



Unit 1/28  
Production Avenue  
**KOGARAH**  
Information Memorandum | For Sale







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# Executive Summary

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<b>Address</b>	Unit 1/28 Production Road, Kogarah NSW 2217
<b>Legal Description</b>	Lot 1/SP 52297
<b>Property Type</b>	Industrial Strata Warehouse
<b>Building Area*</b>	279m <sup>2</sup>
<b>Parking*</b>	Two (2) allocated plus ample street parking
<b>LGA</b>	Bayside Council
<b>Zoning</b>	E4: General Industrial under Bayside Local Environmental Plan 2021
<b>Floor to Space Ratio</b>	1:1
<b>Height of Building</b>	14.5m
<b>Occupancy</b>	Vacant
<b>Outgoings*</b>	\$5,898.86 pa
<b>Open For Inspection</b>	By Private Appointment
<b>Asking Price</b>	\$1,595,000.00 + GST

**Selling Agents**

**Greg Carr**  
Sales & Leasing Consultant  
M: 0477 880 576  
T: 9546 3555  
E: gregc@commercial.net.au

**Hayden Bennett**  
Managing Director  
M: 0477 665 455  
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E: haydenb@commercial.net.au

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\*Approximate





**1/28**

# The Asset

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## Description

CPG is pleased to present Unit 1/28 Production Avenue, Kogarah for sale.

The asset has the following key investment features:

- Ultimate opportunity for an owner occupier to move into a refreshed warehouse with all the trimmings!
- 279m<sup>2</sup> Warehouse & Office\*
- Street facing with exposure and ease of access
- Ground floor kitchen and toilet
- Mezzanine office equipped with kitchen and bathroom
- Ducted air conditioning
- Partitioned office into 3 suites along with open plan area
- Great natural light throughout offices overlooking Scarborough Park
- Ample street parking
- Accessible via Production Avenue & Garrigarrang Avenue via Midjuburi Lane
- Freshly painted throughout along with painted warehouse floor
- Motorised remote control roller shutter
- Potential to separate office to warehouse for dual occupation
- Excellent location without prime proximity to Kogarah CBD, The Grand Parade and moments to M8 Stage 1, M5 along with Sydney Airport and Port Botany\*

1/28 Production Avenue is a turn-key opportunity whereby the premises is present immaculately ready for its new owner!

Don't miss this buy as buying half a freehold warehouse is a rarity along with this stunning location!

## Outgoings

UCV (2022)	LAND TAX *	STRATA INSURANCE (PA)	COUNCIL (PA)	WATER (PA)	TOTAL (PA)
\$511,667.00	-	\$4,145.68	\$1,540.02	\$213.16	\$ 5,898.86

\* Note these figures are based off a single holdings basis with threshold applied

\*Approximate

# Location

**Kogarah** is a suburb of southern Sydney, in New South Wales, Australia located 14 kilometres south of the Sydney central business district and is considered to be the centre of the St George area.

Kogarah has a mixture of residential, commercial and light industrial areas. It is also known for its large number of schools (including primary school, high school and tertiary education) and health care services (including two hospitals and many medical centres). The NRL side, St George Illawarra Dragons have their Sydney office based at nearby Jubilee Oval, often referred to as Kogarah Oval. Kogarah features all types of residential developments from low density detached houses, to medium density flats and high-density high-rise apartments.

Kogarah's main shopping area is located around Kogarah railway station on Railway Parade, Regent Street and on the opposite side of the railway line on Station Street. The commercial area also extends to surrounding streets such as Montgomery and Belgrave Streets. Kogarah Town Centre is a shopping centre on Railway Parade. This commercial area includes the St. George Bank national headquarters in a large office building in Montgomery Street, which is a large employer in the area. Many high-rise apartment buildings have also been built around the commercial area in recent years. The noted builder, James Goyen, had his works depot at 18 Montgomery Street, and later at 4 Montgomery Street. He built the original building of what was, for many years, the St George Technical College (now a campus of the Sydney Institute of TAFE).

Source: Wikipedia and Google Maps





KOGARAH

ST GEORGE HOSPITAL

ROCKDALE

PRESIDE

Princes Highway

Jubilee Avenue

Rocky Point Road

Phillips Road

Production Avenue

Outline Indicative Only





SYDNEY CBD

WOLLI CREEK

SYDNEY AIRPORT

BAY STREET

M5

W BOTANY ST

ENT AVE

BRIGHTON-LE-SANDS

ad

16 - 28  
[ PRODUCTION AVENUE ]  
KOGARAH

SCARBOROUGH PARK

venue







# Planning Details

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## E4: General Industrial under Bayside Local Environmental Plan 2021

### 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 ensure adequate protection of industrial land and uses, in line with the strategic direction to retain and manage industrial land and land for urban services.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; 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-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

## Key Planning Contacts

**COUNCIL:** Bayside Council

**TELEPHONE:** 1300 581 299

**EMAIL:** [council@bayside.nsw.gov.au](mailto:council@bayside.nsw.gov.au)

**WEBSITE:** [www.bayside.nsw.gov.au](http://www.bayside.nsw.gov.au)

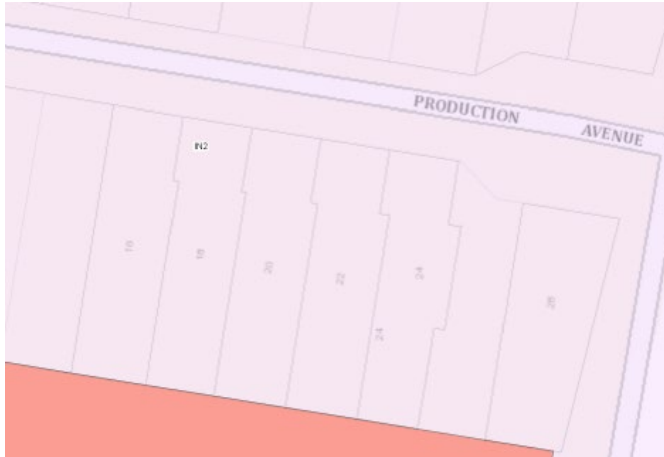
**POSTAL ADDRESS:**

PO Box 21,  
Rockdale NSW 2216

**STREET ADDRESS:**

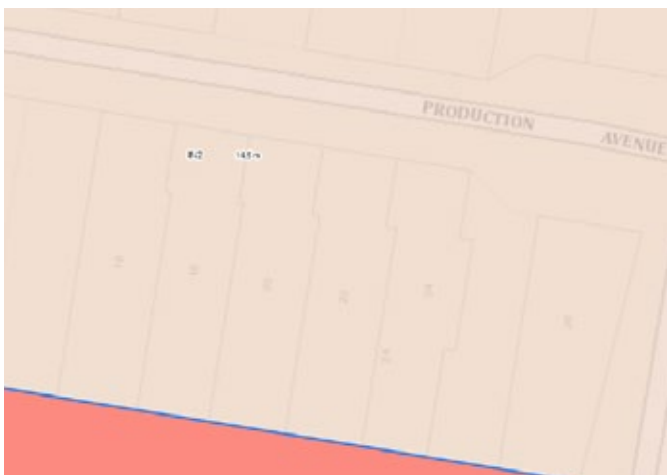
444-446 Princes Highway  
Rockdale NSW 2216

## Planning Controls



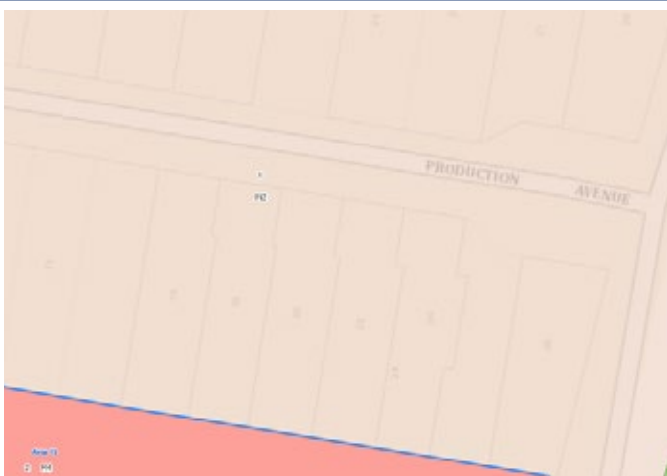
### Zoning

Zone E4: General Industrial



### Height of Building

14.5m



### Floor Space Ratio

1:1

# Sales Information

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## Contract for Sale

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

## Open for Inspection

By Private Appointment

## Asking Price

\$1,595,000.00 + GST

## Contact

**Greg Carr**  
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