

103 Vanessa Street
KINGSGROVE

Information Memorandum | **Expressions of Interest**



COMMERCIAL
Property Group





CONTENTS

Offering | **04**

Property Summary | **06**

Outgoings & Tenancy | **08 & 09**

Location | **11**

Planning Details | **14**

Contact Details | **18**

OFFERING

Address 103 Vanessa Street, Kingsgrove NSW 2208

Title Details Lot 20 DP1226212

Property Type Commercial Industrial Building

Office Area* 1,302 m²

Warehouse* 3,845 m²

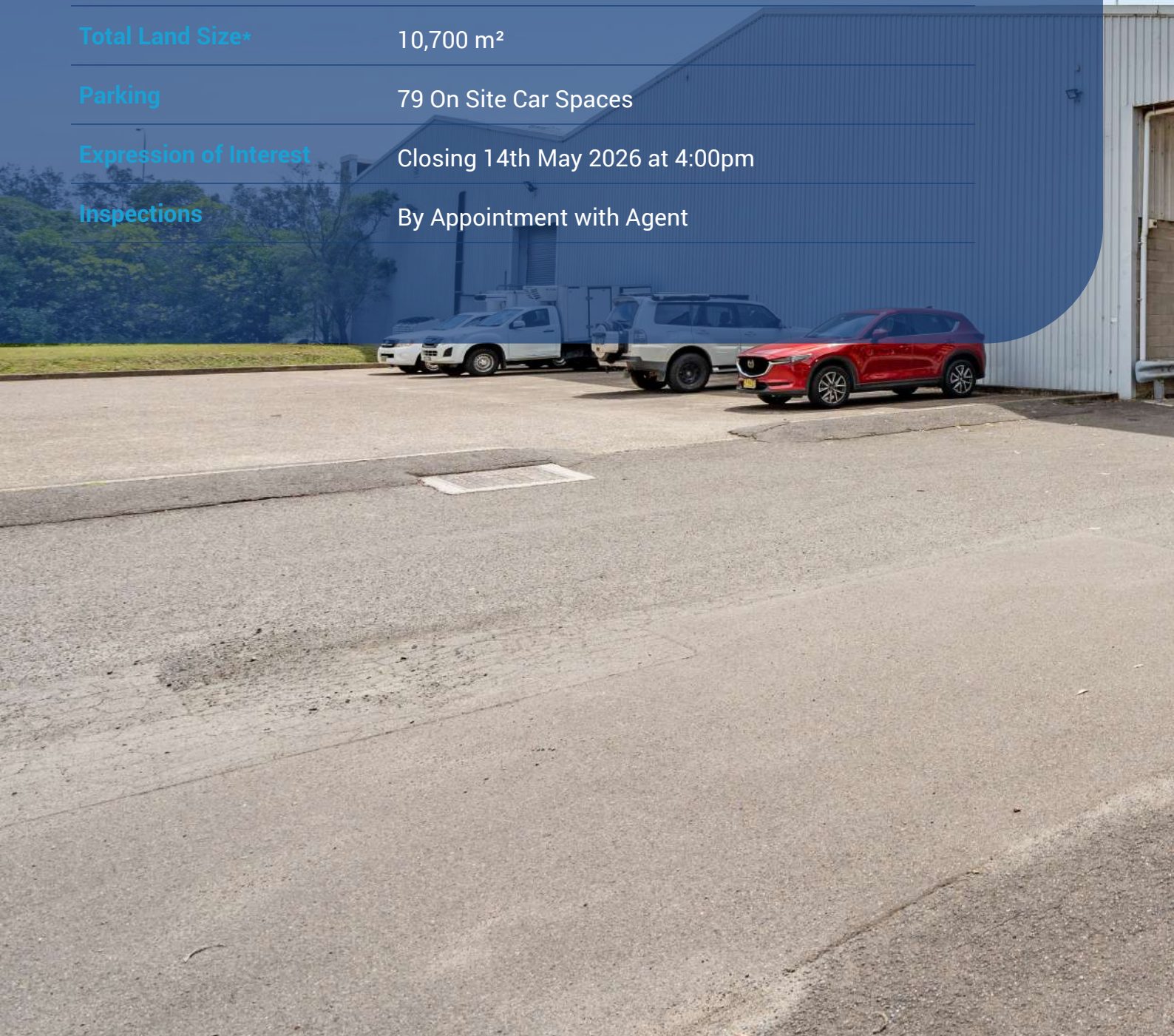
Total Building Size* 5,147 m²

Total Land Size* 10,700 m²

Parking 79 On Site Car Spaces

Expression of Interest Closing 14th May 2026 at 4:00pm

Inspections By Appointment with Agent





PROPERTY SUMMARY

Welcome to 103 Vanessa Street, Kingsgrove NSW 2208
Offered to the market for the first time in over 30 years

Set on a commanding 10,700sqm landholding with an extraordinary 160 metres of street frontage, this is one of the most significant industrial offerings to hit the market in South-West Sydney in decades. 📍

Strategically located just:

- ✔ 500m to Kingsgrove Station.
- ✔ 50m to the M5 Motorway entrance
- ✔ 7km to Sydney Airport
- ✔ 11km to the Sutherland Shire
- ✔ 21km to the Eastern Suburbs
- ✔ 25km to North Sydney

Whether you're an investor, occupier, or developer — the fundamentals are undeniable. 📊

The property is currently underdeveloped, presenting enormous upside. Existing improvements comprise three industrial buildings totaling 5,147sqm, with warehouse internal clearances of up to 9 metres. 🏭

Key operational features include:

- ✔ Massive power supply
- ✔ Extensive all-weather awnings for seamless loading and unloading
- ✔ Excellent access and circulation
- ✔ Substantial hardstand areas

And here's where it becomes truly compelling. The site benefits from a 1:1 Floor Space Ratio and a 16-metre height limit, unlocking serious redevelopment potential (STCA). 🏢 With its expansive frontage and substantial land size, the configuration allows flexibility rarely seen in tightly held industrial precincts like Kingsgrove. 🗝️

In a market where land is scarce and opportunities of this magnitude are almost non-existent, 103 Vanessa Street represents a generational acquisition. 🏆

- ✔ Occupy for your own business
- ✔ Invest and lease out the current buildings
- ✔ Landbank and redevelop the site

The choices are yours — but for an opportunity like this, don't wait another 30 years. ⌚

5,147 m²*
Total Building Area

10,700 m²*
Total Land Area

160 m*
Street Frontage

79
On Site Car Spaces

Up To 9 m*
Internal Clearance

OUTGOINGS

Building Insurance*	\$64,364.43 P/A
Sydney Water*	\$5,930.12 P/A
Council Rates*	\$48,359.72 P/A
Land Tax*	\$254,616.00 P/A
TOTAL*	\$373,270.27 P/A





TENANCY

#	Tenant	Annual Rent	Term	Expiry	Area
Unit 1	Invidia Foods	\$179,532.91	Five (5) Years	31/03/26	
Suite 1 Ground Floor	(Previously) Aspect Development & Survey Pty Ltd	\$49,526.02	Monthly		
Level 1 Warehouse 2	(Previously) Cathay Industries	\$667,680.00	Monthly		
Level 2	Rafeletos Zanuttini Pty Ltd	\$69,642.64	Monthly		
TOTAL		\$966,381.57 PA + GST			5,147 m²

SYDNEY CBD

103 VANESSA STREET
KINGSGROVE

LOCATION

Kingsgrove, NSW 2208, is a well-established commercial and industrial suburb located approximately 13 kilometres south-west of the Sydney CBD. Spanning parts of the City of Canterbury-Bankstown, Bayside Council, and Georges River Council, Kingsgrove is recognised for its strong transport connectivity, active retail strip, and high-performing industrial estates.

The suburb's commercial centre is positioned along Kingsgrove Road, particularly around Kingsgrove railway station. This busy precinct supports supermarkets, cafés, restaurants, medical centres, banks, and a wide range of professional services, generating steady pedestrian and vehicle traffic throughout the day. The mix of long-standing local operators and national tenants provides stability and consistent demand, while modern mixed-use developments have introduced updated retail and office accommodation.

Kingsgrove is particularly well regarded for its industrial capability. Areas north of the railway line and along streets such as The Crescent, Vanessa Street, and Garema Circuit accommodate modern warehouse and office facilities suited to logistics, construction, trade supply, and light manufacturing businesses. Many properties feature high-clearance warehousing, container-height roller doors, secure yard space, and convenient truck access.

The suburb's close proximity to the M5 and M8 Motorways provides efficient freight connections to Sydney Airport, Port Botany, and the broader metropolitan road network.

Public transport accessibility further enhances the suburb's appeal, with Kingsgrove railway station on the T8 Airport & South Line offering direct connections to the CBD and southern Sydney. Strong arterial road exposure and established infrastructure support both workforce mobility and customer access.

With its combination of retail vibrancy, modern industrial stock, and exceptional connectivity, Kingsgrove continues to perform as a strategically positioned and commercially attractive suburb within Sydney's inner south-west corridor.







PLANNING DETAILS

E4: General Industrial under Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures

Kind Regards,



Zoning
E4: General Industrial



Building Height Limit
16 m



Floor Space Ratio
1:1





CONTACT INFORMATION

Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

By Appointment with Agent

Expression of Interest

Closing 14th May 2026 at 4:00pm

Contact

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