required to be completed and returned via our website, together with providing the following separate PDF documents:

1. The site plan
2. The building plan (if relevant)
3. Estate overview document
4. Landlord/developer capability

Key milestones

The following is the estimated property procurement and delivery timeline:

EOI issue	3 rd October 2025
EOI closing	13 th October 2025
EOI review and shortlist	15 th October 2025
Inspections	Week commencing 13 th October
RFT package issued	27 th October 2025
RFT submissions close	26 th November 2025
RFT review and shortlist	8 th December 2025
HOA execution	Late December 2025
AFL execution	March 2026
Access for Fitout Period	Approx 6 months prior to PC
Practical completion	February 2027



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