



5/3 Kaleski Street
MOOREBANK
Information Memorandum | For Sale





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SALESKI STREET



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Executive Summary

Address	5/3 Kaleski Street, Moorebank NSW 2170
Legal Description	LOT 5 SP39420
Property Type	Industrial Strata Unit
Building Area*	195m ²
Parking*	3 On-Site Car Spaces
LGA	Liverpool City Council
Zoning	E4: General Industrial under Liverpool Local Environmental Plan 2008
Occupancy	Tenanted (short term)
Outgoings*	\$6,627.30 PA
Open for Inspection	Thursdays 12:00 pm
Auction	6.00pm on Thursday, 27th March 2025 - In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents

Mitchell Owen

Sales & Leasing Manager

M: 0401 451 889

T: 02 9709 6111

E: mitchello@commercial.net.au

*Approximate







Key Features



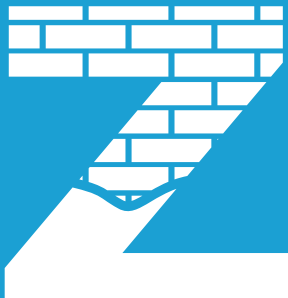
195m² total internal
floorspace



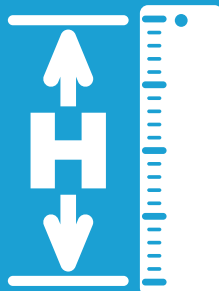
3 On-site
Car Spaces



Total NET income of
\$48,690.53 PA Gross + GST



Zoning is E4:
General Industrial



7m High Clearance



Close proximity to M5:
Motorway








Description

 **AUCTION ALERT – 27TH MARCH 2025** 

Position your business for success, secure a high-demand industrial!




Situated in the heart of Moorebank's thriving industrial hub, this unit offers the ultimate combination of functionality, convenience, and connectivity.

Property Highlights

-  **Strata Area:** 195m² of versatile industrial space.
-  **Warehouse:** 153m² with soaring 7m internal clearance – perfect for storage, manufacturing, distribution.
-  **Mezzanine Office:** 42m² of air-conditioned office space, ready for your admin or client needs.
-  **Power Up:** Equipped with 3-phase power for advanced industrial capabilities.
-  **Parking Made Easy:** 3 allocated car spaces included.

 **Currently Tenanted, Lease Expiring July 2025.**

Why This Property Stands Out:

-  **Perfect for Owner-Occupiers:** Establish or expand your operations in a premier location.
-  **Investor's Dream:** High demand for industrial units in Moorebank ensures easy low risk of vacancy.
-  **Growth Potential:** Leverage the ongoing development and infrastructure upgrades in this booming area.

Outgoings

OUTGOINGS	RATE PER ANNUM
Strata Fees	\$4,956.56 PA
Water Rates	\$872.00 PA
Council Rates	\$798.74 PA
Total	\$6,627.30 PA

Tenancy Schedule

Tenant	Inspired Plumbing
Annual Rental	\$48,690.53 PA Gross + GST
Outgoings Recoverable	Not Applicable
Term	Three (3) Years
Expiry	31st July 2025
Option	Not Applicable
Increases	3% or CPI which ever the greater
Bond	\$11,000.00

*Approximate





Location

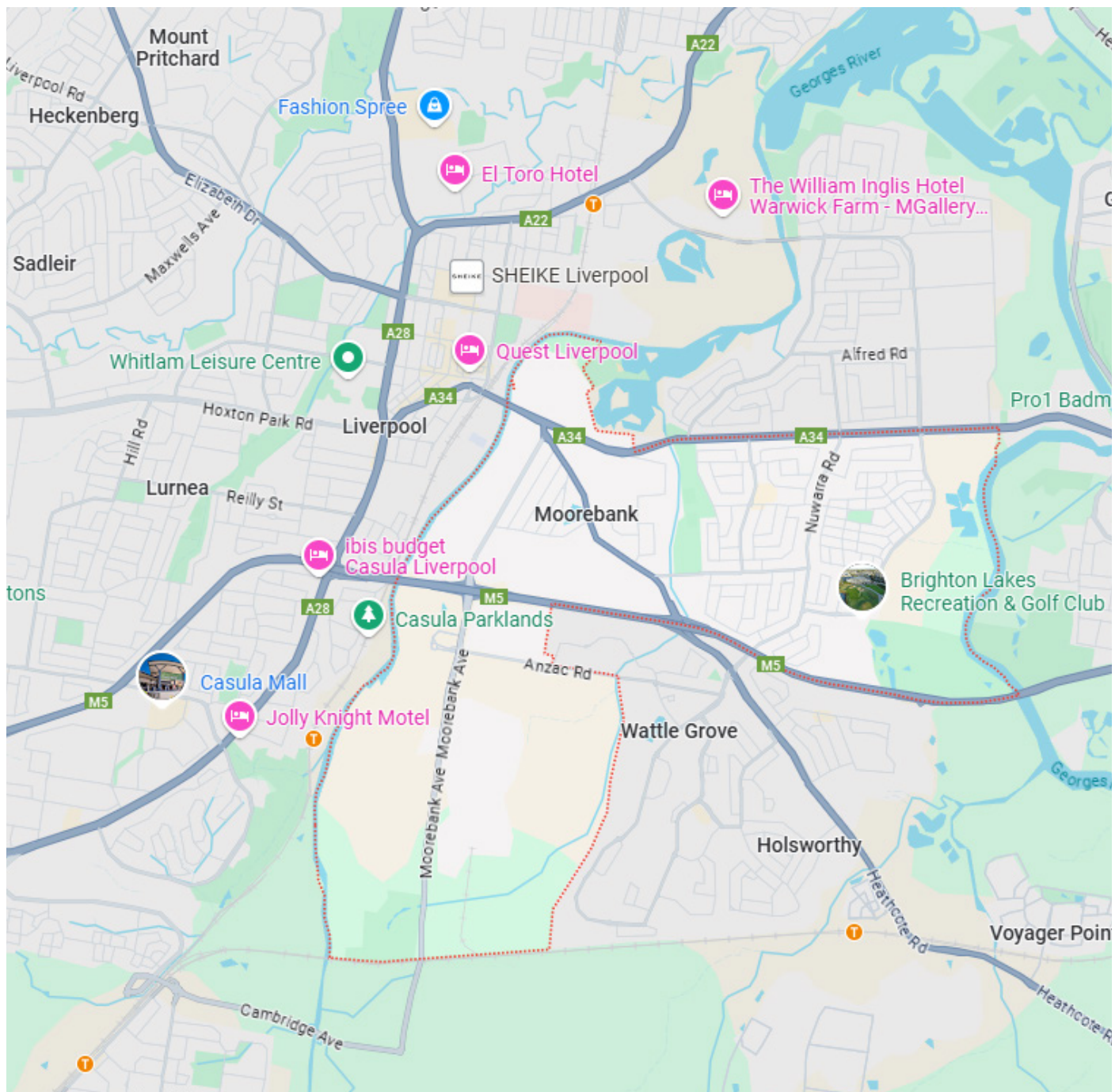
Moorebank is a suburb of Sydney, in the state of New South Wales, Australia. Moorebank is located 27 kilometres south-west of the Sydney central business district in the local government area of the City of Liverpool.

Moorebank features a mix of residential and industrial areas. Moorebank Shopping Village is a small shopping centre located in the suburb.

The M5 Motorway links Moorebank east to the Sydney central business district and west to Campbelltown.

Moorebank is close to Liverpool railway station on the Inner West & Leppington Line, Bankstown Line and Cumberland Line of the Sydney Trains network.

Moorebank is the site of the proposed Moorebank Intermodal Terminal.









Planning Details

E4: General Industrial & CA: Complex Area under Liverpool Local Environmental Plan 2008

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 allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

Key Planning Contacts

COUNCIL: Liverpool City Council

TELEPHONE: 1300 362 170

EMAIL: Liverpool.publicinquiry@olg.nsw.gov.au

WEBSITE: <https://www.liverpool.nsw.gov.au/>

POSTAL ADDRESS:

Locked Bag 7064
Liverpool BC NSW 1871

STREET ADDRESS:

Liverpool CBD Customer Service Hub
Yellamundie, Lower Ground Floor
52 Scott Street
Liverpool NSW 2170

Planning Controls



Zoning

Zone E4: General Industrial & CA: Complex Area



Height of Building

15m



Floor Space Ratio

Undetermined





Sales Information

Contract for Sale

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

Open for Inspection

Thursdays 12pm

Auction

6.00pm on Thursday, 27th March 2025 - In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Contact

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Lakemba | 564m² | SOLD
4 Pettit Avenue
\$1,710,000

Greenacre | 16/20
11 Ford Street
\$2,000,000 Via Auction

Riverwood | 1709m² | SOLD
5 Leedham Place
\$2,415,000 Via Auction

Roselands | 11303m² | SOLD
54-55 Bonda Road
\$2,580,000 Prior to Auction

Kingsgrove | 11350m² | SOLD
20 Garsene Circuit
\$3,500,000

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or auction your property?
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Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P: 02 9709 6111
W: www.commercial.net.au