



**Lot 1/62 Heathcote Road  
MOOREBANK**





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# Executive Summary

**Address** 1/62 Heathcote Road, Moorebank NSW 2170

**Legal Description** Lot. 1 DP1262074

**Property Type** 4 Industrial Warehouse units on 1 Title

**Office:** 190m<sup>2</sup>\*

**Warehouse:** 1,140m<sup>2</sup>\*

**Total Building Area:** 1,330m<sup>2</sup>\*

**Land:** 2,001m<sup>2</sup>\*

**Parking:** 25 Car Spaces

**LGA** Liverpool City Council

**Zoning** E4 - General Industrial - Liverpool Local Environmental Plan 2008 Map Amendment No 9

**LGA:** Liverpool City Council

**Occupancy** Tenanted

**Outgoings\*** \$36,177.50 per annum (approx)

**Open for Inspection** Tuesdays & Thursdays  
12:00pm - 12:30pm

**Chris Wade**  
Commercial Property Group  
Sales Director  
Email: chrisw@commercial.net.au  
Phone: (02) 9709 6111  
Mobile: 0412 366 269

**Selling Agents**

**Michael Busdon**  
Raine & Horne - Liverpool  
Email: michael@rhagents.com  
Phone: (02) 9602 3333  
Mobile: 0418 469 244

\*Approximate





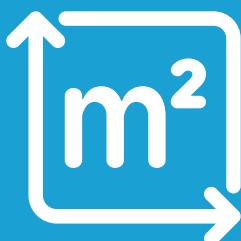
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PREMIUM COATINGS  
AUSTRALIA



1A

# Key Features



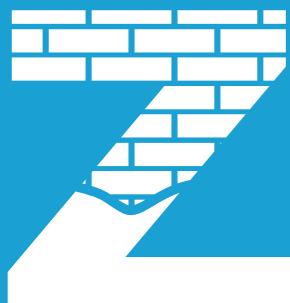
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1,330m<sup>2</sup> total building area  
2,001m<sup>2</sup> land area

25 on-site  
Car Spaces

Total net income of  
\$295,822.50 per annum + GST

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Zoning E4 General Industrial

Huge signage and exposure

Close proximity to Liverpool CBD  
and the M5 Motorway

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HEATHCOTE ROAD

NEWBRIDGE ROAD

62 HEATHCOTE ROAD  
MOOREBANK

# The Asset

## Description

### FREEHOLD INVESTMENT: 4 TENANCIES

A rare opportunity to secure a high-performing industrial asset in one of Sydney's most strategically connected precincts. Positioned along Heathcote Road, this freehold property comprises two quality industrial buildings with a total of four functional warehouses, all fully leased to established, clean, long-term businesses.

#### Property Features

- ✓ Two industrial buildings on a substantial freehold site
- ✓ Front building includes three warehouses, each with:
  - ✓ Roller door access
  - ✓ High-clearance warehouse space
  - ✓ Mezzanine-level office accommodation
  - ✓ Second freestanding warehouse of modern construction with excellent internal clearance
  - ✓ Generous on-site parking for up to 25 vehicles, providing outstanding truck and container access
  - ✓ Fully tenanted with recently renewed leases, generating an approximate annual net return of \$300,000

#### Location

Moorebank is renowned for its exceptional connectivity, offering immediate access to major arterial routes. The property sits just 1 km from the M5 on/off ramps, ensuring seamless transport links across Sydney. Liverpool CBD and its train station are also only a short distance away, enhancing convenience for staff, clients, and logistics.

#### Auction Details

Thursday, 26th February – 6:00pm  
Level 3, 56 Kitchener Parade, Bankstown  
Open for inspection – Tuesday and Thursday 12.00pm to 12.30pm

#### Exclusive Selling Agents:

Chris Wade  
0490 083 759  
Commercial Property Group

Michael Busdon  
0418 469 244  
Raine & Horne Liverpool

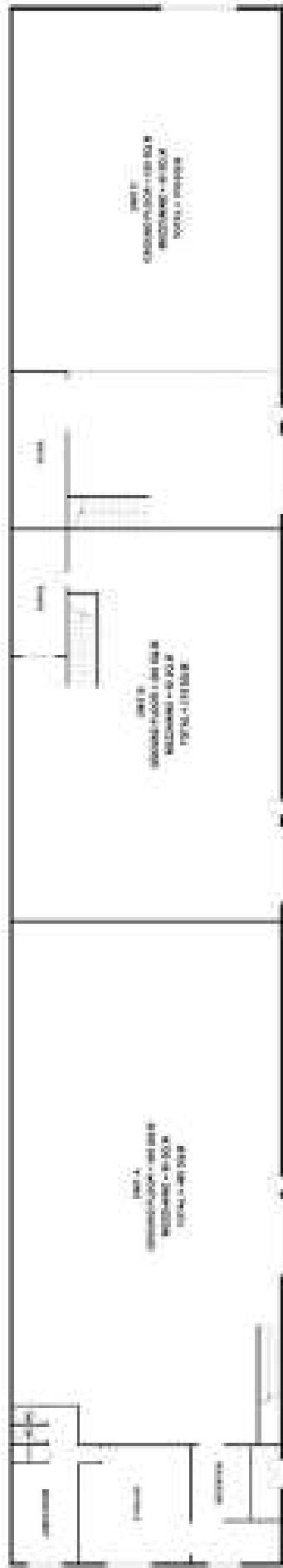
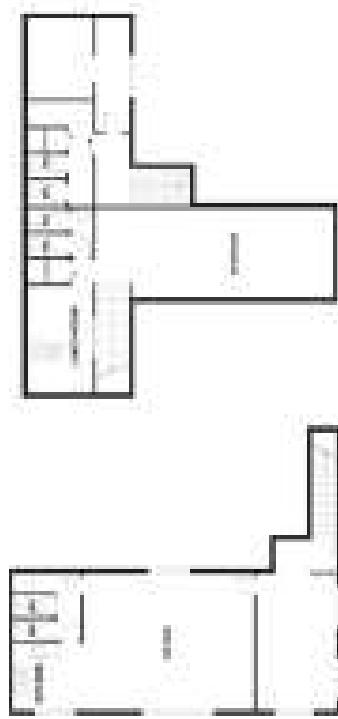
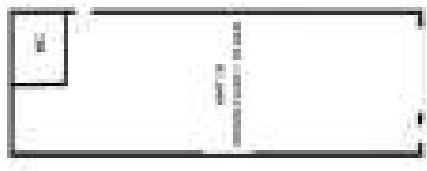
# The Asset

## Outgoings

Council Rates*	\$4,364.00 per annum*
Water Rates*	\$928.00 per annum*
Insurance	\$12,696.50 per annum*
AFFS*	\$1,500.00 per annum*
Land Tax*	\$16,689.00 per annum* On a single holding basis
<b>TOTAL*</b>	<b>\$36,177.50 per annum (approx only)</b>

## Tenancy Schedule

#	TENANT	ANNUAL RENT + GST	LEASE EXPIRY	OPTION	AREA
1A	Zonesin Trading	\$116,400.00	30/06/2028	Nil	485m <sup>2</sup> *
1B	Kwik Kopy	\$75,600.00	31/10/2028	Nil	315m <sup>2</sup> *
1C	Brasilero Cofffee	\$90,000.00	22/06/2028	Nil	370m <sup>2</sup> *
1D	Liu & Niu Pty Limited	\$50,000.00	11/07/2026	3+3	160m <sup>2</sup> *
<b>Total Gross Income</b>		<b>\$332,000.00</b>			
<b>Annual Net Income</b>		<b>\$295,822.50</b>			1,330m <sup>2</sup> (approx)



## 1/62 HEATHCOTE ROAD, MOOREBANK

Total Floor Area: 1330m<sup>2</sup> Total Land Area: 2001m<sup>2</sup>

DISCLAIMER

PLANS SHOWN ARE FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND ACCURACIES ARE NOT GUARANTEED AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. MEASUREMENTS SHOULD BE RECHECKED BY A SURVEYOR.



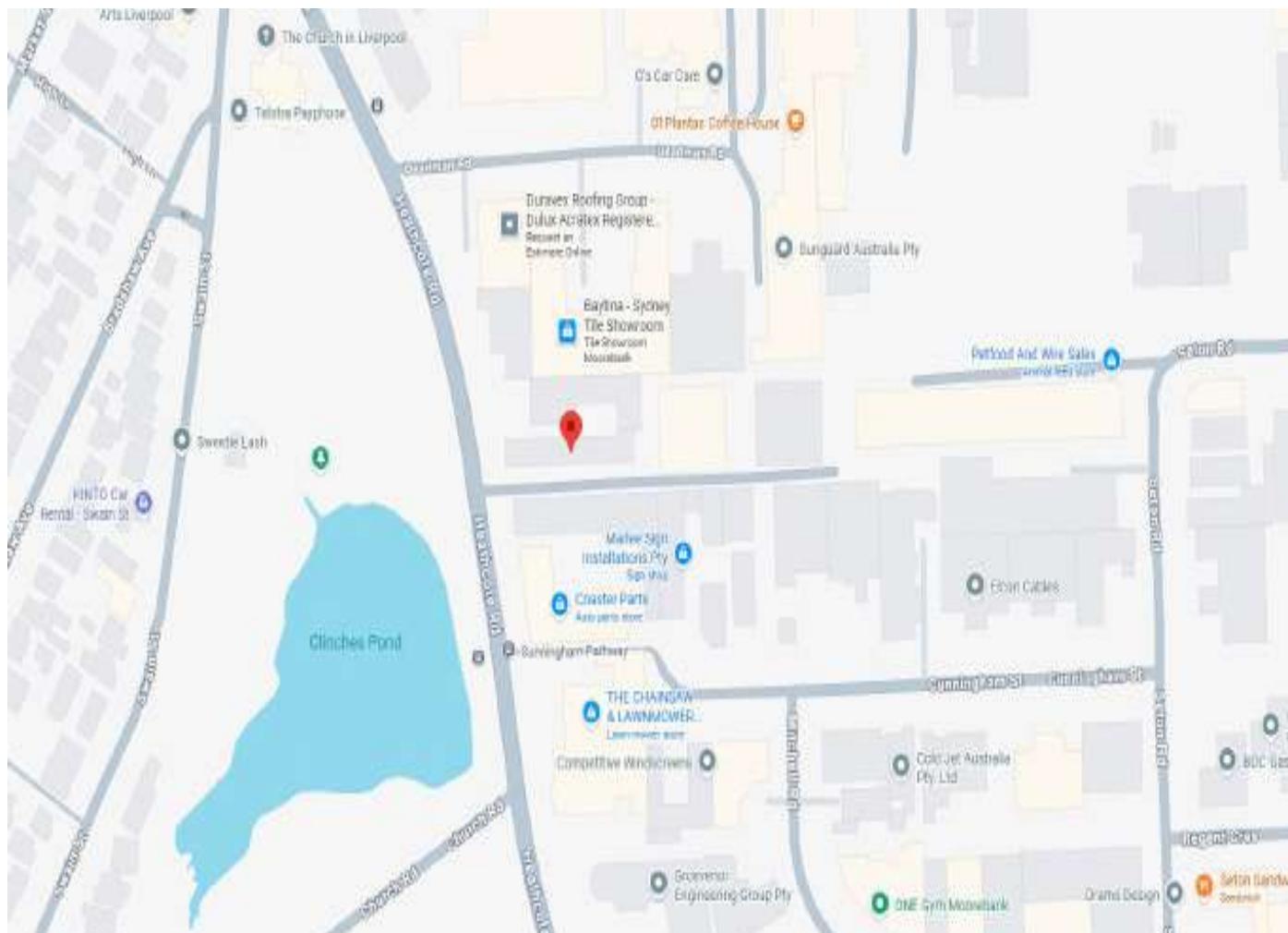
Raines & Horne

# Location

**Moorebank** is a highly strategic industrial suburb located approximately 27 kilometres south-west of the Sydney CBD within the City of Liverpool. The area offers excellent transport connectivity, with direct access to the M5 Motorway, Hume Highway, and Heathcote Road, along with close proximity to Liverpool Railway Station, providing efficient road and rail links to Sydney's key commercial, industrial, and distribution hubs.

Moorebank is firmly established as a premier logistics and industrial precinct, underpinned by major infrastructure investment, including the Moorebank Intermodal Precinct—one of Australia's largest and most advanced freight and logistics developments. The precinct provides direct rail access to Port Botany and interstate networks, while future connectivity to Western Sydney Airport is expected to further enhance the area's long-term growth prospects and demand.

The subject property is ideally positioned approximately one kilometre from the M5 Motorway via Heathcote Road, offering outstanding access for transport, logistics, and distribution users. The surrounding area features a mix of modern warehouse facilities, industrial estates, and freestanding buildings, reinforcing Moorebank's reputation as one of South-West Sydney's most tightly held and highly sought-after industrial locations.



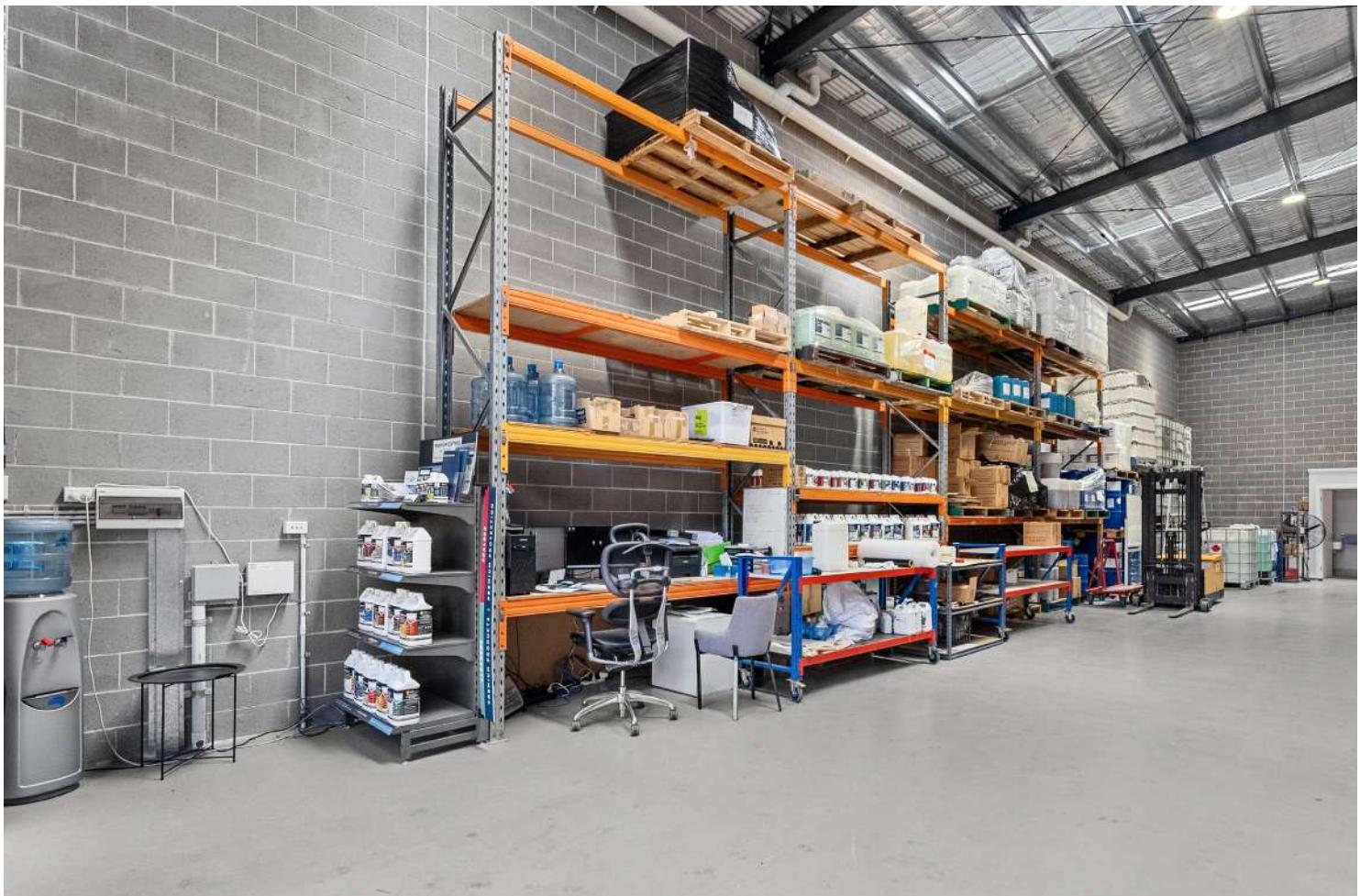
M5 MOTORWAY

MOOREBANK LOC

**62 HEATHCOTE ROAD  
MOOREBANK**







# Planning Details

## E4 - General Industrial - Liverpool Local Environmental Plan 2008 Map Amendment No 9

### 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 allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

### 4 Prohibited

Any development not specified in item 2 or 3

## Key Planning Contacts

**COUNCIL:** Liverpool City Council

**TELEPHONE:** 1300 36 2170

**EMAIL:** lcc@liverpool.nsw.gov.au

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

**POSTAL ADDRESS:**

Locked Bag 7064  
Liverpool, NSW 1871

**STREET ADDRESS:**

50 Scott Street  
Liverpool, NSW 2170

## Planning Controls



### Zoning

E4 General Industrial



### Height of Building

30m



### Floor Space Ratio

To be determined





# Recent Sales

## 8 SETON ROAD, MOOREBANK

**SALE PRICE:** \$2,995,000.00 + GST

**SALE DATE:** February 2025

**LAND AREA:** 1,220m<sup>2</sup>\*

**BUILDING AREA:** 567m<sup>2</sup>\*

**COMMENTS:** Low clearance, brick building



## 2 PAT DEVLIN CLOSE, CHIPPING NORTON

**SALE PRICE:** \$6,250,000.00 + GST

**SALE DATE:** May 2024

**LAND AREA:** 1,999m<sup>2</sup>\*

**BUILDING AREA:** 1,204m<sup>2</sup>\*

**COMMENTS:** Freestanding building with 2 roller doors, concrete construction high clearance



## 34 SETON ROAD, MOOREBANK

**SALE PRICE:** \$7,000,000.00 + GST

**SALE DATE:** February 2025

**LAND AREA:** 1,859m<sup>2</sup>\*

**BUILDING AREA:** 1,349.25 m<sup>2</sup>\*

**COMMENTS:** Brick building with multiple roller doors



## 7 REGENT CRESCENT, MOOREBANK

**SALE PRICE:** \$5,400,000.00 + GST

**SALE DATE:** May 2025

**LAND AREA:** 1,874m<sup>2</sup>\*

**BUILDING AREA:** 1,168m<sup>2</sup>\*

**COMMENTS:** Brick building lower clearance in 2 units, sold by CPG at Auction.



# Sales Information

## Contract for Sale

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

## Open for Inspection

Tuesdays & Thursdays  
12.00pm- 12.30pm

### Contact

**Chris Wade**  
Commercial Property Group  
Sales Director  
M: 0412 366 269  
T: 02 9709 6111  
E: chrisw@commercial.net.au

### Contact

**Michael Busdon**  
Raine & Horne - Liverpool  
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