



Lot 1/62 Heathcote Road
MOOREBANK



Raine & Horne



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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 Ttile
Office:	190m ² *
Warehouse:	1,140m ² *
Total Building Area:	1,330m ² *
Land:	2,001m ² *
Parking:	25 Car Spaces
LGA	Liverpool City Council
Zoning	E4 : General Industrial under Liverpool Local Environmental Plan 2008 Map Amendment No 9
LGA:	Liverpool City Council
Occupancy	Tenanted
Outgoings*	\$36,177.50 per annum (approx)
Inspection	By Appointment with the Agent only
Selling Agents	Chris Wade Commercial Property Group Sales Director Email: chrisw@commercial.net.au Phone: (02) 9709 6111 Mobile: 0412 366 269 Michael Busdon Raine & Horne - Liverpool Email: michael@rhagents.com Phone: (02) 9602 3333 Mobile: 0418 469 244

*Approximate







1A

Key Features



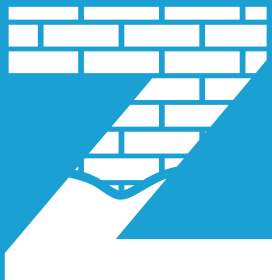
1,330m² total building area
2,001m² land area



25 on-site
Car Spaces



Total net income of
\$312,422.50 per annum + GST



Zoning E4 General Industrial



Huge signage and exposure

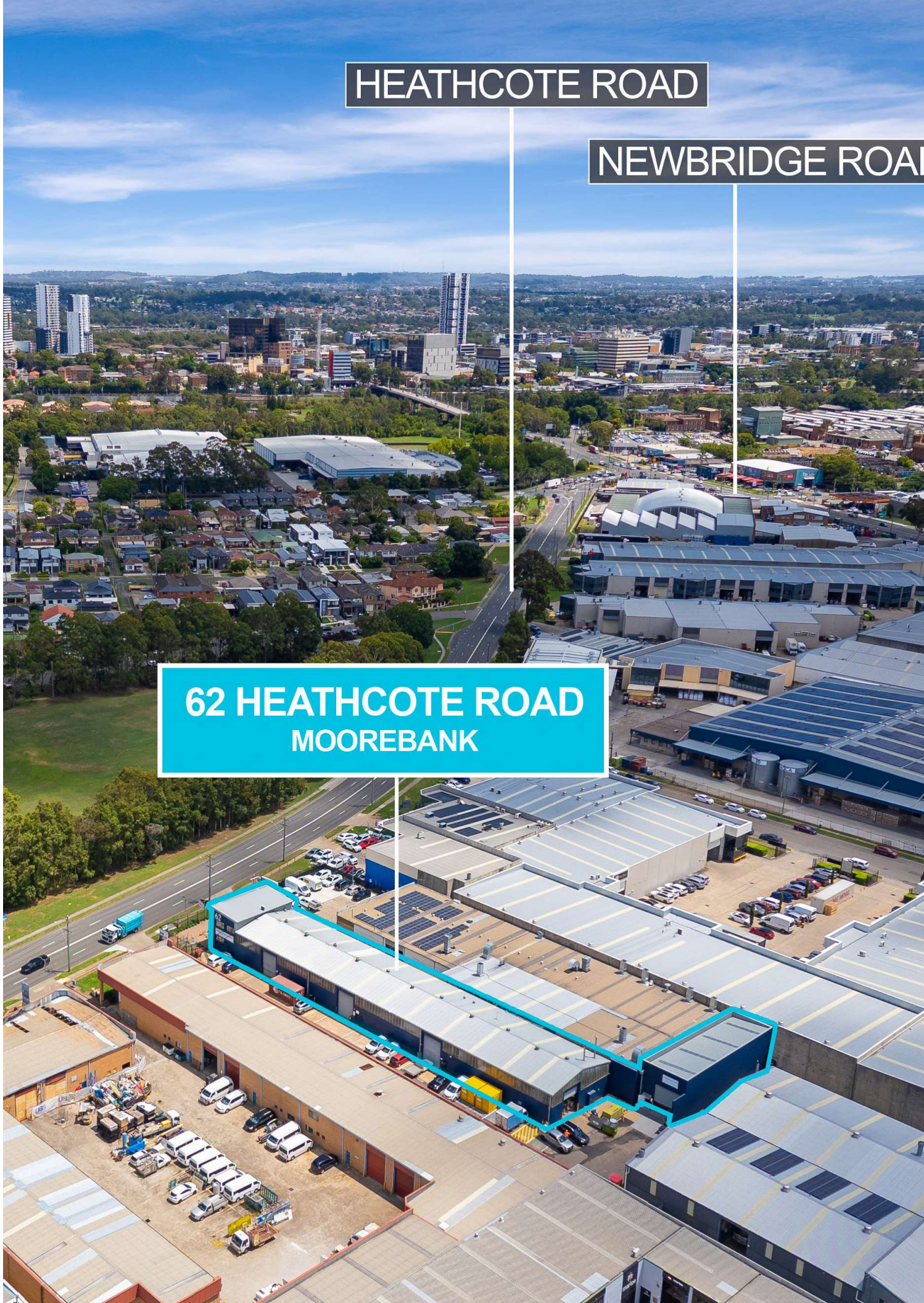


Close proximity to Liverpool CBD
and the M5 Motorway

HEATHCOTE ROAD

NEWBRIDGE ROAD

62 HEATHCOTE ROAD
MOOREBANK



The Asset

Raine & Horne®



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.

Exclusive Selling Agents:

Chris Wade
0490 083 759
Commercial Property Group

Michael Busdon
0418 469 244
Raine & Horne Liverpool

*Approximate

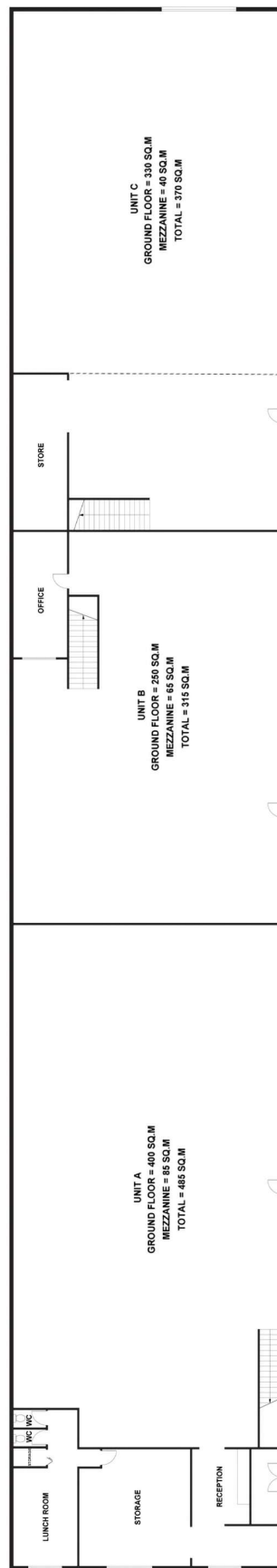
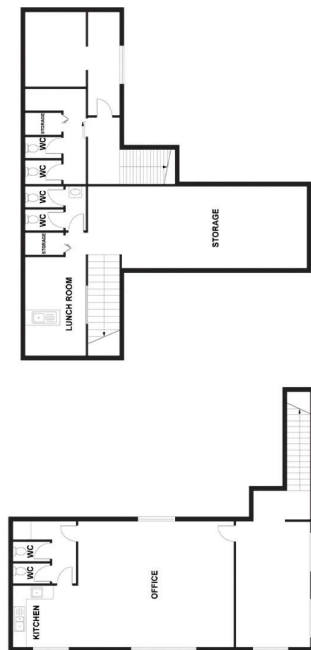
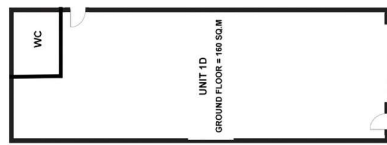
The Asset

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
TOTAL*	\$36,177.50 per annum (approx only)

Tenancy Schedule

#	TENANT	ANNUAL RENT + GST	ANNUAL INCREASES/ LEASE EXPIRY	OPTION	AREA
1A	Zonesin Trading	\$122,220.00 pa	5% 30/06/2028	Nil	485m ² *
1B	Kwik Kopy	\$79,380.00 pa	5% 31/10/2028	Nil	315m ² *
1C	Brasilerio Cofffee	\$94,500.00 pa	5% 22/06/2028	Nil	370m ² *
1D	Liu & Niu Pty Limited	\$52,500.00 pa	5% 11/07/2026	3+3	160m ² *
Annual Gross Income		\$348,600.00 pa			
Annual Net Income		\$312,422.50			1,330m ² (approx)



1/62 HEATHCOTE ROAD, MOOREBANK

Total Floor Area: 1330m²

Total Land Area: 2001m²

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



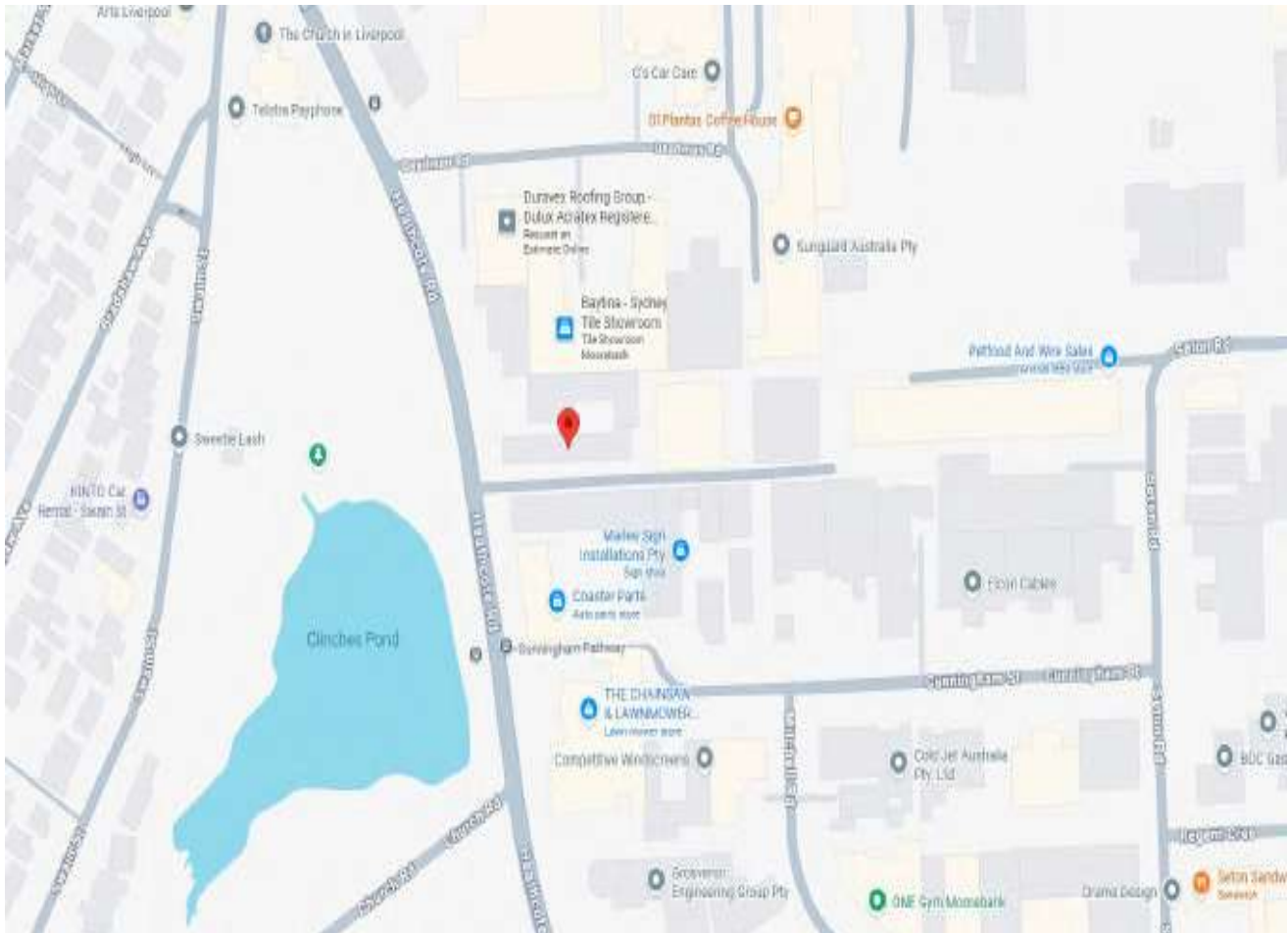
Raine & Horne®

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.



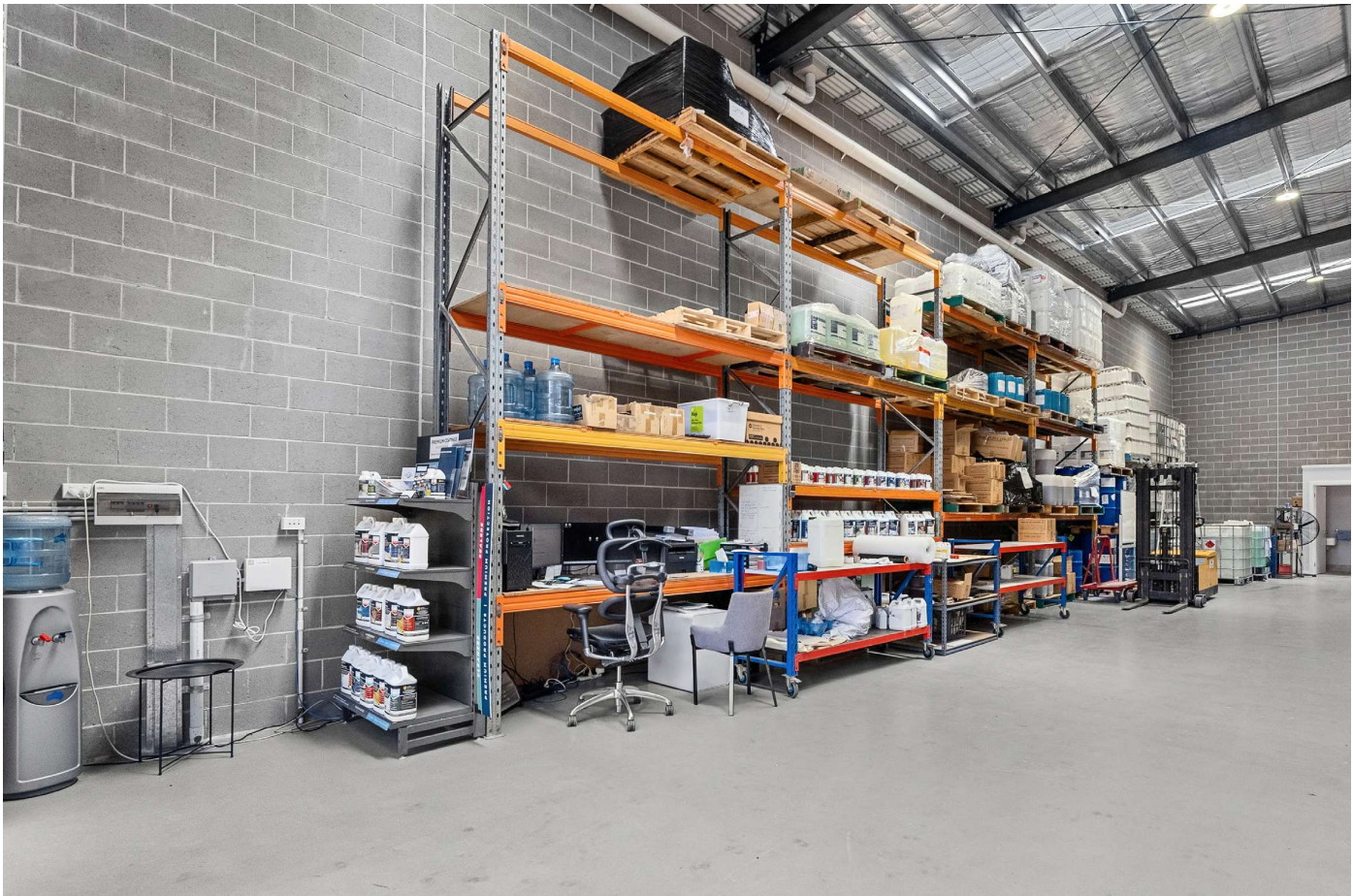
M5 MOTORWAY

MOOREBANK LOCAL

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:

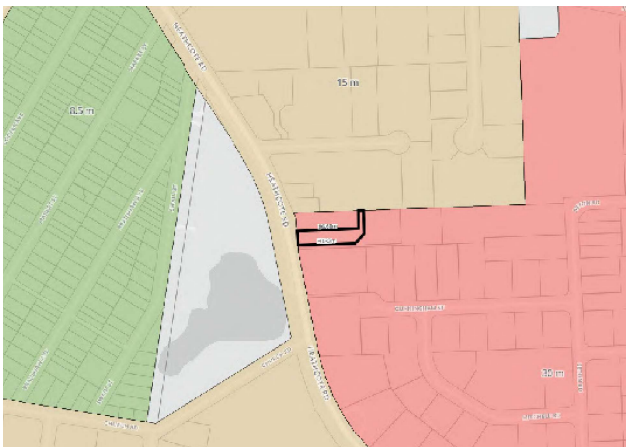
50 Scott Street
Liverpool, NSW 2170

Planning Controls



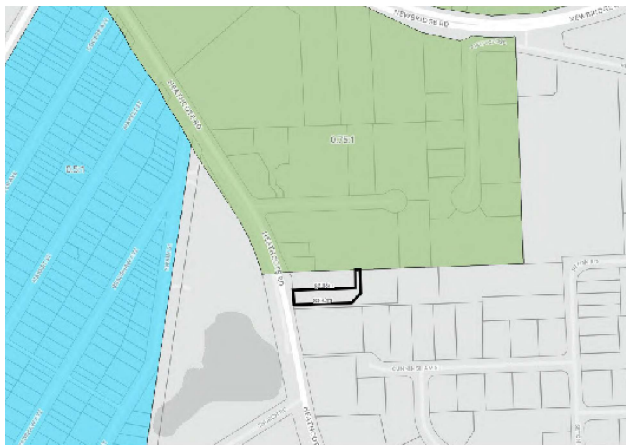
Zoning

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: 1,220m²*

BUILDING AREA: 567m²*

COMMENTS: Low clearance, brick building



2 PAT DEVLIN CLOSE, CHIPPING NORTON

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

SALE DATE: May 2024

LAND AREA: 1,999m²*

BUILDING AREA: 1,204m²*

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: 1,859m²*

BUILDING AREA: 1,349.25 m²*

COMMENTS: Brick building with multiple roller doors



7 REGENT CRESCENT, MOOREBANK

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

SALE DATE: May 2025

LAND AREA: 1,874m²*

BUILDING AREA: 1,168m²*

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



VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

Effective 1 July 2026

From 1 July 2026, real estate sector will become to the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF Act).

All real estate agencies, including CPG, are required by law to undertake customer verification procedures before providing certain designated services.

WHAT MAY BE REQUIRED

- Verification of identity
- Verification of companies, trusts, partnerships and other entities
- Verification of individuals who own or control an entity
- Additional information where required under the AML/CTF Act

WHEN WILL VERIFICATION OCCUR?

For Vendors, verification will be undertaken at the time of the Selling Agency execution.

For Purchasers, verification will be undertaken at the of exchange for the property sale transaction.

IMPORTANT

CPG may be unable to act on instructions or progress a transaction until the required verification has been completed. For further information, please contact CPG.

VERIFICATION FEE

Upon purchasing a property, a verification fee of \$200.00 plus GST is payable to cover the cost of the independent compliance verification process conducted by CPG and its external compliance provider. By proceeding, you consent to your information being provided to third-party providers for compliance purposes.

Sales Information

Contract for Sale

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

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
Sales Director
M: 0418 469 244
T: 02 9602 3333
E: michael@rhagents.com



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