

Unit 38, 390 Marion Street

CONDELL PARK

Neat, Complete & Hard to Beat! | Entry Level Industrial Unit

INFORMATION MEMORANDUM

For Sale

CPG® COMMERCIAL Property Group

commercial.net.au

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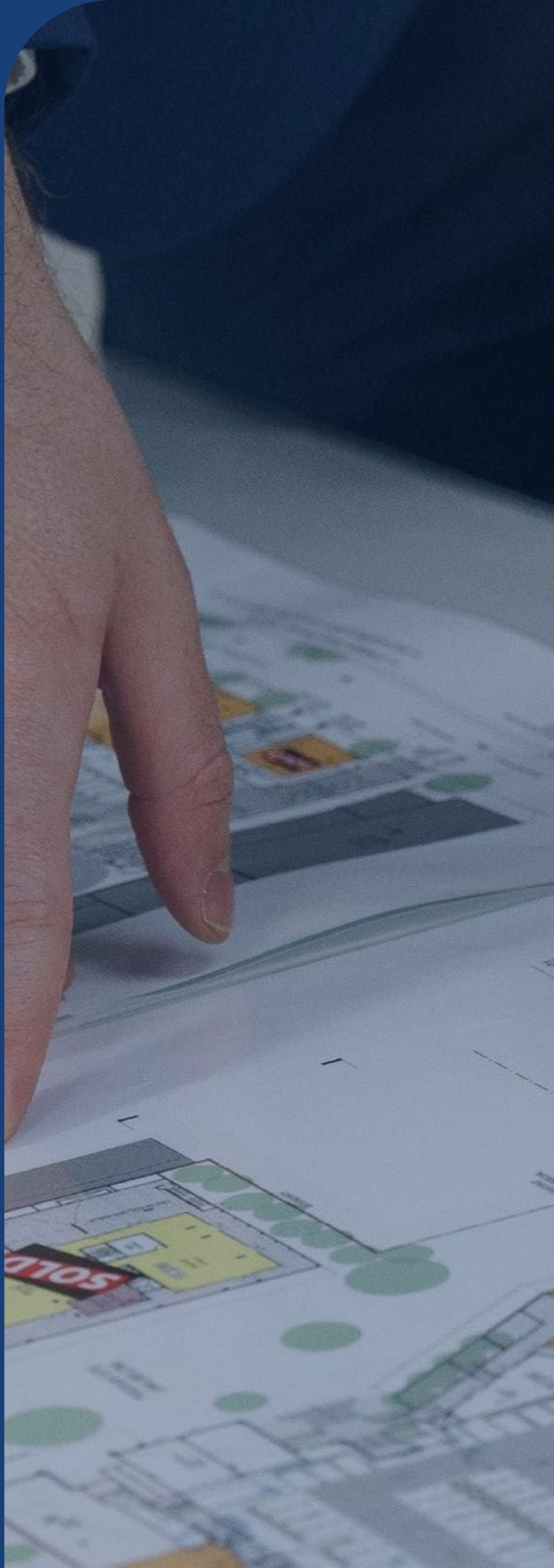
CPG COMMERCIAL Property Group





SECTION 01

OFFERING

ADDRESS	Unit 38, 390 Marion Street, Condell Park
TITLE DETAILS	Lot 38 SP96245
PROPERTY TYPE	Commercial: Industrial Building
OFFICE AREA*	22 m^2
WAREHOUSE AREA*	124 m^2
TOTAL BUILDING AREA*	146 m^2
PARKING	On Site Car Spaces
AUCTION	Thursday, 12th of November 2026 Level 3/56 Kitchener Parade Bankstown NSW 2200 at 6:00 pm
INSPECTIONS	Wednesday 12:00 - 12:30pm Friday 12:00 - 12:30pm

**Approximate*

SELLING AGENTS

Ben Panayotopoulos

Sales & Leasing Executive
Commercial Property Group

M: 0430 140 683
T: 1300 811 881
E: benp@commercial.net.au



SECTION 02

PROPERTY SUMMARY

NEAT, COMPLETE & HARD TO BEAT! | ENTRY LEVEL INDUSTRIAL UNIT

Commercial Property Group is proud to present **Unit 38, 390 Marion Street, Condell Park** to the market for sale!

Whether you're looking to establish your business, expand your operations or secure your next industrial investment, this versatile strata warehouse presents an exciting opportunity in one of South West Sydney's established industrial precincts.

Offering a total of ***146m²****, the property comprises ***124m²**** of ground floor warehouse accommodation complemented by an additional ***59m²**** mezzanine level incorporating storage, office space and amenities.

The practical combination of warehouse and office accommodation provides an ideal setup for businesses looking to bring their operations together under one roof, while offering investors an appealing industrial asset with broad potential tenant appeal.

KEY PROPERTY HIGHLIGHTS

- **146m² Total Building Area***
  Functional warehouse and mezzanine accommodation
- **124m² Ground Floor Warehouse***
  Practical industrial space suited to a range of business operations
- **59m² Mezzanine Level***
  Additional space incorporating office accommodation and amenities
- **Warehouse & Office in One**
  An efficient layout allowing businesses to combine administration and operations
- **Established Industrial Precinct**
  Positioned within the sought-after Condell Park industrial market
- **Strategic Connectivity**
  Convenient access to major arterial roads servicing Bankstown and surrounding industrial precincts
- **Occupy or Invest**
  An opportunity for business owners and investors seeking a versatile industrial property
- **Long-Term Potential**
  Secure a strata industrial asset in an established South West Sydney commercial location

WAREHOUSE & OFFICE IN ONE

Under One Roof

Occupy: bring operations together

Invest: broad potential tenant appeal

Strata industrial unit | E4 General Industrial

146 m²*	124 m²*	59 m²*	Ample
TOTAL BUILDING AREA	GROUND FLOOR	MEZZANINE LEVEL	PARKING & LOADING

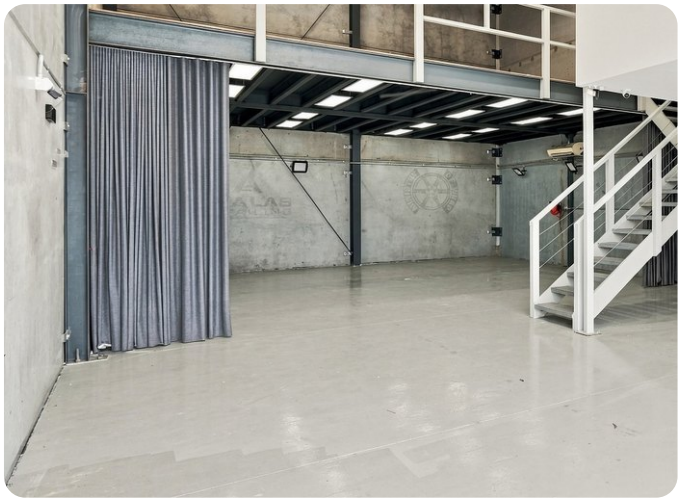
**Approximate*

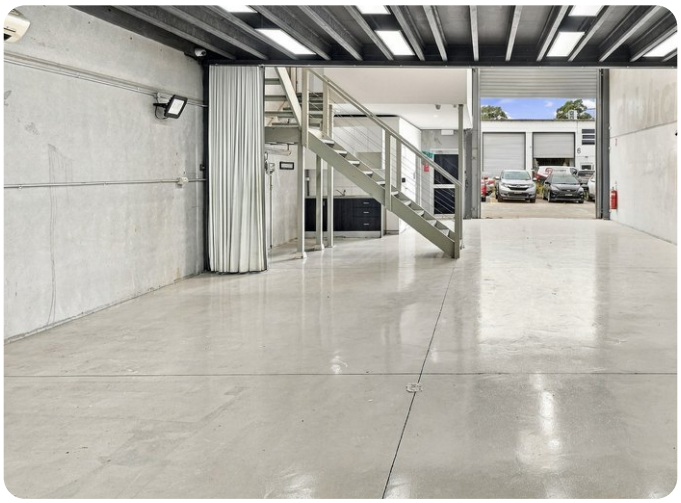
SECTION 03

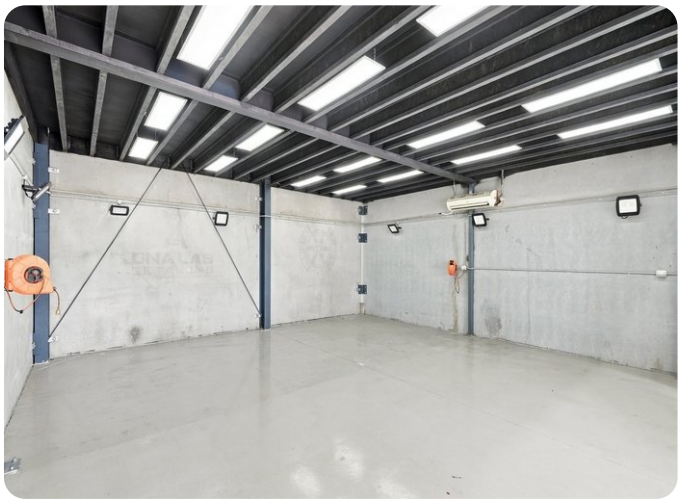
PROPERTY GALLERY











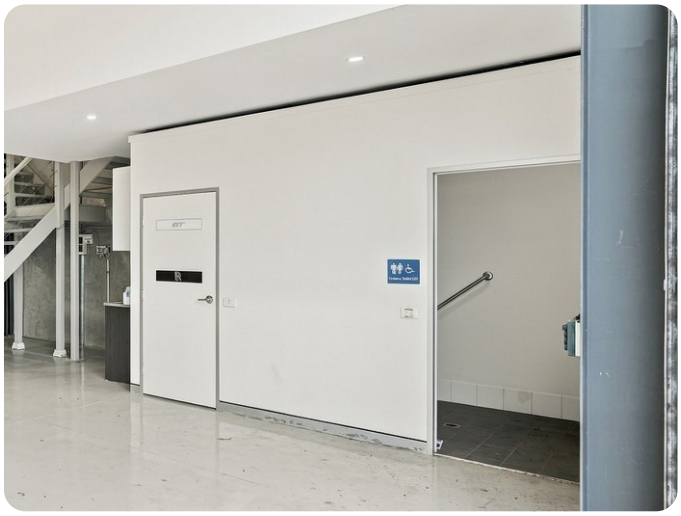
SECTION 03

PROPERTY GALLERY

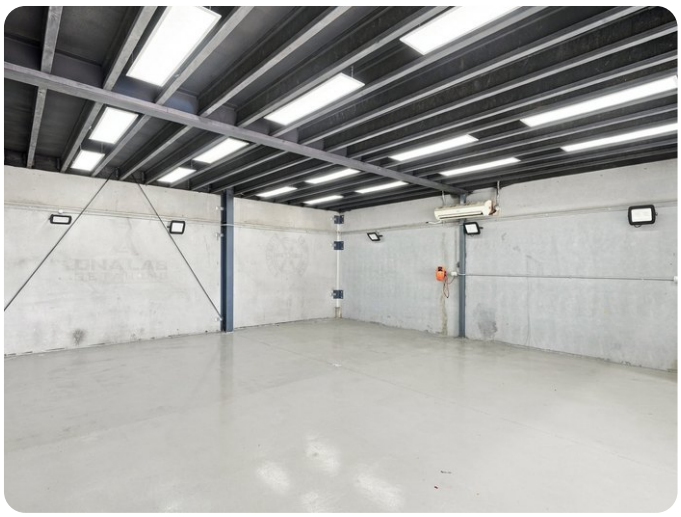










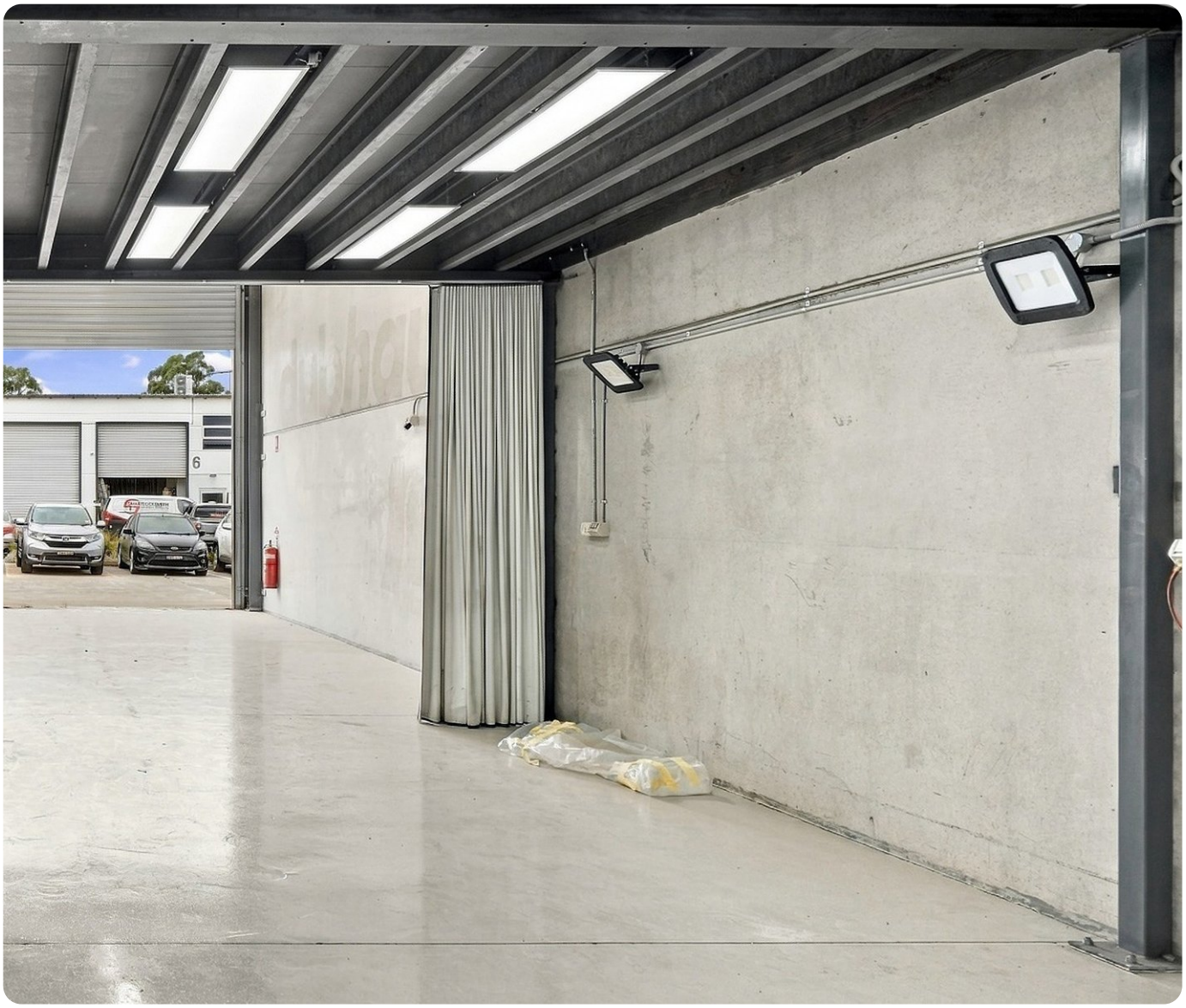


SECTION 04

OUTGOINGS

OUTGOINGS BREAKDOWN

OUTGOING	ANNUAL AMOUNT
Water Rates	TBA
Council Rates	TBA
Land Tax	TBA
TOTAL OUTGOINGS	**TBA**



SECTION 05

LOCATION

Condell Park, NSW 2200, is an established suburb in Sydney's south-west, within the Canterbury-Bankstown region, offering a relaxed suburban lifestyle with convenient access to essential amenities and major employment hubs. The area is known for its family-friendly atmosphere, diverse community and predominantly residential character, featuring a mix of traditional family homes, modern residences and local commercial precincts.

The lifestyle in Condell Park is centred around community living, outdoor recreation and everyday convenience. Residents enjoy access to local parks, sporting grounds, playgrounds and recreational facilities, providing opportunities for walking, exercise and family activities. The suburb has a strong community feel, with local schools, community facilities, cafés, restaurants and neighbourhood shops contributing to its welcoming atmosphere. Nearby shopping and dining options provide further convenience, while the surrounding Bankstown area offers a broader range of retail, entertainment and essential services.

Condell Park also benefits from its proximity to major transport routes, including the M5 Motorway and Hume Highway, allowing convenient travel to surrounding suburbs, employment centres and Sydney CBD. Public transport services and nearby Bankstown provide additional connectivity for commuters. The combination of established infrastructure, recreational amenities, local shopping and convenient road access makes Condell Park an appealing location for families, professionals and long-term residents seeking a practical suburban lifestyle within Sydney's south-west.

KEY ROUTE
M5 Motorway

KEY ROUTE
Hume Highway

KEY CENTRE
Bankstown





SECTION 06

PLANNING DETAILS

E4 : General Industrial under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5



ZONING

E4: General Industrial



BUILDING HEIGHT LIMIT

Undetermined



FLOOR SPACE RATIO

1:1

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 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; Freight transport facilities; 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; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; 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; Animal boarding or training establishments; 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; 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; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); 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; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



IMPORTANT NOTICE

AML/CTF VERIFICATION

VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

Effective 1 July 2026

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

From 1 July 2026, the real estate sector will become subject 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 time 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 your CPG representative, **Matthew McHardy**
Email: matthewm@commercial.net.au
Phone: 0450 440 799

VERIFICATION FEE

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.

CONTACT INFORMATION



Contract for Sale

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

Open for Inspection

Wednesday 12:00 - 12:30pm
Friday 12:00 - 12:30pm

Contact

Ben Panayotopoulos

Sales & Leasing Executive
Commercial Property Group

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COMMERCIAL
Property Group

Level 3, 56 Kitchener Parade
Bankstown NSW 2200

P: 02 9709 6111
W: www.commercial.net.au