

24 Garema Circuit
KINGSGROVE

Freestanding Full-Brick Warehouse | Prominent Corner Site | Tightly Held Precinct

INFORMATION MEMORANDUM

For Sale

CPG® COMMERCIAL Property Group

commercial.net.au

CONTENTS

01	Offering	03
02	Property Summary	04
03	Location	07
04	Comparable Sales	09
05	Planning Details	11
06	Property Gallery	12
07	Contact Details	15



CPG COMMERCIAL Property Group



SECTION 01

OFFERING

ADDRESS	24 Garema Circuit, Kingsgrove NSW 2208
TITLE DETAILS	Lot 63 DP259662
PROPERTY TYPE	Commercial: Industrial Building
OFFICE AREA*	67 m^2
WAREHOUSE AREA*	658 m^2
TOTAL BUILDING AREA*	725 m^2
TOTAL LAND AREA*	1,139 m^2
PARKING	On Site Car Spaces
METHOD OF SALE	Expressions Of Interest – Stage 1 closing Tuesday, 10th of November at 4:00pm
INSPECTIONS	By Appointment with Agents

**Approximate*

SELLING AGENTS

Ben Panayotopoulos
Sales & Leasing Executive
Commercial Property Group
M: 0430 140 683
T: 1300 811 881
E: benp@commercial.net.au

FOR SALE BY

Expressions of Interest

Stage 1 closing
Tuesday, 10th of November at 4:00pm



SECTION 02

PROPERTY SUMMARY

725m² FREESTANDING WAREHOUSE ON 1,139m²
GAREMA CIRCUIT CORNER – OWNERS MUST SELL!

With industrial property showing signs of strength, now is the time to buy. Look no further than this market opportunity to secure a **freestanding industrial facility** in the tightly held **Garema Circuit industrial precinct**.

This opportunity offers a solid **full-brick building on a prominent corner site**, providing excellent access, functionality and connectivity.

KEY FEATURES

- **725m² Freestanding Full-Brick Building*** – Solidly constructed for long-term business operation
- **1,139m² Industrial Zoned Land*** – Prominent corner site with two street access points
- **Functional Office & Warehouse Layout** – Excellent warehouse-to-office ratio
- **Two Roller Door Access Points** – Efficient truck loading and unloading
- **Excellent Truck Access** – Generous external loading areas
- **9 On-Site Car Spaces** – Convenient off-street parking
- **Prime Kingsgrove Location** – Minutes from the M5 & M8 Motorway, with convenient access to Sydney Airport and the CBD

Freestanding industrial opportunities of this calibre are tightly held in Kingsgrove.

**Approximate*









SECTION 02

PROPERTY HIGHLIGHTS

AT A GLANCE

725 m²*
TOTAL BUILDING AREA

1,139 m²*
TOTAL LAND AREA

Dual
ROLLER DOORS

3 Phase
POWER SUPPLY

Ample
PARKING & LOADING AREAS

EXPRESSIONS OF INTEREST

10 Nov
STAGE 1 CLOSING 4:00PM

Approximate

FOR SALE BY EXPRESSIONS OF INTEREST

Stage 1 closing Tuesday, 10th of November at 4:00pm

Contact the exclusive agents today for further information or to arrange an inspection.

Ben Panayotopoulos M: 0430 140 683 T: 1300 811 881



SECTION 02 | CONTINUED

ANNUAL OUTGOINGS

ANNUAL OUTGOINGS SCHEDULE

OUTGOINGS	ANNUAL COST
Land Tax	$30,156.00
Council Rates	$13,364.00
Water Rates	$1,668.00
Building Insurance (incl. broker fee)	$6,910.34
Total Annual Outgoings	**$52,098.34**
Total Monthly Equivalent	**$4,341.53**

TOTAL ANNUAL OUTGOINGS

$52,098.34

TOTAL MONTHLY EQUIVALENT

$4,341.53



SECTION 03

LOCATION

KINGSGROVE AT A GLANCE*

13 km
SYDNEY CBD

M5 | M8
MINUTES TO MOTORWAYS

T8
KINGSGROVE STATION

**Approximate*

Kingsgrove, NSW 2208, is a well-established suburb located approximately 13 kilometres south-west of the Sydney Central Business District, within the Bayside Council and Georges River Council local government areas. Positioned between key commercial centres including Campsie, Hurstville, and Bankstown, Kingsgrove benefits from strong accessibility and a strategic location within Sydney's south-west corridor.

The suburb features a range of local retail and commercial amenities along Kingsgrove Road, including cafes, restaurants, specialty stores, professional services, and convenience retail. Its established business precinct supports consistent local demand and provides essential services to the surrounding residential community.

Kingsgrove benefits from excellent transport connectivity, with Kingsgrove Railway Station on the T8 Airport & South Line providing direct access to the Sydney CBD, Sydney Airport, and major employment hubs. The suburb also enjoys strong road connectivity via the M5 Motorway, King Georges Road, and Canterbury Road, making it highly accessible for both residents and businesses.

KEY ROUTE
M5 Motorway

KEY ROUTE
M8 Motorway

KEY ROUTE
King Georges Road

KEY ROUTE
Canterbury Road



SECTION 03 | CONTINUED

LOCATION



Aerial view – 24 Garema Circuit, Kingsgrove and surrounds

From a vacant land and redevelopment perspective, Kingsgrove offers opportunities within an established suburban market supported by strong infrastructure and demand for well-located properties. Existing low-density sites and underutilised land provide potential for infill residential development, including townhouses and medium-density projects, subject to planning approval.

The suburb's proximity to major industrial and employment precincts, including those around Kingsgrove, Padstow, and Greenacre, further enhances its appeal for service-based businesses and local commercial activity. Continued population growth and limited land availability contribute to sustained demand for development opportunities.

Overall, Kingsgrove presents a strong investment and development proposition, supported by excellent transport links, established amenities, and its strategic position within Sydney's south-west growth corridor. Its combination of accessibility, infrastructure, and redevelopment potential makes it an attractive location for investors and developers.



SECTION 04

COMPARABLE SALES



37 Garema Circuit, Kingsgrove

SALE PRICE	$5,087,450.00 + GST
SALE DATE	December 2024
LAND AREA	1,500 m²
BUILDING AREA	874 m²
RATE ON LAND	**$3,391.33 per m²**

COMMENTS: *Larger land, off market sale*



47 Garema Circuit, Kingsgrove

SALE PRICE	$5,300,000.00
SALE DATE	November 2024
LAND AREA	1,500 m²
BUILDING AREA	900 m²
RATE ON LAND	**$3,533.33 per m²**

COMMENTS: *Larger land holding*



605 Forest Road, Bexley

SALE PRICE	$3,905,000.00
SALE DATE	February 2025
LAND AREA	879 m²
BUILDING AREA	520 m²
RATE ON LAND	**$4,442.54 per m²**

COMMENTS: *Main road industrial, smaller property*



26 Garema Circuit, Kingsgrove

SALE PRICE	$4,850,000.00 + GST
SALE DATE	August 2026
LAND AREA	1,105 m²
BUILDING AREA	627 m²
RATE ON LAND	**$4,389.14 per m²**

SECTION 04

COMPARABLE SALES



30 Commercial Road, Kingsgrove

SALE PRICE	$5,750,000.00 + GST
SALE DATE	April 2024
LAND AREA	1,594 m²
BUILDING AREA	920 m²
RATE ON LAND	**$3,609.27 per m²**

COMMENTS: *Larger land, commercial road location*



34 Garema Circuit, Kingsgrove

SALE PRICE	$4,550,000.00
SALE DATE	January 2022
LAND AREA	1,165 m²
BUILDING AREA	771 m²
RATE ON LAND	**$3,905.58 per m²**

COMMENTS: *Dated sale*



88 Rogers Street, Roselands

SALE PRICE	$3,761,000.00
SALE DATE	March 2023
LAND AREA	1,834 m²
BUILDING AREA	Not Applicable
RATE ON LAND	**$2,050.70 per m²**

COMMENTS: *Land rate*



98 Rogers Street, Roselands

SALE PRICE	$2,600,000.00
SALE DATE	July 2024
LAND AREA	847 m²
BUILDING AREA	Not Applicable
RATE ON LAND	**$3,069.65 per m²**

COMMENTS: *Land rate*

24 GAREMA CIRCUIT, KINGSGROVE

1,139 m² Land Area* | E4 General Industrial | 1:1 FSR | 725 m² Building Area*



SECTION 05

PLANNING DETAILS

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



ZONING

E4: General Industrial



BUILDING HEIGHT LIMIT

Not Applicable



FLOOR SPACE RATIO

1:1

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

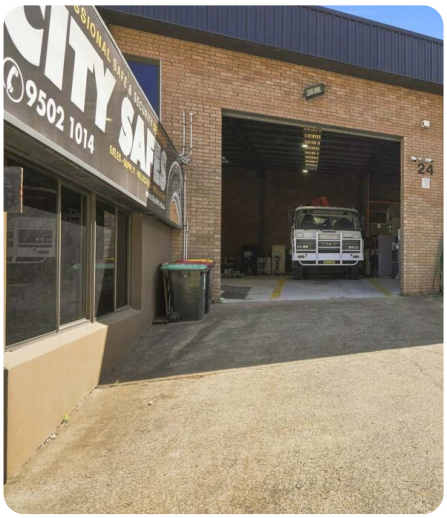
Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood 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

SECTION 06

PROPERTY GALLERY







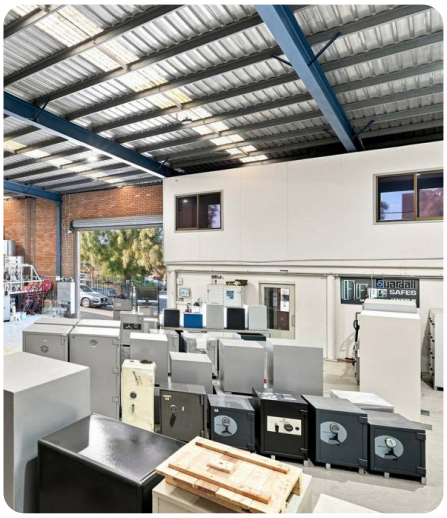














SECTION 06 | CONTINUED

PROPERTY GALLERY













IMPORTANT NOTICE

AML/CTF VERIFICATION

VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

Effective 1 July 2026

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

From 1 July 2026, the real estate sector will become subject 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 time 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 CPG.

VERIFICATION FEE

Upon purchasing a property, 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. By proceeding, you consent to your information being provided to third-party providers for compliance purposes.

Contact for Sale

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

Open for Inspection

By Appointment with Agents

Contact

Ben Panayotopoulos

Sales & Leasing Executive
Commercial Property Group

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