

29–31 Richland Street **KINGSGROVE**

Information Memorandum | **Expression of Interest**



COMMERCIAL
Property Group





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*Approximate

OFFERING

Address 29–31 Richland Street, Kingsgrove NSW 2208

Title Details Lot 20 DP875493

Property Type Commercial: Industrial | Warehouse

Building Area* 11,958 m²

Land Area* 13,800 m²

Parking On Site Car Spaces

Expression of Interest Closing Thursday 2nd April 2026 at 4:00 pm

Inspections By Appointment with Agents

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PROPERTY SUMMARY

There are industrial assets...

And then there are assets that simply won't ever be replaced.

29–31 Richland Street, Kingsgrove presents a once-in-a-generation opportunity to secure one of the final industrial landholdings over 10,000 m² this close to Sydney's CBD — a scale, position, and presence that no longer exists in today's planning environment.

👤 Offered for the first time in over THREE DECADES.

Imagine owning a site of this magnitude just ~13 km from Sydney CBD, ~10 km from Sydney Airport, and within easy reach of the Eastern Suburbs — where you can leave your place of business and still be home for dinner within 30 minutes.

This is industrial real estate with gravitas.

🏠 A SITE YOU FEEL THE MOMENT YOU ARRIVE

This is the type of asset families hold for generations.
The type rarely offered to the open market.

Set across an expansive 13,800 m² landholding, with nearly 12,000 m² of purpose-built improvements, this is a property that commands respect.

- High-bay warehousing
- Premium showroom components
- Robust, purpose-built structure
- Scale that is simply no longer achievable

🌍 WHY KINGSGROVE COMMANDS RESPECT

Kingsgrove isn't emerging — it's established, entrenched, and xirreplaceable.

- 🚗 Immediate access to the M5 & M8 Motorways
- ⚓ Direct connectivity to Port Botany & Sydney Airport
- 👤 Strong surrounding workforce
- 🚧 Critically limited industrial supply

💡 THE X FACTOR

This is not just about numbers.

It's about what owning this allows you to say — without saying a word.

11,958 m²
Total Building Area

13,800 m²
Total Land Area

13 km
From Sydney CBD

10 km
From Sydney Kingsford Smith Airport

Immediate Access
To the M5 & M8

OUTGOINGS

Building Insurance	\$26,810.00
Water Rates (Fixed Charges Only)	\$6,009.92
Council Rates	\$30,341.90
Land Tax	\$447,749.60
TOTAL*	\$510,911.42 PA



Tenant	Area	Lease Expiry
Every Nation Christian Church Ltd	Ground Floor Building 1	31 Dec 2025
Pegasus Supply International Pty Ltd	First Floor	15 Jun 2030
TOTAL		



TENANCY

Option	Current Rent	Rent Reviews	Outgoings	Use
3 Years	\$93,600.00 + GST	Annual CPI or 4%	Nil	Church Place of Worship
5 Years	\$542,100.00 + GST	Annual	22.27% Share of Outgoings	Storage & Office

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.



SYDNEY AIRPORT

M5 MOTORWAY

WAREHOUSE KINGSGROVE







COMPARABLE SALES

133 Vanessa Street, Kingsgrove

SALE PRICE: \$55,750,000.00

SALE DATE: April 2024

LAND AREA: 20,300 m²

BUILDING AREA: 13,102 m²



25–27 Richland Street, Kingsgrove

SALE PRICE: \$39,250,000.00

SALE DATE: November 2023

LAND AREA: 13,800 m²

BUILDING AREA: 7,340 m²



273 Edgar Street, Condell Park

SALE PRICE: \$25,366,000.00

SALE DATE: June 2023

LAND AREA: 16,200 m²

BUILDING AREA: 4,676 m²



44 Birnie Avenue, Lidcombe

SALE PRICE: \$29,300,000.00

SALE DATE: February 2024

LAND AREA: 13,900 m²

BUILDING AREA: 2,794 m²



COMPARABLE SALES

45–53 Moxon Road, Punchbowl

SALE PRICE: \$70,000,000.00

SALE DATE: July 2022

LAND AREA: 34,487 m²

BUILDING AREA: 21,910 m²



60–68 Box Road, Taren Point

SALE PRICE: \$21,275,500.00

SALE DATE: May 2023

LAND AREA: 8,177 m²

BUILDING AREA: 4,891 m²



161–165 Rookwood Road, Yagoona

SALE PRICE: \$22,900,000.00

SALE DATE: April 2024

LAND AREA: 9,261 m²

BUILDING AREA: 3,044 m²







PLANNING DETAILS

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

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



Zoning
E4: General Industrial



Building Height Limit
Not Applicable



Floor Space Ratio
1:1





CONTACT INFORMATION

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