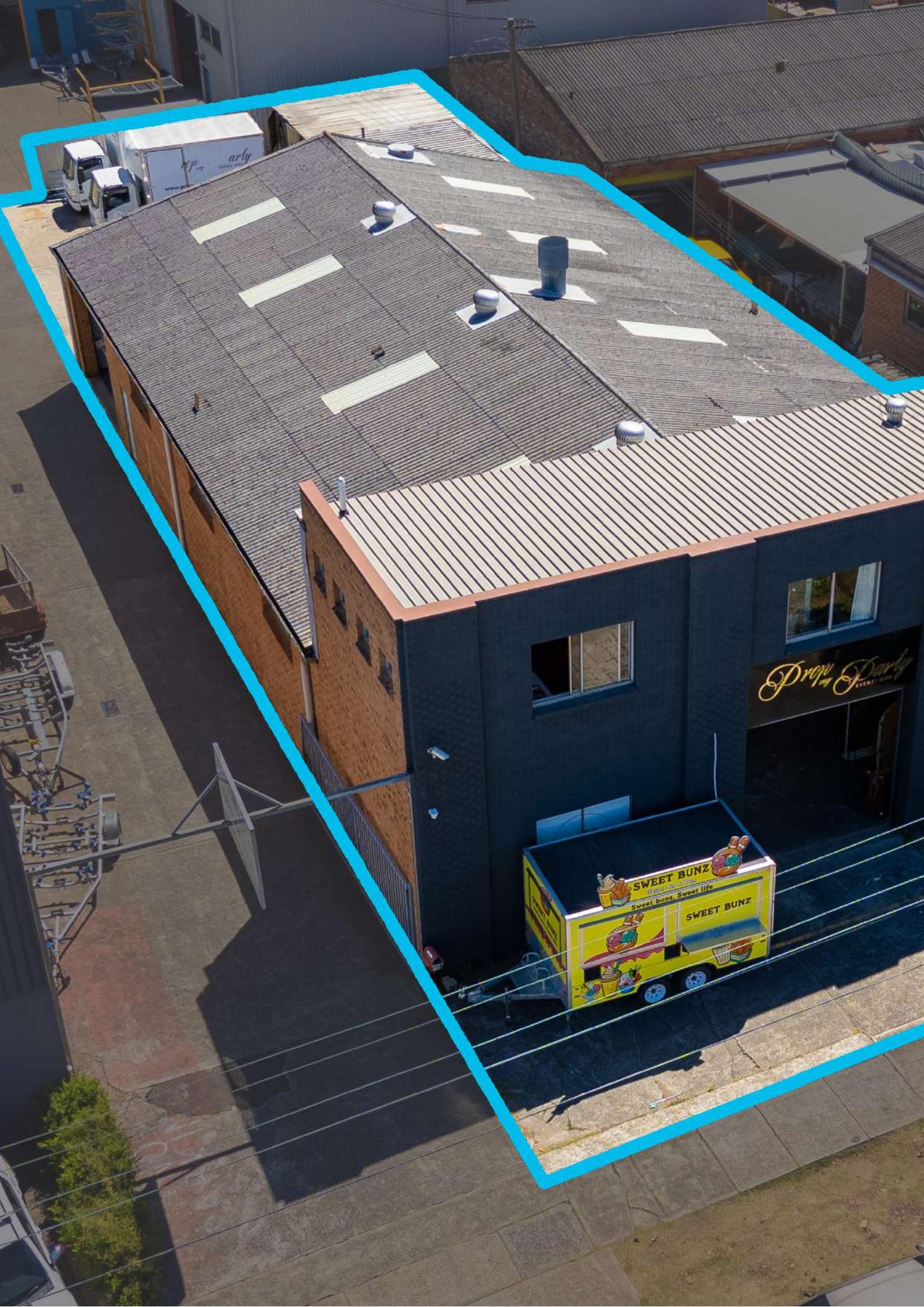




14 Barry Avenue  
**MORTDALE**

INFORMATION MEMORANDUM | AUCTION





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# Executive Summary

<b>Address</b>	14 Barry Avenue, Mortdale NSW 2223
<b>Legal Description</b>	Lot:B   DP.398371
<b>Property Type</b>	Industrial Building & Land
<b>Office Area:</b>	88m <sup>2</sup> (approx)
<b>Warehouse Area:</b>	542m <sup>2</sup> (approx)
<b>Total Area:</b>	630m <sup>2</sup> (approx)
<b>Parking*</b>	On-Site Car Spaces
<b>LGA</b>	Canterbury Bankstown City Council
<b>Zoning</b>	E4 - General Industrial - Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023
<b>Floor to Space Ratio</b>	1:1
<b>Height of Building</b>	12m
<b>Occupancy</b>	Short Term Tenant
<b>Open for Inspection</b>	Tuesdays 1:00pm- 1:30pm & Thursdays 11-11:30am Until the Auction.
<b>Auction</b>	When: 27th November 2025 Time: 6:00pm Where: Level 3/56 Kitchener Parade, Bankstow
<b>Selling Agents</b>	<b>Chris Wade</b> Sales Director M: 0412 366 269 T: 02 9709 6111 E: chrisw@commercial.net.au
	<b>Mitchell Owen</b> Sales & Leasing Manager M: 0401 451 889 T: 02 9709 6111 E: mitchello@commercial.net.au
	<b>Ryan McMahon</b> Sales & Leasing Director 0429 228 460 ryanm@commercial.net.au

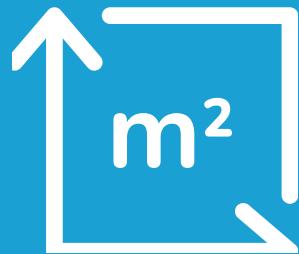
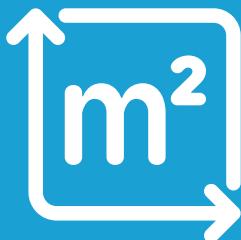
\*Approximate







# Key Features



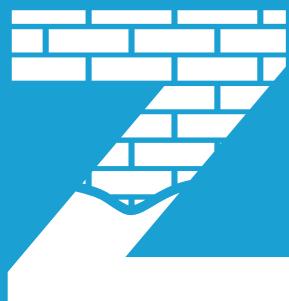
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630m<sup>2</sup> total Building Area

On-site  
Car Parking

885m<sup>2</sup> of Total Land Size

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Zoning is E4 General  
Industrial

Great Business Position

Close proximity to Mortdale  
Retail Strip and Train Station

---

*Prop my Party*  
EVENTS HIRE

14



# The Asset

## Description

### • Prime South Sydney Location

Located in the sought-after Mortdale industrial precinct, this freestanding warehouse & office facility offers excellent functionality, great access, and versatile use options. The site benefits from proximity to King Georges Road, M5 Motorway, and Sydney's major arterial routes, providing seamless connectivity for distribution and trade businesses.

### Property Features

- █ Total building area: 630m<sup>2</sup> (approx.)
- █ Land area: 885m<sup>2</sup> (approx.)
- █ Two roller doors providing excellent front and rear access
- █ Rear yard area ideal for additional storage, parking, or container loading
- █ Ample natural light throughout warehouse and office
- █ Large 3-phase power capacity

### ✓ Highlights:

- ✓ Standalone building with great access
- ✓ Drive-through capability from front to rear
- ✓ Rear yard for added flexibility
- ✓ Well-connected location close to major road networks

🔑 An excellent leasing opportunity for buyers seeking a quality freestanding industrial property in a tightly held South Sydney location.

## Outgoings

Council Rates*	\$4,696.00 per annum *approx
Water Rates*	\$756.00 per annum *approx
Land Tax*	\$16,000.00 per annum *approx
Building Insurance*	\$7,500.00 per annum *approx
<b>TOTAL*</b>	<b>\$28,952.00 per annum *approx figure only</b>

SYDNEY CBD

SYDNEY

14 BAR  
MC



HURSTVILLE CBD

AIRPORT

PORT BOTANY

RY AVENUE  
ORTDALE

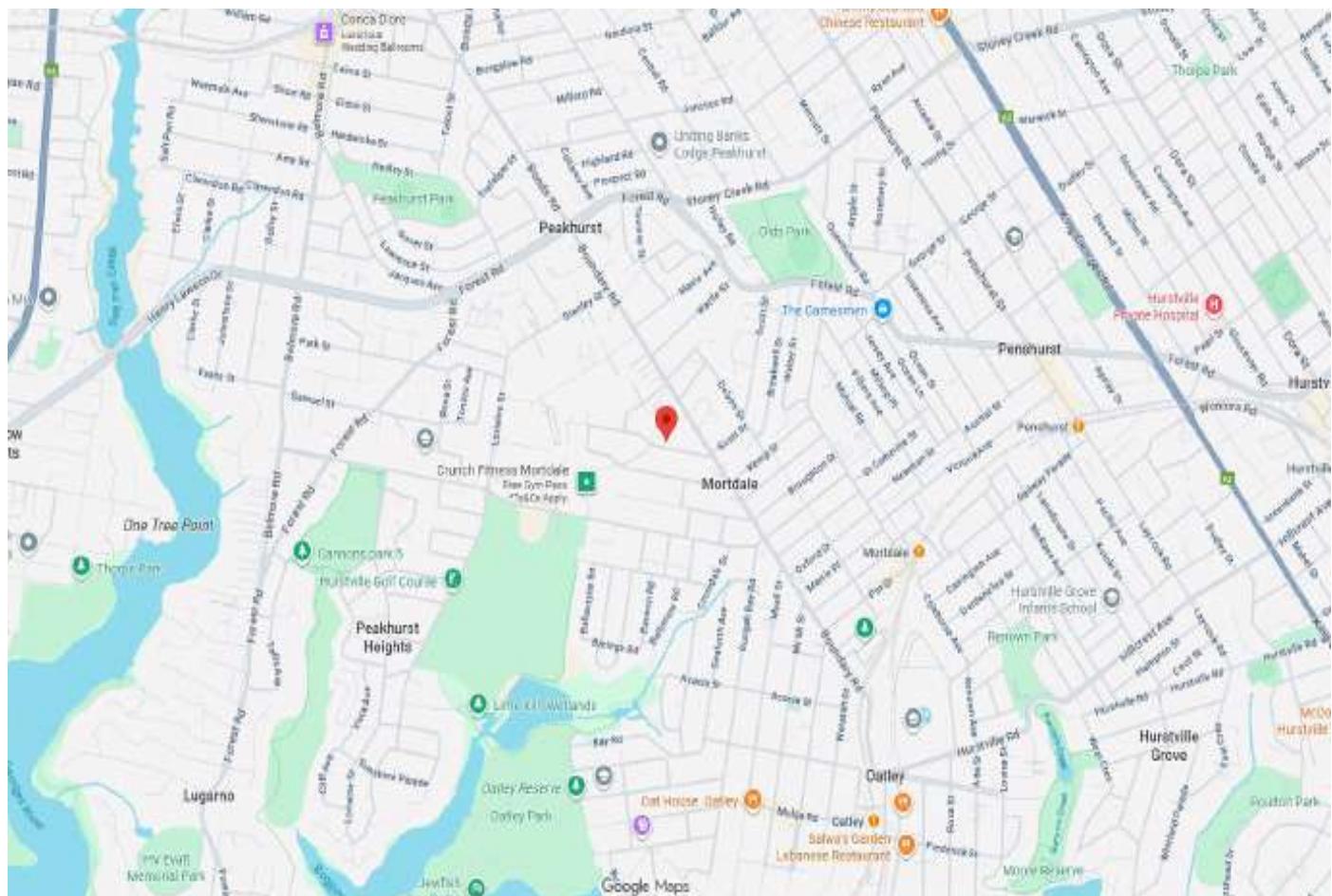
# Location

**Mortdale** is a well-established and thriving suburb in southern Sydney, situated around 20 kilometres from the Sydney CBD. Part of the popular St George region and governed by the Georges River Council, Mortdale offers a convenient lifestyle in a family-friendly setting. The suburb extends south to Lime Kiln Bay along the Georges River, with Mortdale Heights occupying the elevated western pocket of the area.

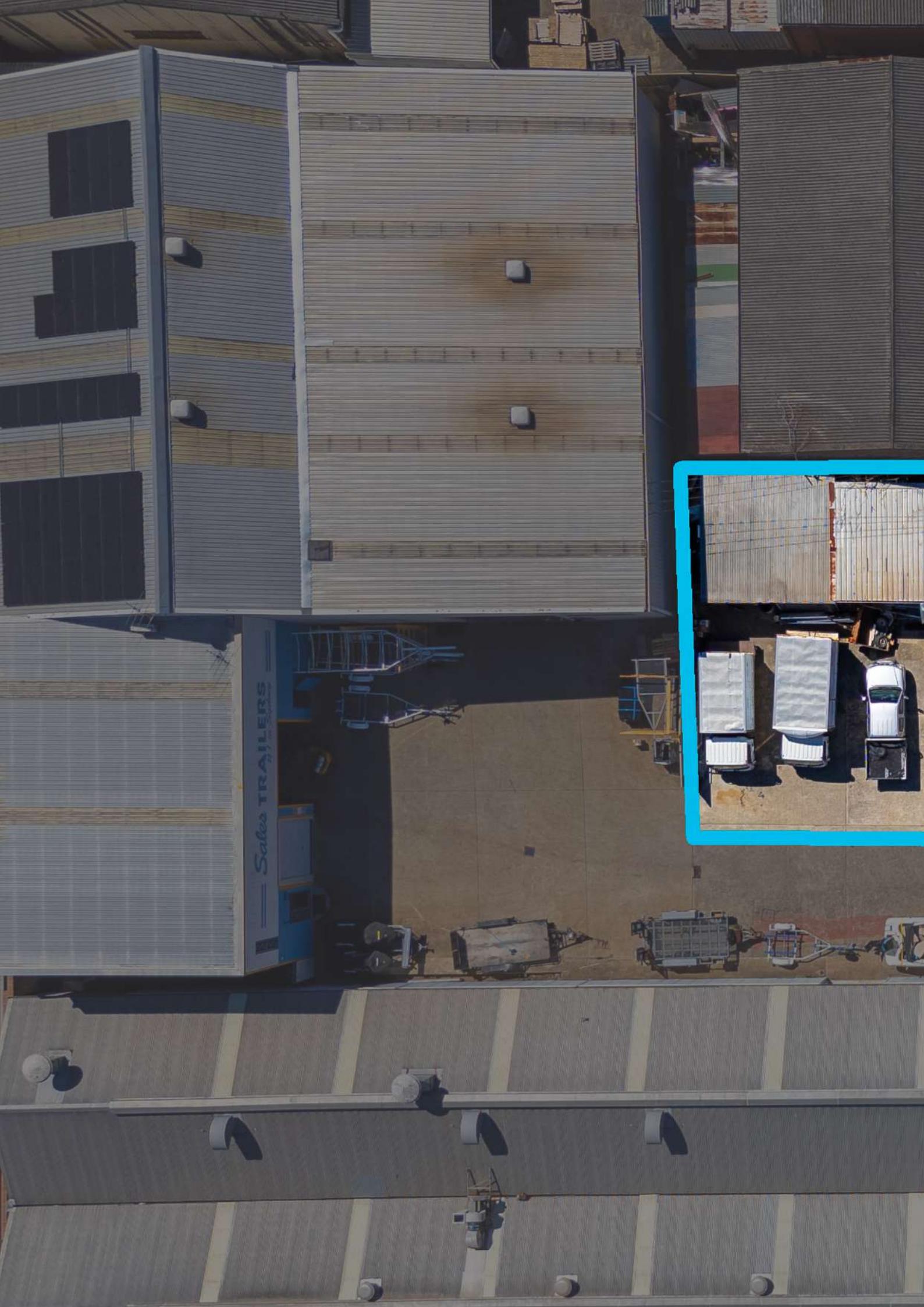
Mortdale is predominantly residential, featuring a mix of traditional family homes and modern residences. The suburb also includes a small but active commercial and light industrial precinct in the north-west corner. The lively village centre, centred around Morts Road and Pitt Street near Mortdale railway station, provides a great selection of local shops, cafés, and essential services. Additional commercial and industrial activity can be found along Boundary Road.

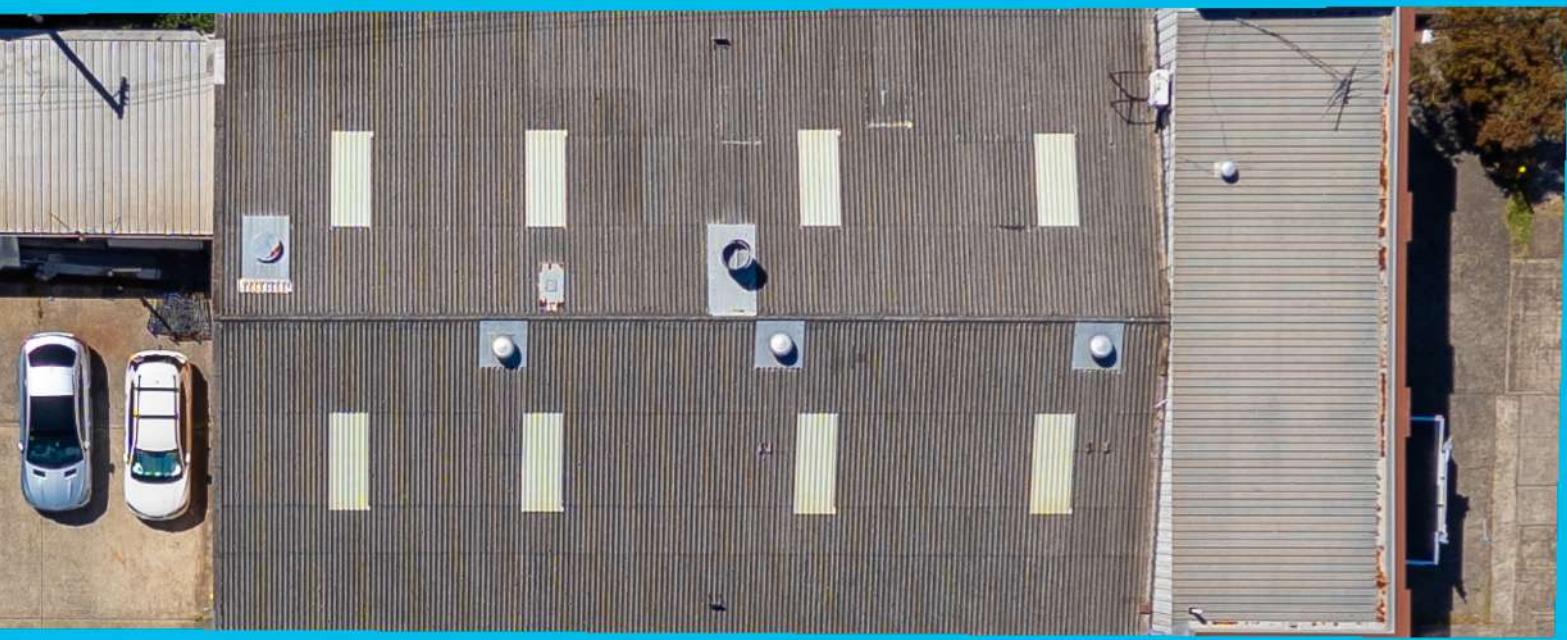
Adding to its character, several local streets are named after some of Sydney's most iconic city thoroughfares—such as George Street, Martin Place, Pitt Street, Macquarie Place and Oxford Street—making Mortdale a suburb with a distinct and memorable identity.

Mortdale enjoys excellent public transport connections. The suburb's railway station sits on the T4 Illawarra Line of the Sydney Trains network, offering a direct and efficient 30-minute (approximate) commute to the Sydney CBD. The T4 line operates independently from other major train lines, often ensuring a smoother travel experience. Bus routes operated by U-Go Mobility, including the 944, 945 and 955, service the area throughout the week with limited weekend services.









# Planning Details

## E4 - General Industrial - 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

## Key Planning Contacts

**COUNCIL:** Georges River Council

**TELEPHONE:** 02 9330 6400

**EMAIL:** mail@georgesriver.nsw.gov.au

**WEBSITE:** <https://www.georgesriver.nsw.gov.au/>

**POSTAL ADDRESS:**

PO BOX 205  
Hurstville BC NSW 1481

**STREET ADDRESS:**

Corner of MacMahon and Dora Streets  
Hurstville, NSW 2220

## Planning Controls



### Zoning

E4 General Industrial



### Height of Building

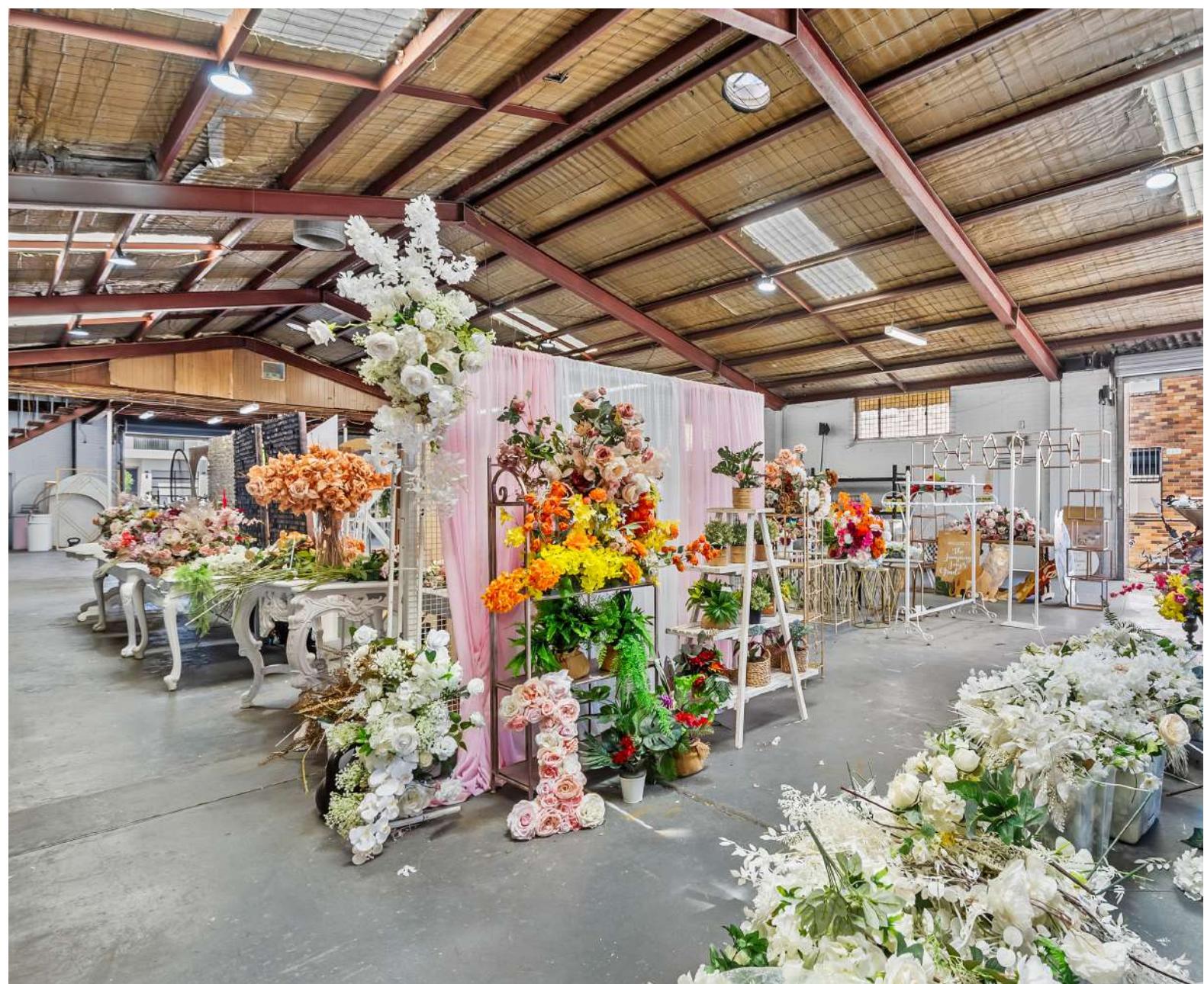
12m



### Floor Space Ratio

1:1





# Comparable Sales

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## 60 Barry Avenue, Mortdale

**SALE PRICE:** \$3,500,000.00

**SALE DATE:** June 2025

**LAND AREA:** 697m<sup>2</sup>

**BUILDING AREA:** 500m<sup>2</sup>



---

## 135 Boundary Road, Peakhurst

**SALE PRICE:** \$3,500,000.00

**SALE DATE:** July 2025

**LAND AREA:** 1,123m<sup>2</sup>

**BUILDING AREA:** 916m<sup>2</sup>



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## 21 Pritchard Place, Peakhurst

**SALE PRICE:** \$2,300,000

**SALE DATE:** June 2025

**LAND AREA:** 802 m<sup>2</sup>

**BUILDING AREA:** \$5,424 per m<sup>2</sup>



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## 82 Roberts Avenue, Mortdale

**SALE PRICE:** \$3,800,000

**SALE DATE:** December 2024

**LAND AREA:** 917 m<sup>2</sup>

**BUILDING AREA:** 1,270 m<sup>2</sup>



# Sales Information

## Contract for Sale

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

## Open for Inspection

Tuesday's 1:00pm-1:30pm

Thursdays 11.00am - 11.30am (up until Auction)

## Auction

When: 27th November 2025

Time: 6:00pm

Where: Level 3/56 Kitchener Parade, Bankstown

## Contact

### Chris Wade

Sales Director

M: 0412 366 269

T: 02 9709 6111

E: chrisw@commercial.net.au

### Mitchell Owen

Sales & Leasing Manager

M: 0401 451 889

T: 02 9709 6111

E: mitchello@commercial.net.au

### Ryan McMahon

Sales & Leasing Director

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ryanm@commercial.net.au



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