



INFORMATION MEMORANDUM

5/41-43 ANZAC STREET GREENACRE

INTRODUCTION

Parkside Commercial South West and Commercial Property Group South West is pleased to offer 5/41-43 Anzac Street Greenacre to the market for sale via auction.

This is an excellent opportunity to secure a strata industrial facility in one of South West Sydney's most tightly held industrial precincts.

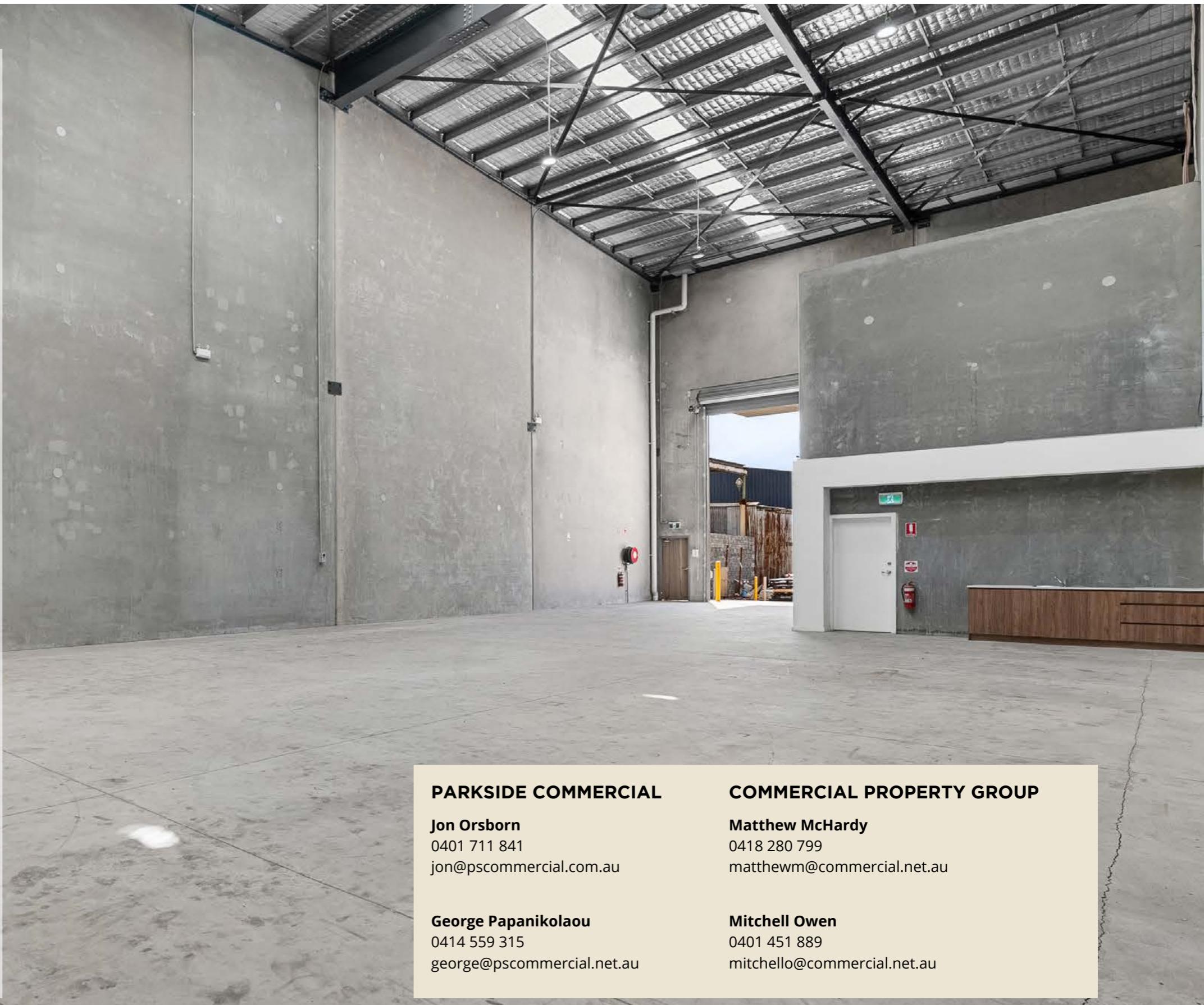
Completed in 2022 and held tight ever since, Unit 5 at 41-43 Anzac Street, Greenacre is now being released to the market — and opportunities like this do not come around often.

Designed for businesses that think bigger, operate smarter, and demand presence, this near-new, ultra-modern industrial warehouse delivers serious scale, serious quality, and serious upside.

Whether you're an owner-occupier ready to level up or an investor chasing a premium industrial asset, this is a property that works as hard as you do.

This information memorandum outlines key details in relation to the property and is being provided to potential purchasers. All purchasers should undertake their own due diligence to satisfy themselves with all aspects of the property and the sales process.

All enquiries should be directed to the exclusive selling agents.



PARKSIDE COMMERCIAL

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COMMERCIAL PROPERTY GROUP

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EXECUTIVE SUMMARY



| | |
|------------------------------|--|
| Address | 5/41-43 Anzac Street Greenacre NSW 2190 |
| Title Details | LOT 5 SP104494 |
| Local Authority | Canterbury Bankstown Council |
| Total Site Area | Shared |
| Total Building Area | 378m ² |
| Car Parking Spaces | 3 |
| Zoning | E4 General Industrial |
| Total Outgoings (P.A) | \$15,039 |
| FSR Control | 1:1 |
| Height Limit | N/A |
| Method of Sale | 5/41-43 Anzac Street Greenacre is for Sale via Auction. |
| Inspections | Inspections will be conducted by open for inspection with the exclusive selling agents: 1:30pm-2pm Tuesdays, 11am-11:30am Thursdays. |

ZONING



E4 GENERAL INDUSTRIAL

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 support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

2. Permitted without consent

Nil.

3. Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; 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; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; 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; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

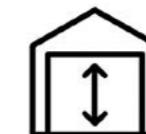
ESTATE FEATURES



Ultra-modern concrete panel construction (durable, stylish & built to last)



Warehouse size: 378m²



High internal clearance: 11m*



Wide roller door access for seamless loading & unloading



Two story presentable office/ showroom



Ground & first floor amenities

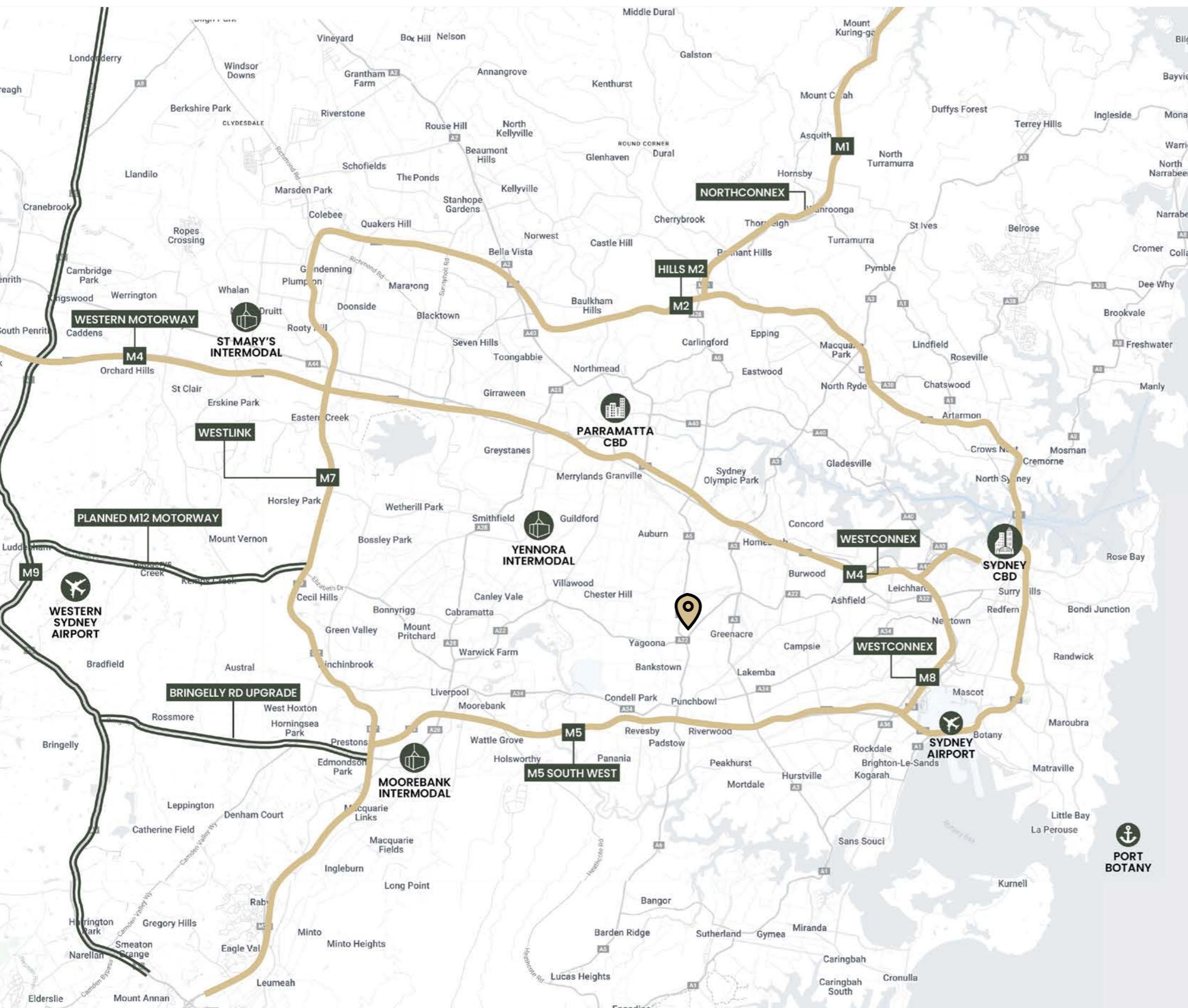


3 Allocated on-site parking spaces



Exceptional natural light throughout

LOCATION



Strategically positioned within Sydney's tightly held South West industrial corridor, 5/41–43 Anzac Street, Greenacre benefits from close proximity to the established industrial and logistics precincts of Chullora and Greenacre. This location offers convenient access to major arterial routes including the M4 and M5 Motorways, enabling efficient connectivity to Port Botany, Sydney Airport, and the Sydney CBD, making it highly suitable for logistics, distribution, and trade-based occupiers.

The surrounding Chullora precinct is recognised as a major industrial and logistics hub, home to large-scale operations such as Goodman's logistics parks, the Australia Post Distribution Centre, and PFD Food Services, supporting a strong ecosystem of warehousing, e-commerce, and food distribution users. The area is further complemented by significant retail amenity at Chullora Marketplace, anchored by Woolworths, Coles, and Aldi, along with large-format specialty retailers such as Baby Kingdom, providing convenience for employees and businesses alike.

Supported by established infrastructure, strong industrial demand, and limited land availability, Greenacre and the broader Chullora precinct continue to be highly sought after by owner-occupiers and investors, reinforcing the long-term appeal of this strategic industrial location.

DISTANCES

- The site enjoys easy access to several of Sydney's major transportation thoroughfares.
- Easy access to several of Sydney's major transportation thoroughfares.
- Less than 1 km to the Hume Highway.
- Less than 1 km to Rookwood Road.
- Approximately 3 km to Centenary Drive.
- Less than 5 km to M5 Motorway access ramps.
- Approximately 2.5 km to Bankstown CBD.
- Approximately 18 km to Sydney CBD.

* All distances are approximate only.

STRATA PLAN EXTRACT

| | | | | | |
|---|--|--|--|--|--|
| PLAN FORM 1 (A3) | | WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION | | SHEET 3 OF 6 SHEETS | |
| <u>GROUND LEVEL</u> | | | | | |
| <p>LEGEND:- [P] DENOTES PORCH</p> <p>NOTE:</p> <ol style="list-style-type: none"> 1. AREAS ARE APPROXIMATE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015. 2. FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN. 3. THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY. 4. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY | | | | | |
| <p>SURVEYOR Name: MINGYANG JIANG Date: 24/01/2022 Reference: 310847-1</p> | | <p>PLAN OF SUBDIVISION OF LOT 1 IN DP 1281040</p> | | <p>LGA: CANTERBURY-BANKSTOWN Locality: GREENACRE Reduction Ratio 1:200 Lengths are in metres.</p> <p>REGISTERED  17/03/2022</p> <p>SP104494</p> | |

STRATA PLAN EXTRACT

PLAN FORM 1 (A3)
WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION
SHEET 4 OF 6 SHEETS

LEVEL 1

LEGEND:-

- [SA] DENOTES STAIR
- [CP] DENOTES COMMON PROPERTY
- [B] DENOTES BALCONY
- [LV] DENOTES LIFT VOID

NOTE:-

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|---|---|---|--------------------------|----------|

INNOVATIVE SURVEYING ASSOCIATES SA_310847_FINAL STRATA_41 ANZAC STREET GREENACRE QRS

PLAN FORM 1 (A3)
WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION
SHEET 6 OF 6 SHEETS

CAR SPACE DIAGRAM

LEGEND:-

- [CP] DENOTES COMMON PROPERTY
- [CS] DENOTES VISITOR CARPARK
- [RA] DENOTES CAR SPACE
- [RA] DENOTES RIGHT ANGLE

NOTE:-

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CARSPACE NOTE:

1. CAR SPACE IS LIMITED IN HEIGHT TO 2.8 ABOVE UPPER SURFACE OF THEIR CONCRETE FLOOR EXCEPT PROVIDED WITHIN THIS LIMIT.

| | | | | |
|---|---|---|--------------------------|----------|
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SALE INFORMATION



SALE CONTRACT

Draft contract of sale is available by contacting the agent, whose contact details are outlined below.

SITE INSPECTIONS

Open for inspection 1:30pm-2pm Tuesdays, 11am-11:30am Thursdays.

AUCTION

February 26th 6pm. In-Rooms.
Level 3/56 Kitchener Parade,
Bankstown NSW 2200

CONTACT DETAILS

PARKSIDE
COMMERCIAL REAL ESTATE

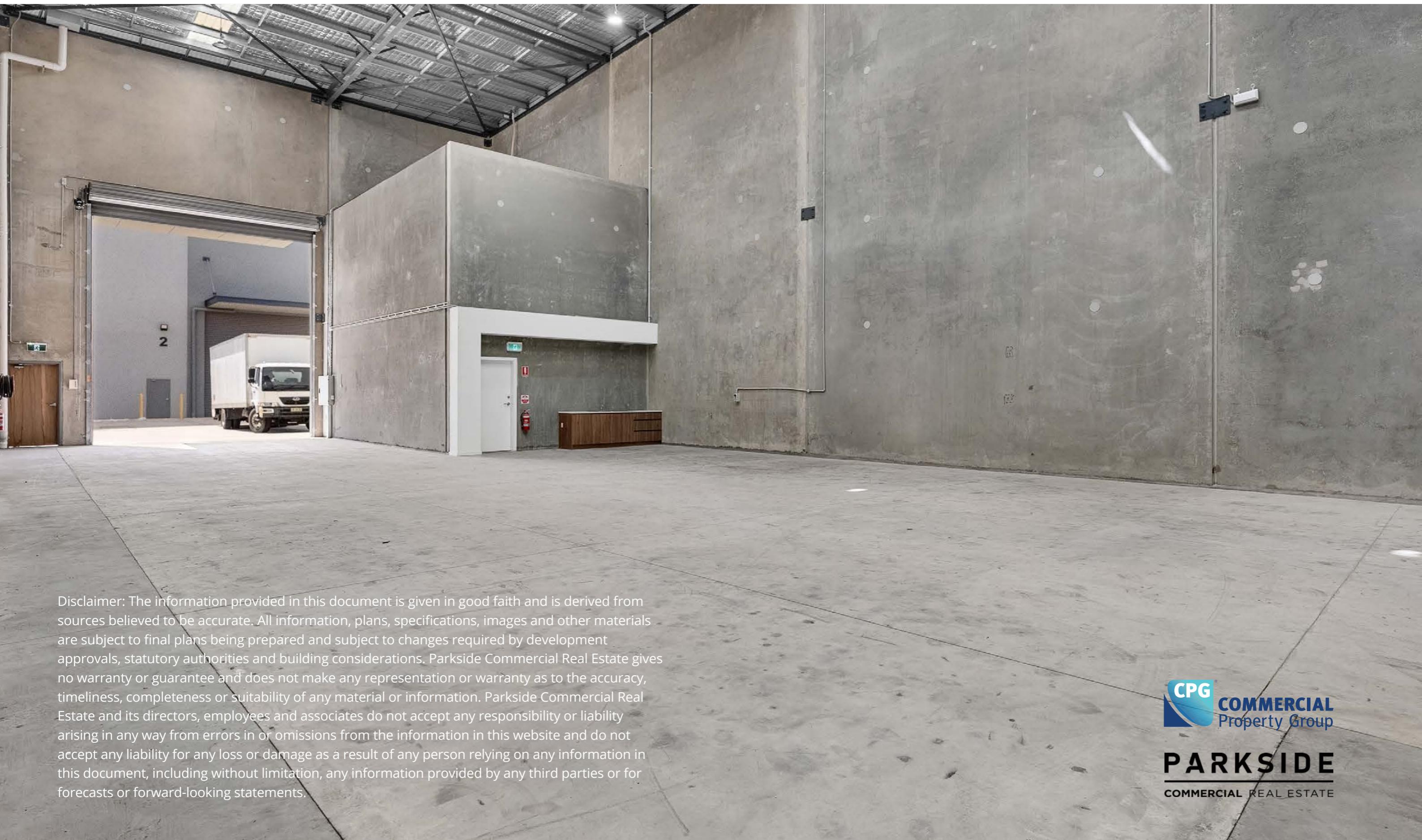
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