

# 60 Blackshaw Avenue **MORTDALE**

Information Memorandum | **For Sale**



**25**  
Years





A large, modern industrial interior with concrete walls, a polished floor, and a staircase. The space is bright and open, with a staircase leading to an upper level. A blue semi-transparent overlay covers the right side of the image, containing the table of contents.

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\*Approximate



# OFFERING

**Address** 60 Blackshaw Avenue, Mortdale NSW 2223

**Title Details** Lot 5 DP504919

**Property Type** Commercial: Industrial Building

**Office Area\*** 47 m<sup>2</sup>

**Warehouse Area\*** 540 m<sup>2</sup>

**Total Building Area\*** 587 m<sup>2</sup>

**Land Area\*** 448 m<sup>2</sup>

**Parking** On Site Car Spaces

**Auction** Thursday 26th March 2026 at 6:00pm  
In Rooms at Level 3, 56 Kitchener Parade  
Bankstown NSW 2200

**Inspections** Wednesday & Friday 1:00pm-1:30pm

**Selling Agents**  
**Ben Panayotopoulos**  
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**Ryan McMahon**  
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# PROPERTY SUMMARY

## A FIRST-OF-ITS-KIND OPPORTUNITY IN MORTDALE

Commercial Property Group is proud to present **60 Blackshaw Avenue, Mortdale** — a brand-new, architecturally designed industrial facility setting a new benchmark for modern industrial space.

Purpose-built with scale, strength, and vertical efficiency at its core, this is a rare opportunity to secure a bespoke industrial building in one of Southern Sydney's most tightly held industrial precincts.

BUILT FOR OWNER-OCCUPIERS.  
COMPELLING FOR INVESTORS.

Whether you're establishing a long-term base for your business or securing a future-proof investment, this asset delivers on all fronts:

Ideal for owner-occupiers seeking a flagship premises.  
Highly attractive to investors due to strong functionality and tenant appeal.  
Flexible layout suited to warehousing, manufacturing, logistics, storage, or hybrid use.

This is industrial real estate done properly — no compromises on height, structure, or design.

## VOLUME, STRENGTH & VERTICAL EFFICIENCY

A standout feature of this building is its exceptional internal volume, allowing businesses to operate smarter and scale faster.

Approx. 6m clearance to underside of mezzanine.  
10m+ clearance along the side wall, ideal for high racking and cubic storage.  
Goods lift providing seamless vertical movement and operational efficiency.

Abundant natural light filters throughout the building, achieved via full-height glass window panelling integrated into the concrete precast façade, creating a bright, efficient, and highly desirable working environment rarely seen in industrial assets.

The result is a warehouse that works harder, stores more, and adapts as your business grows.





**6 m**

**Under Mezzanine Internal Clearance**

**10 m**

**Side Wall Internal Clearance**

**587 m<sup>2</sup>**

**Total Building Area**

**448 m<sup>2</sup>**

**Total Land Area**



# LOCATION

**Mortdale, NSW 2223**, is a well-established commercial and light industrial suburb located approximately 20 kilometres south of Sydney's CBD, within the Georges River Council area. Positioned between larger centres such as Hurstville and Bankstown, Mortdale offers a balanced mix of local retail activity and functional industrial infrastructure, making it a practical base for small-to-medium enterprises.

The suburb's retail heart is centred around Mortdale railway station, with the main shopping strip running along Morts Road and Pitt Street. This village-style precinct accommodates supermarkets, cafés, bakeries, pharmacies, banks, and professional services, benefiting from steady commuter traffic and a strong surrounding residential catchment. The compact layout and consistent foot flow make the area particularly attractive for neighbourhood retailers, hospitality operators, and service-based businesses seeking reliable local trade.

Mortdale also features a well-established light industrial precinct, particularly along Roberts Avenue, Kiama Street, and surrounding streets. These areas host warehouses, workshops, automotive services, trade suppliers, and small-scale manufacturing operations. Industrial properties typically offer high-clearance warehouse space, roller door access, and functional yard areas, supporting logistics, construction, and trade-based businesses. The suburb's proximity to King Georges Road and Forest Road provides convenient access to the M5 Motorway and broader Sydney road network.

With its active retail strip, practical industrial zones, and strong transport links, Mortdale continues to provide a commercially versatile and well-connected environment for businesses seeking stability and accessibility within Sydney's southern corridor.

















# PLANNING DETAILS

## E4 : General Industrial under Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023

### 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 encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; 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; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; 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; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures





**Zoning**  
**E4: General Industrial**



**Building Height Limit**  
**12 m**



**Floor Space Ratio**  
**1:1**











# CONTACT INFORMATION



## Contract for Sale

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

## Open for Inspection

Wednesday & Friday 1:00pm – 1:30pm  
Or by private appointment with agent

## Contact

### **Ben Panayotopoulos**

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