



1 Arab Road  
**PADSTOW**  
Information Memorandum  
Expression of Interest | Sale or Lease





BUNNINGS WAREHOUSE

M5 MOTORWAY

1 ARAB ROAD  
PADSTOW



HOUSE PADSTOW

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# Executive Summary

Address	1 Arab Road, Padstow NSW 2211
Legal Description	LOT CP SP52590
Property Type	Industrial Building & Land
Unit 1	1,105m <sup>2</sup>
Unit 2	372m <sup>2</sup>
Total Building Area*	1,477m <sup>2</sup>
Land Area*	1,844m <sup>2</sup>
Parking*	On-Site Car Spaces
LGA	Canterbury-Bankstown City Council
Zoning	IN2: Light Industrial under Canterbury-Bankstown Local Environmental Plan 2023
Open for Inspection	By Appointment with the Agent
Expressions of Interest	Closing at 4.00pm 21st March 2025

Selling Agents	<b>Mitchell Owen</b> Sales & Leasing Manager M: 0401 451 889 T: 02 9709 6111 E: mitchello@commercial.net.au
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\*Approximate



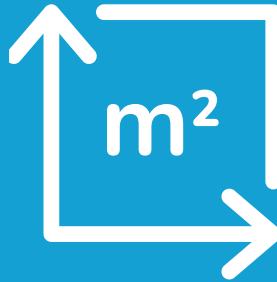




# Key Features



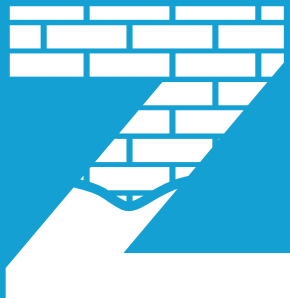
1,477m<sup>2</sup> Total  
Building Area



1,844m<sup>2</sup> Land  
Area



Potential negotiation  
for lease back



Zoning is  
IN2: Light Industrial



Great business position



Close proximity to  
Padstow & Riverwood  
Train Stations and M5 Motorway



# The Asset

## Description



### YOUR NEW HQ - PRIME INDUSTRIAL CORNER - MULTIPLE OPTIONS

Step into the future of your business operations!

### EXPRESSION OF INTEREST - SALE OR LEASE.

Prime corner industrial building, perfectly positioned for convenience and accessibility, this property boasts a modern fit-out, ample space, and functional design, making it ideal for a wide range of industrial and commercial uses.

Property can be split into individual title/lots & can be sold in one line or separately.

**Unit 1 : 1,105m<sup>2</sup>**


**Unit 2 : 372m<sup>2</sup>**


**Total Building Area: 1,477m<sup>2</sup>**

**Total Land Area: 1,844m<sup>2</sup>**


### Key Features:

 **Ultra Modern Fit-Out:** Recently renovated interiors offering a sleek and professional environment.

 **Dual Warehouse Spaces:** Two separate, high-clearance warehouse areas providing flexibility for storage, manufacturing, or distribution

 **Yard Space:** Ample yard space suitable for additional storage, maneuvering large vehicles, or outdoor work areas.


 **Onsite Parking:** Convenient onsite parking spaces for staff and visitors

 **Prime Location:** Strategically located in Padstow, offering easy access to major transport routes including the M5 Motorway.


### Benefits:

 **Enhanced Productivity:** Modern facilities and layout designed to optimize workflow and operations.

 **Versatility:** Suitable for a variety of industrial purposes including warehousing, logistics, and light manufacturing.

 **Accessibility:** Close proximity to the M5 Motorway ensures efficient distribution and logistics operations, with quick access to Sydney's CBD and surrounding suburbs.

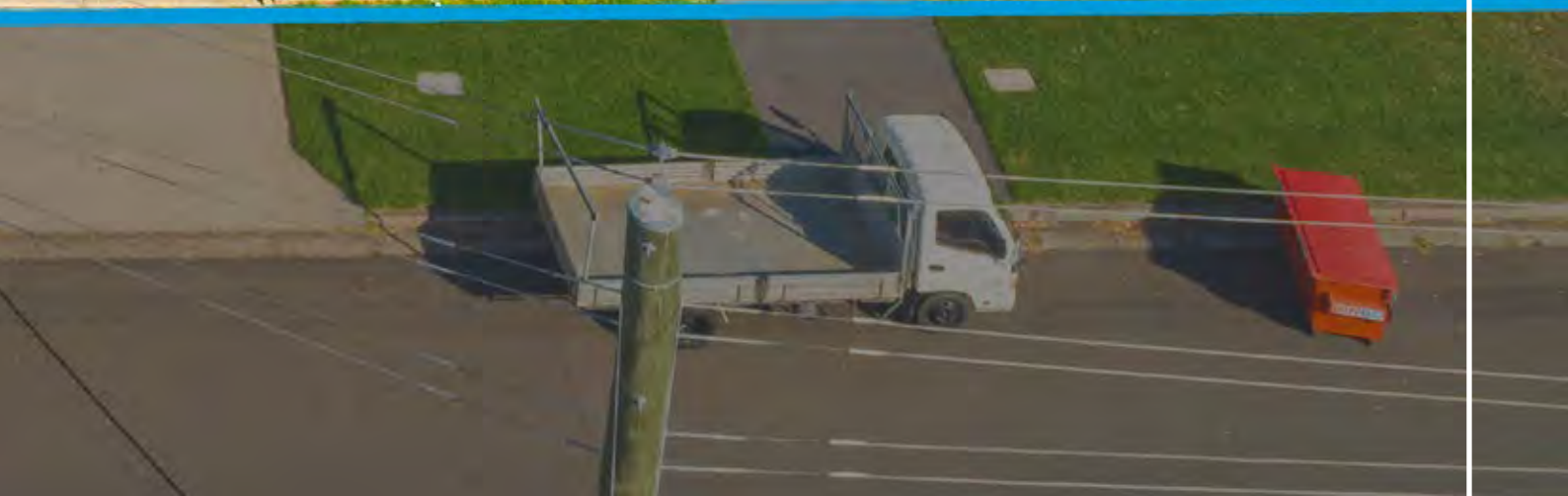
### Location Advantages:

 **Proximity to M5:** Less than 2 km from the M5 Motorway, providing seamless connectivity to key commercial hubs.

 **Public Transport:** Close to Padstow train station and bus stops, making it accessible for employees.

 **Local Amenities:** Nearby cafes, restaurants, and retail outlets for convenience during work hours.



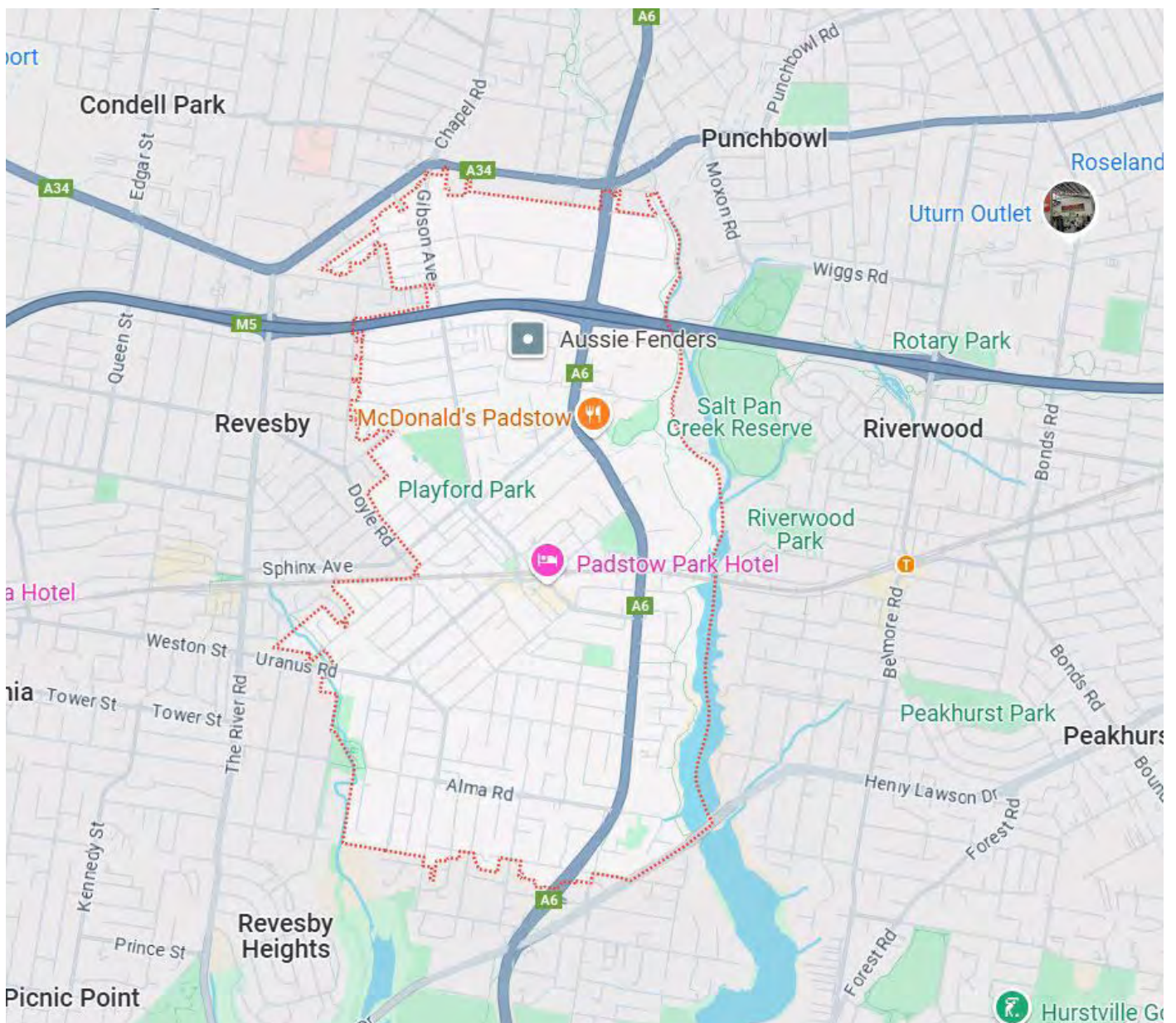


# Location

**Padstow** a suburb of local government area City of Canterbury-Bankstown, is located 21 kilometres south-west of the Sydney central business district, in the state of New South Wales, Australia, and is a part of the South-western Sydney region. Padstow is a mostly residential suburb bounded on the north by Bankstown and on the east by Salt Pan Creek, which is a stream feeding into the Georges River. The M5 South Western Motorway traverses the northern end of the suburb, which is also the location of a number of light industrial facilities.

Padstow shopping centre is located around Padstow railway station. Most of the shops are located on the southern side, around the Howard Road and Padstow Parade intersection, but more shops are located on the northern side past Memorial Drive on Cahors Road.

Padstow railway station is on the Sydney Trains Airport & South Line, west of Riverwood and east of Revesby. There are several bus routes that pass through Padstow, all operated by U-Go Mobility. These services developed from routes established by McVicar's Bus Services, which was dissolved in 1978. The 927 travels from One Tree Point (the easternmost tip of Padstow Heights) to Padstow. The 962 travels from Bankstown to Miranda through Padstow, Illawong, Menai and Sutherland. The S5 travels from Milperra to Padstow. One Metrobus route travels through Padstow: M91 and, formerly, M92. M91 travels from Parramatta to Hurstville, via Granville, Chester Hill, Bankstown, Padstow and Peakhurst. 960, which replaced the M92 service in September 2023, travels from Bankstown to Sutherland via Padstow and Menai.



SYDNEY CBD

SYDNEY AIRPORT

1 ARAB ROAD  
PADSTOW







# Planning Details

## IN2: Light Industrial under Canterbury-Bankstown Local Environmental Plan 2023

### 1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Resource recovery facilities; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; 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; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

## Key Planning Contacts

**COUNCIL:** Canterbury Bankstown City Council

**TELEPHONE:** 02 9707 9000

**EMAIL:** [council@cbc.city.nsw.gov.au](mailto:council@cbc.city.nsw.gov.au)

**WEBSITE:** <https://www.cbc.city.nsw.gov.au/>

**POSTAL ADDRESS:**

PO Box 8  
Bankstown NSW 1885

**STREET ADDRESS:**

66-72 Rickard Road  
Bankstown NSW 2200

## Planning Controls



### Zoning

Zone IN2: Light Industrial



### Height of Building

To Be Determined



### Floor Space Ratio

1:1





# Sales Information

## Contract for Sale

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

## Open for Inspection

By Appointment with the Agent

## Expression of Interest

Closing at 4.00pm on 21st March 2025

## Contact

**Mitchell Owen**

Sales & Leasing Manager

M: 0401 451 889

T: 02 9709 6111

E: [mitchello@commercial.net.au](mailto:mitchello@commercial.net.au)



# Offer to Purchase Form



## PURCHASER CONTACT DETAILS

NAME

COMPANY NAME

ADDRESS

TELEPHONE

MOBILE

EMAIL

## OFFER DETAILS

1 ARAB ROAD, PADSTOW NSW 2211

PRICE (PRICE OFFERED IS TO BE NOTED AS GST EXCLUSIVE)

DEPOSIT

PROPOSED SETTLEMENT PERIOD

SPECIAL CONDITIONS (IF ANY)

## SOLICITOR CONTACT DETAILS

NAME

COMPANY NAME

ADDRESS

TELEPHONE

MOBILE

FAX

EMAIL

Signature (Director/Individual) \_\_\_\_\_

Date \_\_\_\_\_

Please return to either:

E: [mitchello@commercial.net.au](mailto:mitchello@commercial.net.au)

F: 02 9793 9091

**Disclaimer:** This offer is merely an expressed interest in the subject property by the intending purchaser(s). By no means does it form part of a formal sale agreement nor does it imply that the vendor, their agent or prospective purchaser enter into an exclusive negotiation period. Should sale terms be agreed then the prospective purchaser is required to enter into a Contract for Sale for the final approval of the vendor.

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