

16/250 Milperra Road
MILPERRA

Information Memorandum | **For Sale**



250
Milperra
Road

**Y
MIT**





250 Milperra Road, Milperra			
1	Sydney Wide Kitchens Pty Ltd	Airport Industrial Estate	14 MODA POLY 0403 768 376
2	CBF Print	MOVASULT GROUP PTY LTD www.movasult.com.au	15 CANE & WOOD EMPORIUM
3	WONG HOI ANTILER PRODUCTS PTY LTD	8 KILKENNY 0793 5777 MILLENNIUM TROPHIES	16 JOURNEY
4	A&P Window P/L	10 Signs Designs Printing	17 blindsonytime.com.au
5	堅固鋁合金門窗廠	11 EMPLOYEES ONLINE GREYLANDS GRINDING GUN & CUTTING EQUIPMENT	18 STRUCTURAL ENGINEERING 0792 5091 / 0407 245 410
6		12	19 BAVAP
7		13	20 DAVID'S CARPETS

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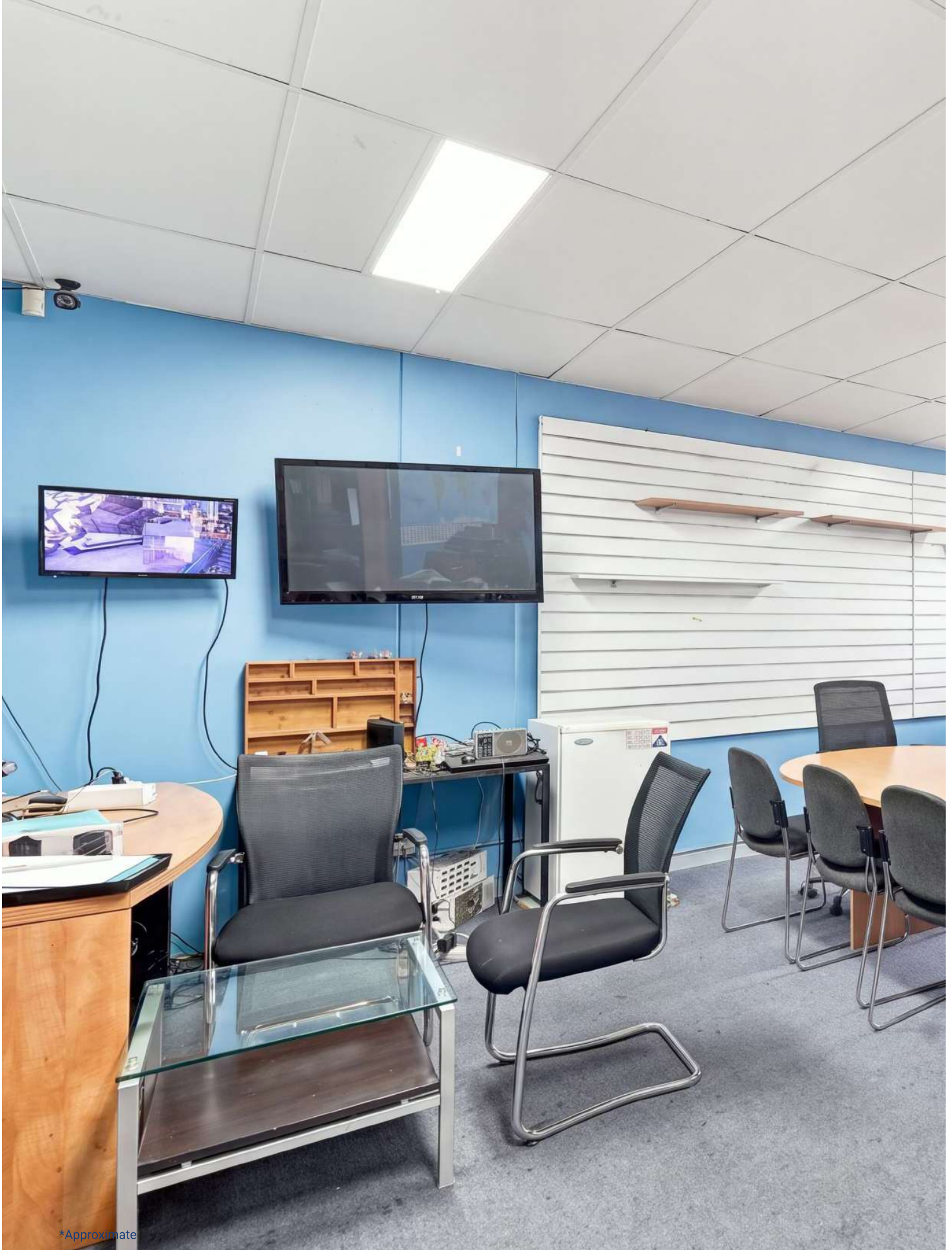
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*Approximate

OFFERING

Address	16/250 Milperra Road, Milperra NSW 2214
Title Details	LOT 16 SP54207
Property Type	Commercial: Industrial / Warehouse
Office Area*	47 m ²
Warehouse Area*	173 m ²
Total Size*	220 m ²
Parking	2 Undercover Spaces
Auction	22 nd October 2026 Level 3/56 Kitchener Parade Bankstown NSW 2200 at 6:00 pm
Inspections	By Appointment with Agents Wednesday and Fridays – 12:00 to 12:30pm
Selling Agents	Chris Wade Sales Director M: 0412 366 269 T: 1300 811 881 E: chrisw@commercial.net.au

PROPERTY SUMMARY

MAIN ROAD MODERN WAREHOUSE

Conveniently located on Milperra Road, with Bankstown Airport and Bunnings opposite, with thousands of passing cars daily.



173 m²* modern high clearance warehouse, with up to 6.8 metres clearance.



47 m²* first floor open plan office.



Drive around access with 2 driveways to the complex with room for unloading opposite your door.



2 undercover car spaces included on title.



Secure gated complex.



200 metres to Bunnings.



Just minutes from the M5 Motorway and Henry Lawson Drive.

Open for inspection: Wednesday and Friday – 12:00 to 12:30pm

*Approximate

47 m²*
Office Area

173 m²*
Warehouse Area

220 m²*
Total Size

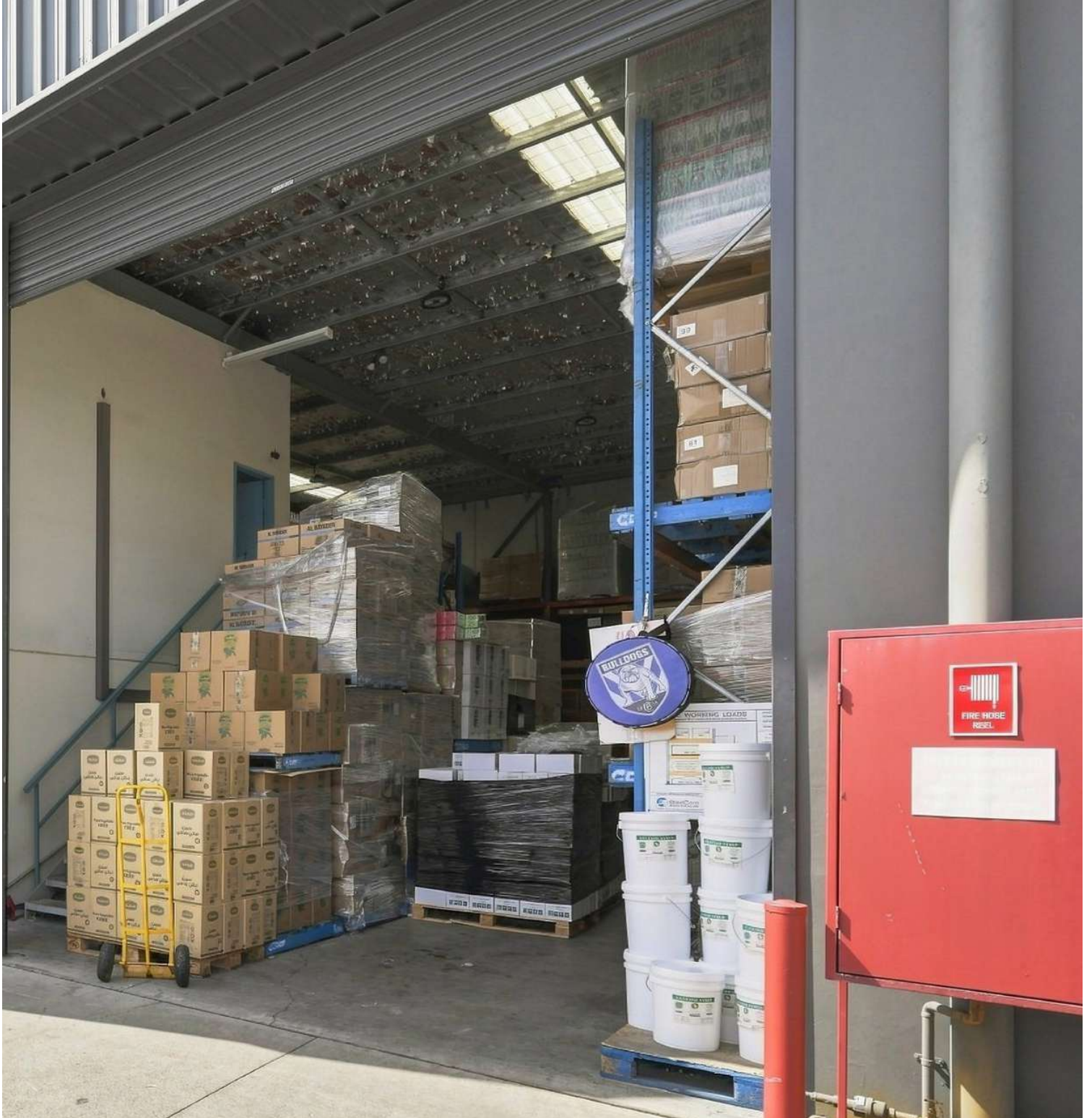
2 Undercover
Parking Spaces

6.8 metres
High Clearance

OUTGOINGS

Water Rates	\$781.32 excluding usage
Council Rates	\$2,299.97
Strata	\$5,898.92
TOTAL	\$8,980.21 PA





TENANCY

Tenant Expired lease, monthly tenancy paying \$38,184.00 Gross per annum + GST

LOCATION

Milperra, NSW 2214, is an established suburb in Sydney's south-west, located approximately 22 kilometres from the Sydney CBD within the City of Canterbury-Bankstown local government area. Positioned near the Georges River and bordered by established suburbs including Bankstown, Revesby, Moorebank and Padstow, Milperra benefits from its strategic location within a well-connected south-western Sydney corridor.

From a commercial real estate perspective, Milperra has a strong industrial and employment focus, with established industrial precincts supporting warehousing, logistics, manufacturing, trade and service-based businesses. The suburb's commercial areas benefit from a broad catchment and proximity to major employment centres, while its industrial properties are well suited to businesses requiring accessible operational and distribution facilities.

Milperra offers convenient access to major road infrastructure, including the M5 Motorway, Henry Lawson Drive and Newbridge Road, providing efficient connections to Liverpool, Bankstown, Moorebank and wider Sydney. Its combination of established industrial activity, strategic road connectivity and proximity to major employment and logistics precincts makes Milperra an attractive location for investors, owner-occupiers and businesses seeking commercial and industrial property in Sydney's south-west.





COMPARABLE SALES

4/250 Milperra Road, Milperra

SALE PRICE: \$1,100,000.00

SALE DATE: September 2025

BUILDING AREA: 220 m²

RATE ON BUILDING: \$5,000.00 per m²



17/7 Daisy Street, Revesby

SALE PRICE: \$900,000.00

SALE DATE: May 2026

BUILDING AREA: 131 m²

RATE ON LAND: \$6,870.00 per m²



14/47 Allingham Street, Condell Park

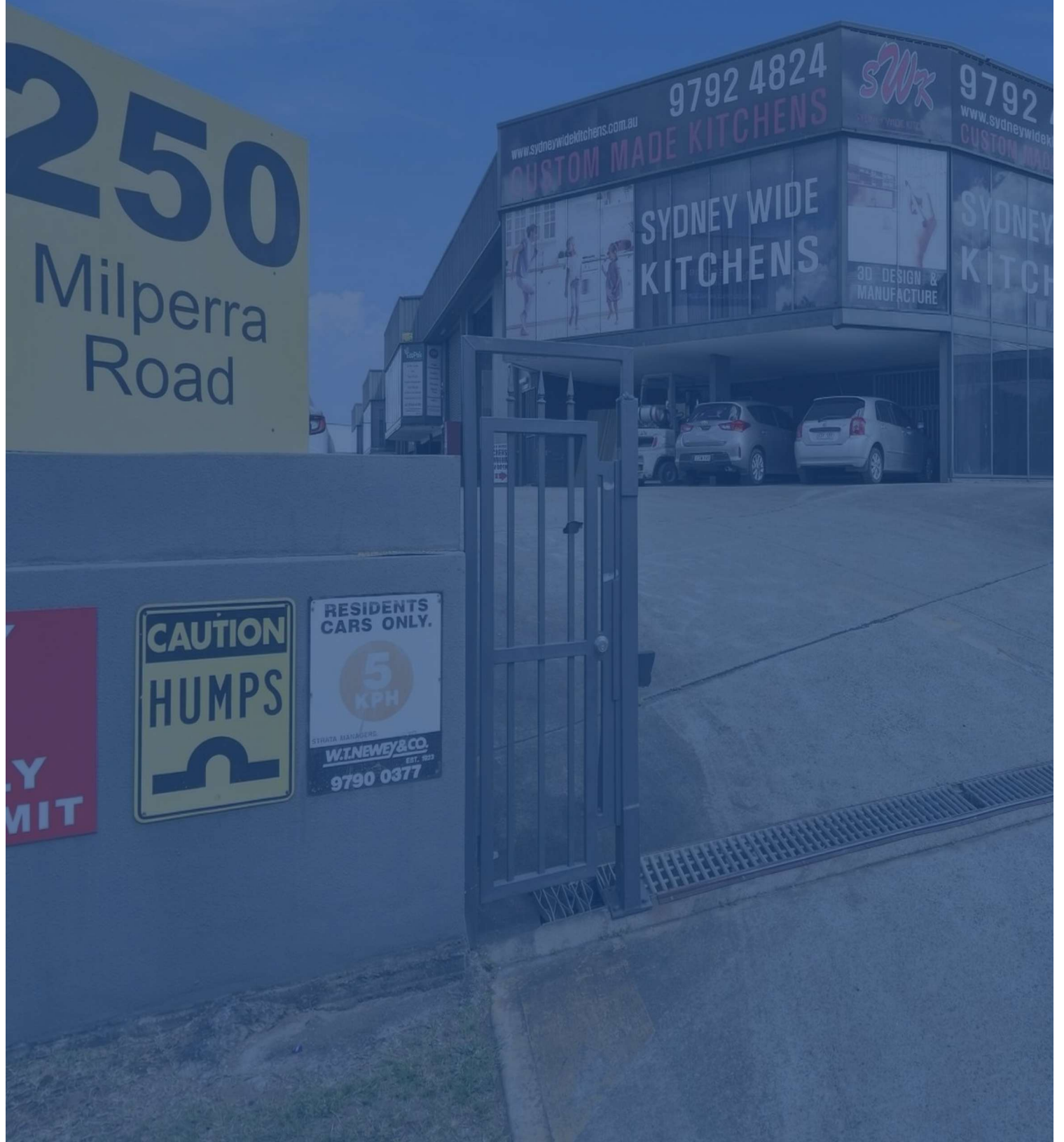
SALE PRICE: \$1,275,000.00

SALE DATE: February 2026

BUILDING AREA: 179 m²

RATE ON LAND: \$7,122.00 per 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

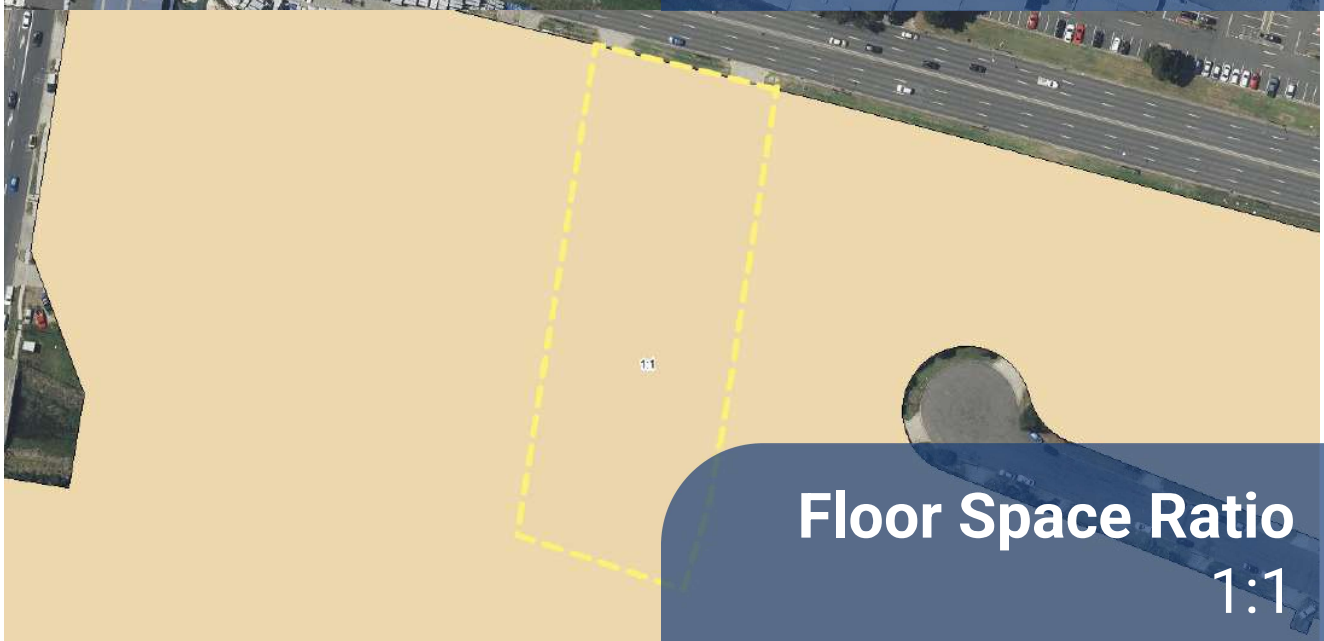
Nil

3 Permitted with consent

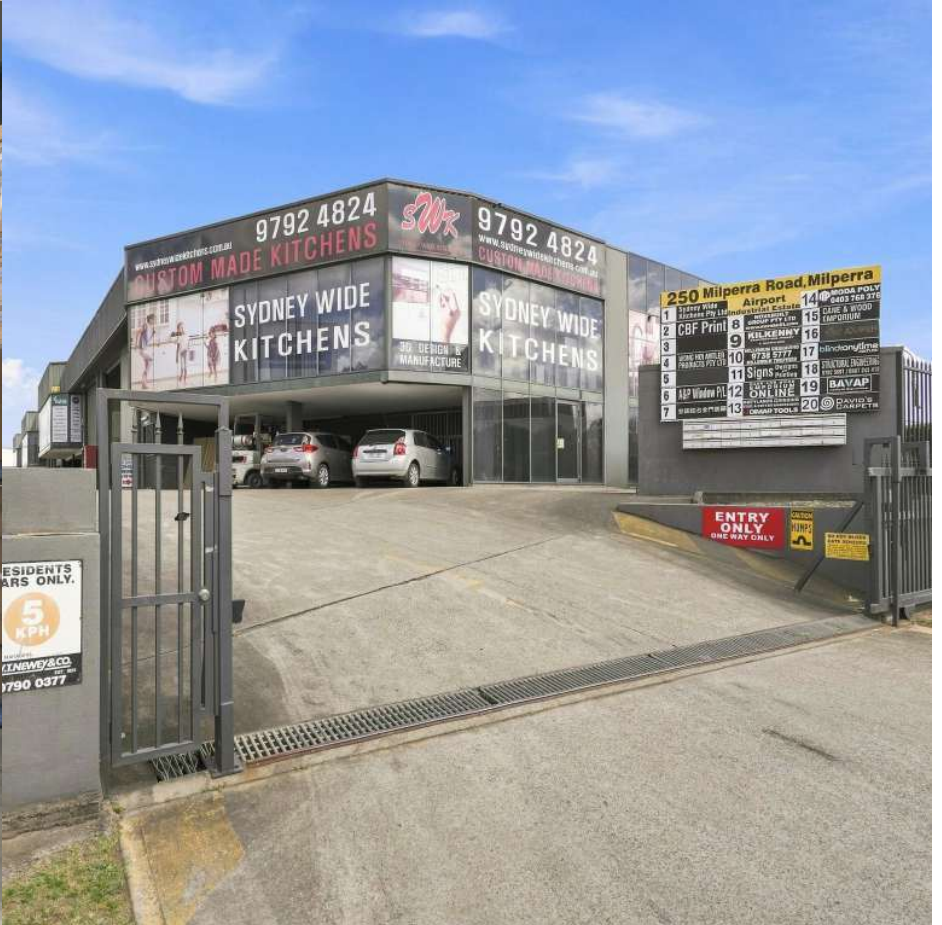
Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; 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







VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

Effective 1 July 2026

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

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 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

By Appointment with Agents

Contact

Chris Wade

Sales Director

M: 0412 366 269

T: 1300 811 881

E: chrisw@commercial.net.au

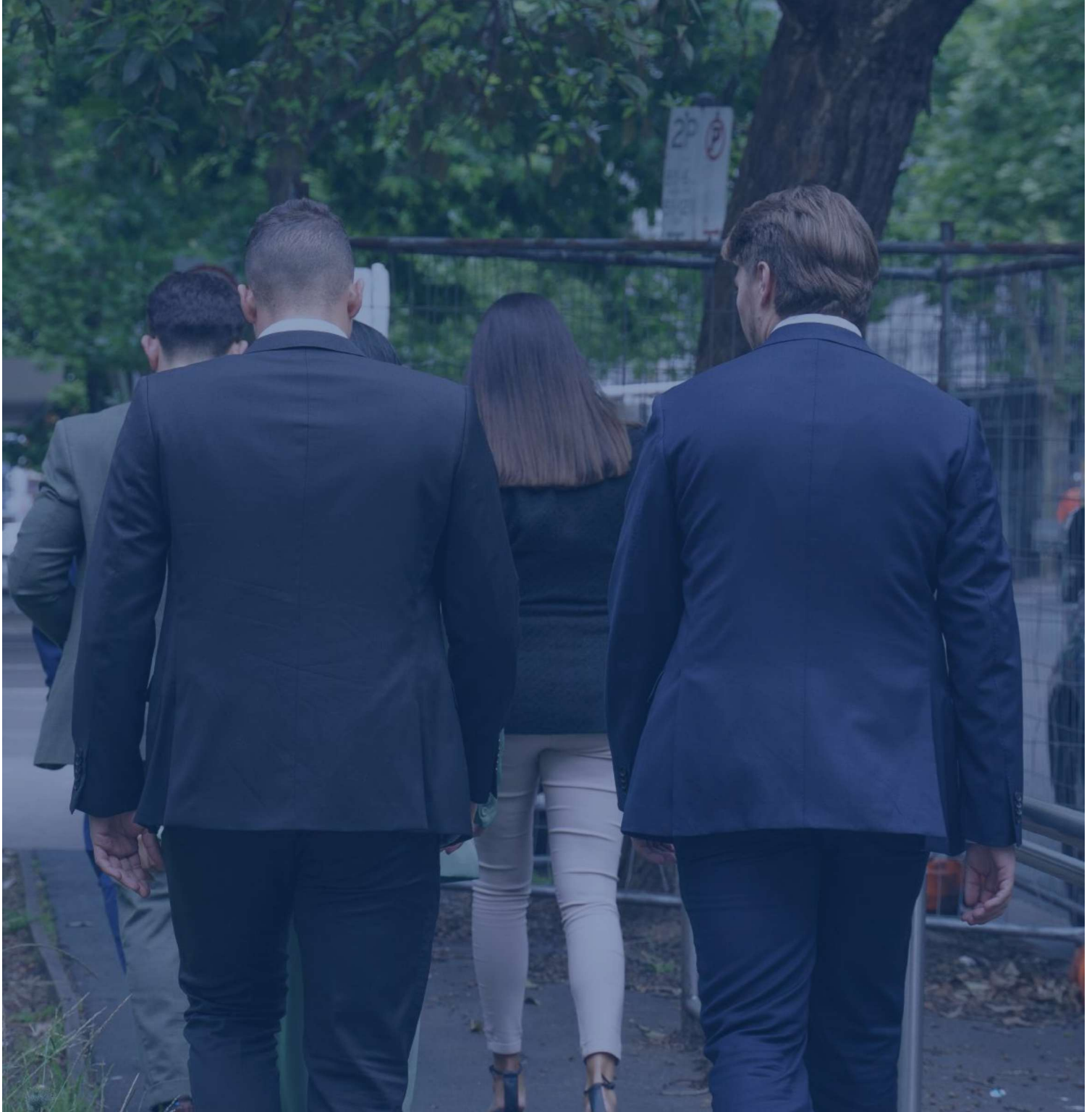
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Years

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