



20-22 Production Avenue  
**KOGARAH**

Information Memorandum | For Sale







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# Executive Summary

<b>Address</b>	20-22 Production Avenue, Kogarah NSW 2217
<b>Legal Description</b>	Lots 16 & 17 DP1090538
<b>Property Type</b>	Freehold industrial warehouse
<b>Building Area*</b>	1,100m <sup>2</sup>
<b>Land Area*</b>	1,185m <sup>2</sup>
<b>Parking*</b>	8 car spaces
<b>LGA</b>	Bayside Council
<b>Zoning</b>	E4 – General Industrial under Bayside Local Environmental Plan 2021
<b>Floor to Space Ratio</b>	1:1
<b>Height of Building</b>	14.5m
<b>Occupancy</b>	Tenanted Investment
<b>Outgoings*</b>	\$30,184.24 pa
<b>Rental Income</b>	\$236,500.00 pa Gross + GST
<b>Asking Price</b>	\$3,950,000.00 Excluding GST
<b>Open for Inspection</b>	Private Appointment

## Selling Agents

### Ryan McMahon

Sales & Leasing - Associate Director

M: 0429 228 460

T: 9546 3555

E: ryanm@commercial.net.au

### Hayden Bennett

Managing Director

M: 0477 665 455

T: 9546 3555

E: haydenb@commercial.net.au

\*Approximate







Brian's  
Milk  
\$9.50

EXIT

EXIT

# The Asset

## Description

Freehold industrial warehouse in tightly held prime location with off street parking. Investment opportunity for the astute investor!

## Property Highlights

- Street-facing unit offering exposure
- 1,100m<sup>2</sup>\* total building area
- 1,185m<sup>2</sup>\* land area
- Ground floor warehouse and showroom space
- Modest internal clearance with sloped roof providing warehouse clearance up to 7m\*
- Zoned E4: General Industrial
- Highly sought-after industrial/business area
- Ability to travel to Sutherland Shire or Sydney CBD
- Allocated off street parking
- Industrial investment
- New 3 year lease
- Rental income of \$236,500.00 pa Gross + GST

## Outgoings

#	UCV (2022)	LAND TAX *	COUNCIL RATES P.A	WATER RATES P.A	TOTAL P.A
20	\$2,200,000.00	\$22,148.00	\$3,584.99	\$431.12	\$30,184.24
22			\$3,589.05	\$431.08	
<b>Total</b>		<b>As Above</b>	<b>\$7,174.04</b>	<b>\$862.20</b>	<b>As Above</b>

## Tenancy Schedule

<b>Tenant</b>	Rosa Dora Imports Pty Ltd
<b>Annual Rental</b>	\$236,500.00 pa Gross + GST
<b>Outgoings Recoverable</b>	Tenant Utilities
<b>Term</b>	Three (3) Years
<b>Expiry</b>	31st March 2026
<b>Option</b>	Three (3) Years
<b>Increases</b>	CPI or 4% annually, whichever the greater & market review at option
<b>Bond</b>	\$20,000.00

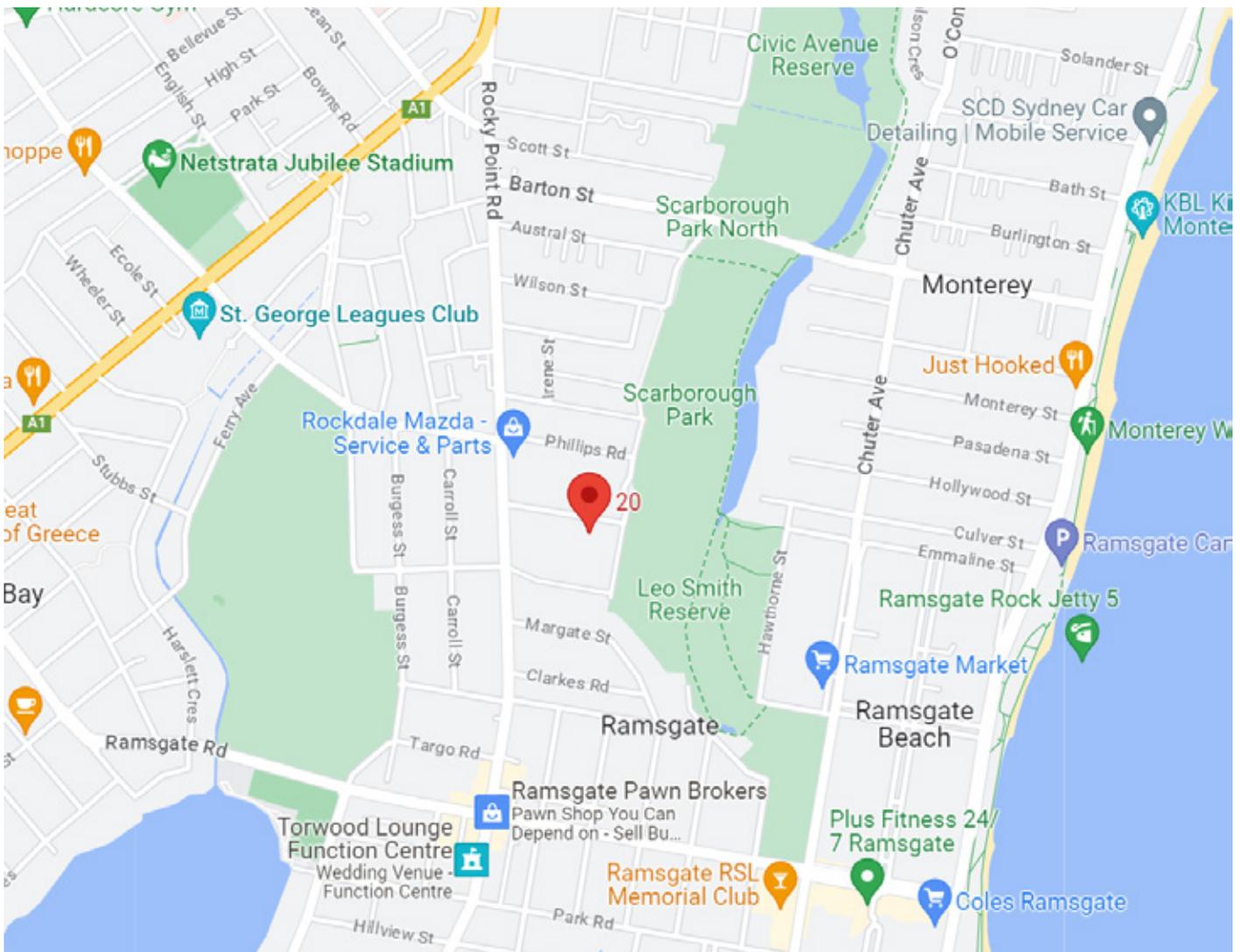
\*Approximate

# Location

**Kogarah** is a suburb of southern Sydney, 14 kilometres south of the Sydney central business district and is considered to be the centre of the St George area. Kogarah has a mixture of residential, commercial and light industrial areas. It is also known for its large number of schools (including primary school, high school and tertiary education) and health care services (including two hospitals and many medical centres). The NRL side, St George Illawarra Dragons have their Sydney office based at nearby Jubilee Oval, often referred to as Kogarah Oval. Kogarah features all types of residential developments from low density detached houses, to medium density flats and high-density high-rise apartments.

Kogarah's main shopping area is located around Kogarah railway station on Railway Parade, Regent Street and on the opposite side of the railway line on Station Street. The commercial area also extends to surrounding streets such as Montgomery and Belgrave Streets. Kogarah Town Centre is a shopping centre on Railway Parade.

Source: Wikipedia and Google Maps









# Planning Details

## E4 – General Industrial under Bayside Local Environmental Plan 2021

### 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 ensure adequate protection of industrial land and uses, in line with the strategic direction to retain and manage industrial land and land for urban services.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

## Key Planning Contacts

**COUNCIL:** Bayside Council

**TELEPHONE:** 1300 581 299

**EMAIL:** [council@bayside.nsw.gov.au](mailto:council@bayside.nsw.gov.au)

**WEBSITE:** [www.bayside.nsw.gov.au](http://www.bayside.nsw.gov.au)

**POSTAL ADDRESS:**

PO Box 21,  
Rockdale NSW 2216

**STREET ADDRESS:**

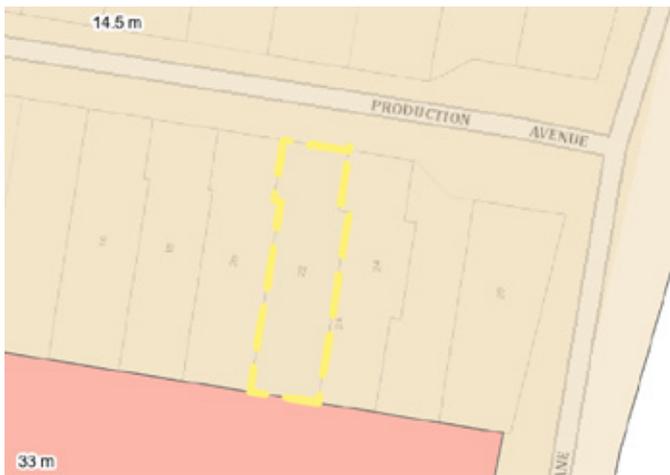
444-446 Princes Highway  
Rockdale NSW 2216

## Planning Controls



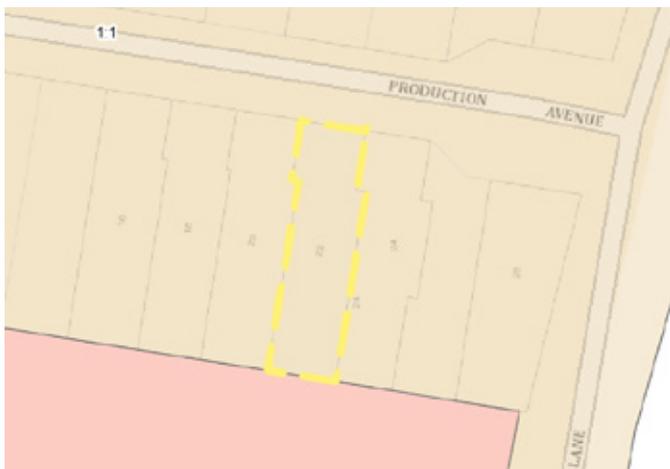
### Zoning

Zone E4 – General Industrial



### Height of Building

14.5m



### Floor Space Ratio

1:1

# Sales Information

## Contract for Sale

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

## Open for Inspection

Private Appointment

## Contact

### Ryan McMahon

Sales & Leasing - Associate Director

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