



52/3 Kelso Crescent
MOOREBANK
Information Memorandum | For Sale



25
Years



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Executive Summary

Address	52/3 Kelso Crescent, Moorebank NSW 2170
Legal Description	Lot 52 SP78945
Property Type	Strata Title Industrial Warehouse
Building Area*	123 m²
Parking*	2 On-Site Car Spaces
LGA	Liverpool City Council
Zoning	E4: General Industrial under Liverpool Local Environmental Plan 2008
For Sale	\$799,500.00
Occupancy	Tenanted
Outgoings*	\$4,605.99 PA
Open for Inspection	By Appointment

Selling Agents

David Falcioni

Associate Director

M: 0405 956 552

T: 02 9709 6111

E: davidf@commercial.net.au

*Approximate







Key Features



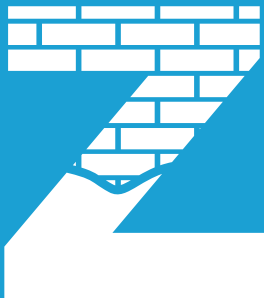
123 m² Total Building
Floorspace



2 On-Site Car Spaces



Total Current Income of
\$40,000.00 PA Gross
+ GST



Zoning is
E4: General Industrial



3 Phase Power



Close proximity to M5: Motorway



Property Highlights

An absolute perfect business base ideally located just off the motorway presents a modern and fully equipped warehouse and office. This ideally positioned unit is a great little facility ready to operate your business or derive a return as a worthwhile investment.

- High clearance warehouse, 3 phase power, operational cool room or storage.
- Tiled first floor office, air conditioned & open floor plan.
- Motorized roller shutter, security & lock up basement carpark.
- Positioned with easy access and loading, only meters to the M5 motorway.

Outgoings

Water Rates*	\$496.72 PA
Council Rates*	\$792.67 PA
Strata Rates*	\$3,316.60 PA
TOTAL*	\$4,605.99 PA

Tenancy Schedule

Tenant	Golden Dates Pty Ltd
Annual Rental	\$40,000.00 PA Net + GST
Outgoings Recoverable	Gross Rent
Term	Two (2) Years
Expiry	13th February 2027
Option	One (1) Year
Increases	3% on each anniversary of the Commencing Date
Bond	\$11,000.00



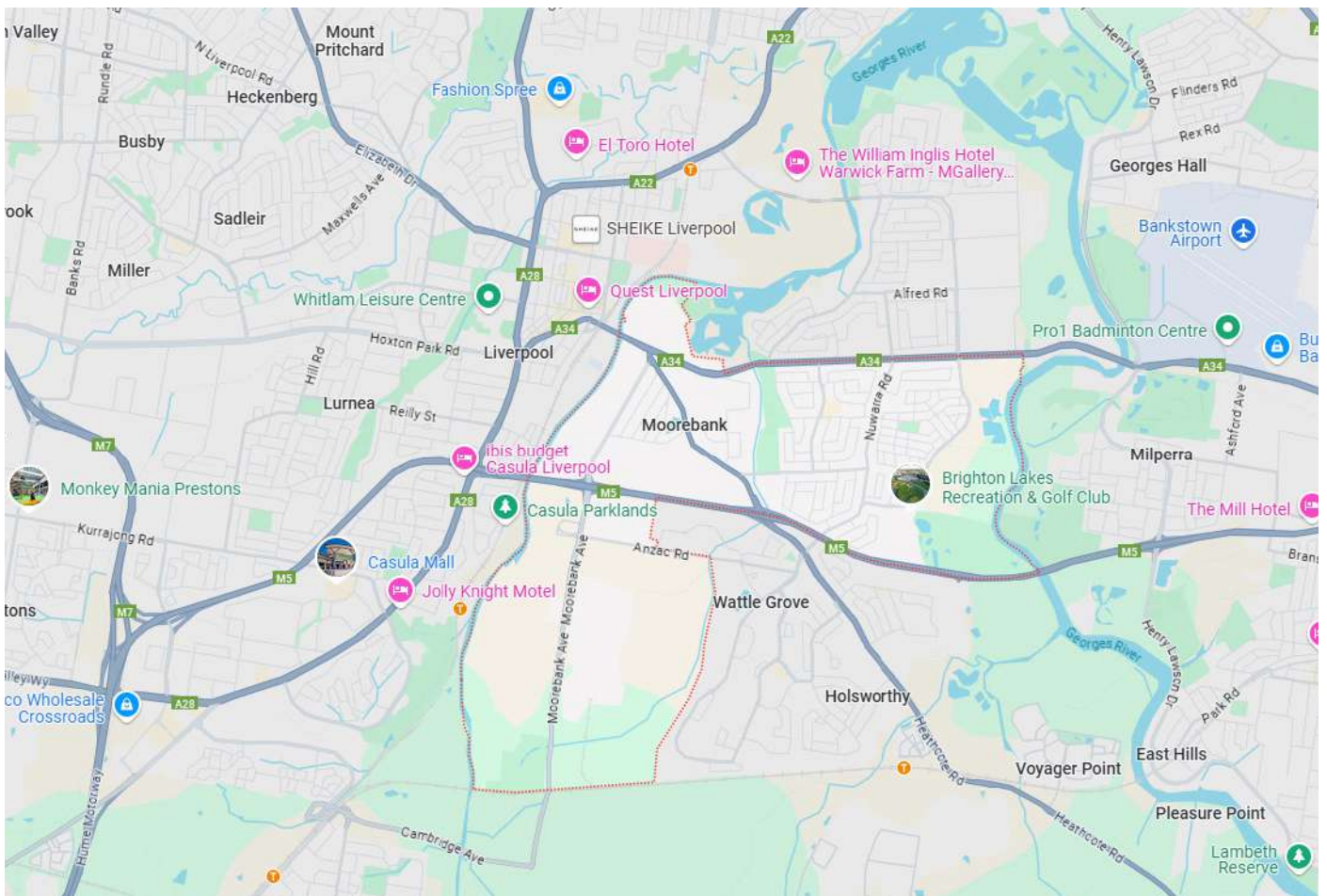


Location

Moorebank is a strategically located suburb in Sydney's southwest, approximately 27 kilometres from the CBD, falling under the jurisdiction of the City of Liverpool. Known for its significant commercial and industrial footprint, Moorebank plays a key role in Greater Western Sydney's logistics and warehousing network. Its prime position near major transport corridors—including the M5 and M7 Motorways, the Hume Highway, and Heathcote Road—makes it a preferred location for businesses requiring efficient freight and supply chain operations. The suburb's commercial activity is further amplified by the Moorebank Intermodal Terminal, one of the largest freight infrastructure developments in Australia, which continues to attract national and international logistics operators.

Moorebank is home to a number of modern industrial estates and business parks, featuring high-clearance warehouses, distribution centres, trade supply depots, and flexible office/showroom configurations. These facilities accommodate a broad spectrum of industries, including construction, manufacturing, e-commerce fulfilment, automotive, and cold storage. Many properties offer container access, generous yard space, multiple roller shutters, and dual street frontage—factors that appeal to large-scale tenants and owner-occupiers alike. The area's ongoing industrial expansion has contributed to job creation and economic growth, positioning Moorebank as a critical player in Sydney's logistics corridor.

Alongside its industrial strength, Moorebank also supports a growing local business community. Smaller retail precincts and convenience centres provide essential services to the local workforce and residential population, including supermarkets, service stations, cafés, and fast-food outlets. The suburb's proximity to Liverpool CBD ensures access to a broader commercial network, including banking, medical, and professional services. With ongoing infrastructure upgrades, new industrial builds, and strong demand from logistics and manufacturing sectors, Moorebank continues to evolve as a high-performing commercial destination, offering connectivity, scalability, and long-term growth potential for businesses in Sydney's southwest.









Planning Details

E4: General Industrial 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: lcc@liverpool.nsw.gov.au

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

POSTAL ADDRESS:

Locked Bag 7064
Liverpool BC NSW 1871

STREET ADDRESS:

Yellamundie, Lower Ground Floor
52 Scott Street
Liverpool NSW 2170

Planning Controls



Zoning

Zone E4: General Industrial



Height of Building

7 m (Approx)



Floor Space Ratio

Not Applicable

Sales Information

Contract for Sale

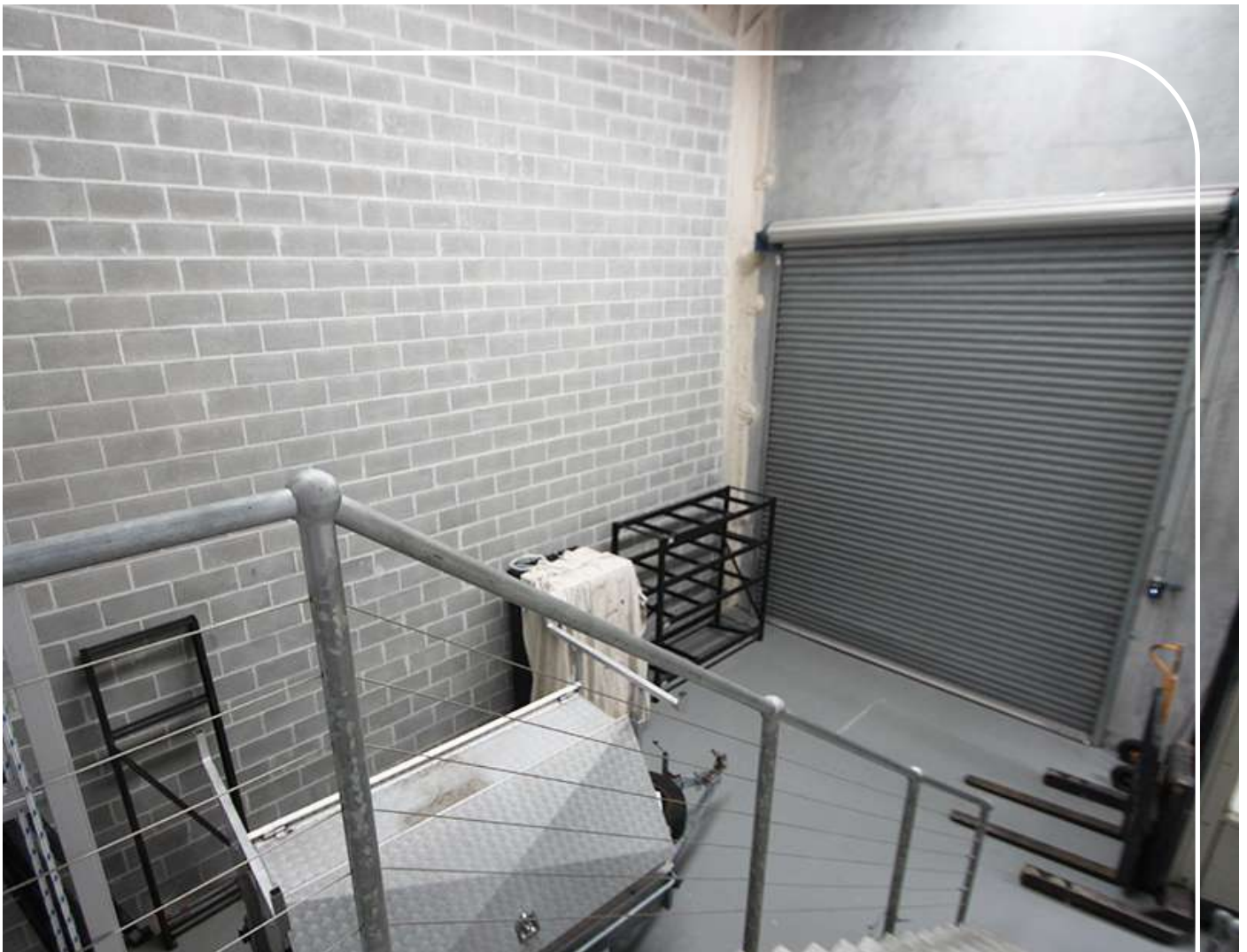
Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

By Appointment

Contact

David Falcioni
Associate Director
M: 0405 956 552
T: 02 9709 6111
E: davidf@commercial.net.au





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