

FOR SALE BY EXPRESSION OF INTEREST

- Closing 4.00pm Friday 1st August 2014

21-25 Production Avenue Kogarah NSW

- For further details contact Grant Hamlin - 0414 266 363 or
- Jeff Vella - 0412 254 181



Information Memorandum



**The Intellectual Disability
Foundation of St. George**



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Introduction

Sydney Metro Commercial Realty is pleased to offer for sale by Expression of Interest, 21-25 Production Avenue Kogarah NSW.

This property represents a great opportunity to acquire a sound industrial property in Kogarah's tightly held industrial precinct in Sydney's south, where demand for owner/occupiers is quite significant.

Based on our knowledge and experience, we are confident in recommending this property as an excellent opportunity especially for those potential buyers looking for HACCP accreditation.

This report serves as an introduction to the subject property only, and prospective purchasers are directed to source information available from the exclusive selling agent. We will be pleased to arrange inspections and supply further information as you may require.

Inspections are strictly by appointment only and can be arranged by contacting the exclusive selling agents Sydney Metro Commercial Realty.

Intending purchasers should note:

- The contents of this Information Memorandum are provided as a guide only.
- Potential purchasers are advised to review the contract and rely solely on their own enquiries and investigations.
- The details in the issued Contract may vary from that contained in this Information Memorandum.

EXECUTIVE SUMMARY

DESCRIPTION:

An industrial warehouse and building of brick and metal construction having a gross floor area of approximately 1,369.5 square metres.

LOCATION:

The property is situated on the northern side of Production Avenue, approximately 200 metres east of major arterial Rocky Point Road and about 15 kilometres south by road from the Sydney CBD.

ZONING:

“IN2 – Light Industrial” under the Rockdale Local Environmental Plan (LEP) 2011.

SITE AREA:

1,394.28 square metres approximately.

TITLE REFERENCE:

Lots 16-17 in Deposited Plan 29275
Local Government Area of Rockdale
Parish of St George
County of Cumberland

SALE DETAILS:

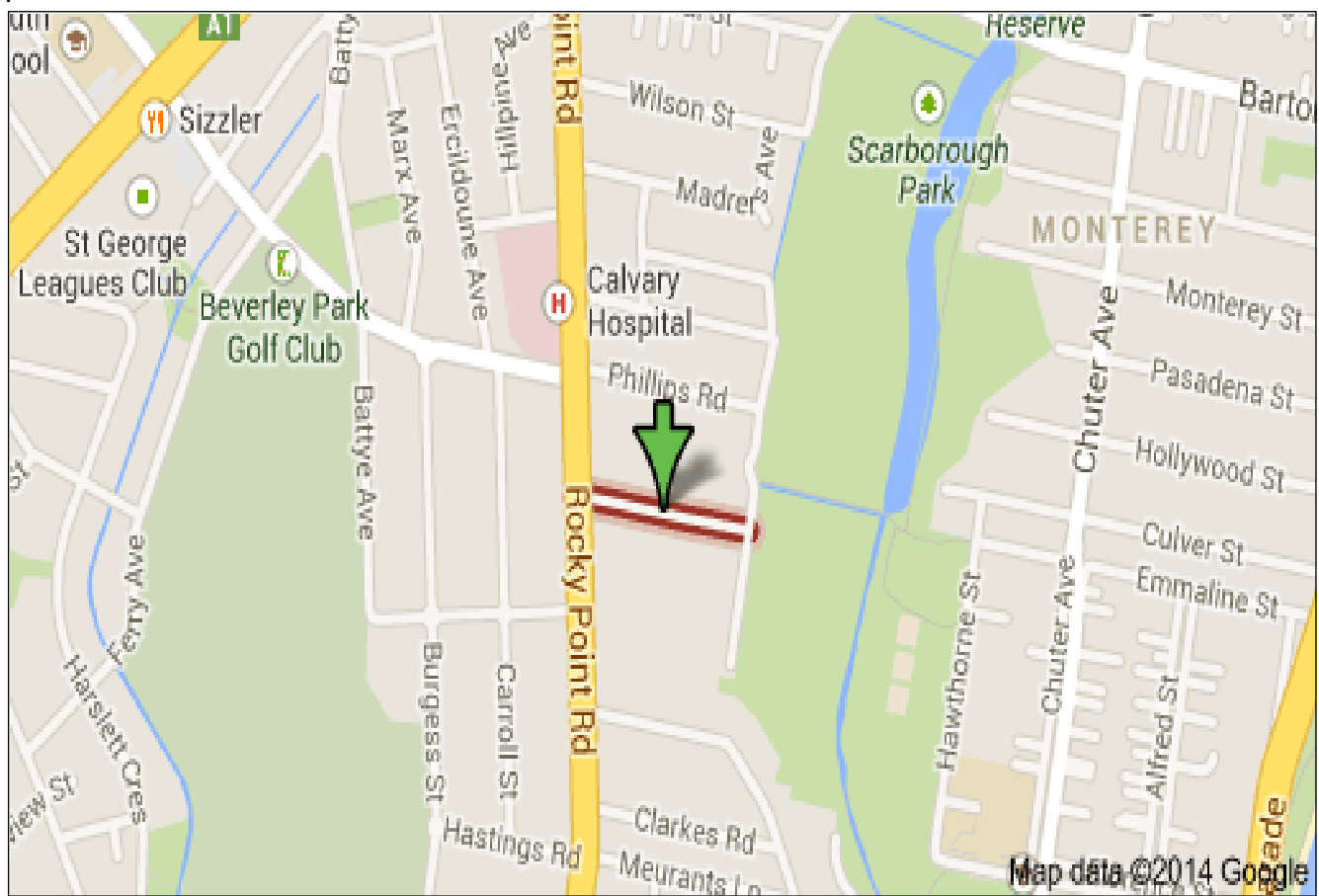
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Location

The subject property is located on the northern side of Production Avenue, approximately 200 metres east of the intersection with Rocky Point Road, within the southern suburb of Kogarah which is approximately 15 kilometres south of the Sydney CBD.

The property is situated within an established industrial precinct which features similar styled industrial factories interspersed with recently developed industrial buildings.

Main access to the area is via Rocky Point Road which extends in a north-south direction linking the Sydney CBD and the Sutherland Shire.



Building Details

The building which was substantially refurbished by the current owners in 2003 has an area of approximately 1369.5 square metres which comprises mainly of:-

Ground Floor:

- open plan warehouse having an internal clearance of about 4.5 metres;
- sealed air conditioned packaging area to meet current HACCP accreditation; and
- reception, board room, staff canteen, locker room and first aid room.





First Floor/Mezzanine:

- two executive air conditioned offices;
- luncheon room/kitchenette; and
- storage area accessed via a metal tread staircase.

Land Details

The land comprises of two separate lots. It is near level and rectangular in shape. From the deposited plan, the land has a frontage to Production Avenue of 30.496 metres with a similar rear northern boundary. Internal side boundaries are 45.72 metres each.

The land provides a total land area of 1,394.28 sqm.

Financial Summary

Outgoings

The following property outgoings have been supplied to us by the Vendor and have been represented as accurately as possible. However we recommend you satisfy yourself as to the correct outgoing figures by referring to the relevant authorities.

- Council Rates: \$4,552.71
- Water Rates: \$2,294.70
- Land Tax (Single Holding Basis) –estimate: \$7,188





Sale Details

The property is being offered for sale by Expressions of Interest

Expression of Interest Details

Closing Date: Friday 1st August 2014

Closing Time: 4.00pm EST

Address for submission of EOI can be lodged via:

Post: Sydney Metro Commercial Realty
Attention: Grant Hamlin
PO Box 1763 Double Bay NSW 1360

Email: grant@sydneymcr.com.au

Facsimile: (02) 9543 0706

In Person: Sydney Metro Commercial Realty – Attention Grant Hamlin
C/-1st City Realty 20 Transvaal Ave Double Bay NSW 2028

Legal Matters

Legal Representative:

F.C. Bryant Thomas & Co
Contact: Gordon Bryant
Address: Level 3, 21 King Street Rockdale NSW 2216
Telephone: (02) 9567 0288
Fax: (02) 9599 1257
Email: gjb@bryant-thomas.com.au

Contact

Grant Hamlin
Mobile: 0414 266 363
[Email: grant@sydneymcr.com.au](mailto:grant@sydneymcr.com.au)

Jeff Vella
Mobile: 0412 254 181
[Email: jeff@syneymcr.com.au](mailto:jeff@syneymcr.com.au)



Disclaimer

"The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own inquiries, and obtain their own independent advice, in order to verify the information".

GST Disclaimer

Sydney Metro Commercial Realty advises that the financial information in this report relating to outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.



Annexure 1

EXPRESSION OF INTEREST FORM FOR 21-25 PRODUCTION AVE KOGARAH

(Applicant may attach additional pages if necessary)

Details of Purchaser
Name:
ABN/ACN:
Business Address:
Postal Address:
Phone:
Facsimile:
Email:
Status (Private, Listed trust etc)
Particulars of Directors & Shareholders.
Applicant's Solicitor (if any)
Name:
(Attention)
Business Address:
Postal Address:
Phone:
Facsimile:
Email:
Details of corporate approvals:
Provide details of any corporate approvals necessary for the Applicant to proceed and whether the obtaining of such approvals is a condition of the Application.
Purchase Price of Property: \$ (exclusive of GST if applicable)
AUD \$
(in words)
Proposed Settlement Period:
Conditions of Purchase (if any):
Applicants should specify any term(s) of the Contract which they require to be amended and on what basis they require those amendment(s). Please attach additional pages incorporating this information
.

Proposed Funding Arrangements:
Signature:
Name:
Company Name:
Date:
Contact:

No Obligation to Accept Expression of Interest

The Vendor may at its absolute discretion, specifically reserve the following rights:-

- Extend the closing date.
- Exchange unconditional contracts with a successful purchaser.
- Grant an exclusive dealing or due diligence period to a preferred purchaser at any time before or after the closing date.
- Not accept an Expression of Interest.

Notwithstanding any of the above, the Vendor reserves the right to enter into an agreement for sale at any time prior to the close of Expressions of Interest.