

BALI GARMENT MANUFACTURING WITH FACTORY + 1,000M² VACANT LAND

FULLY OPERATIONAL ESTABLISHED MANUFACTURING BUSINESS WITH INTERNATIONAL CLIENTS

An opportunity to acquire an established, operational garment manufacturing business in Bali, complete with experienced staff, modern production equipment, international customers and an additional 1,000m² leasehold landholding in the Denpasar–Sanur area.

Operating through an Indonesian PT PMA company, the business specialises in custom garment manufacturing, private label production and white label clothing, servicing fashion brands across Australia, Europe, the United Kingdom, North America and the Middle East.

With reported average annual revenue of IDR 6 billion, production capacity of approximately 12,000 garments per month, and an established international supply chain, the business offers buyers an existing manufacturing operation with opportunities for expansion.

The sale includes a separate 1,000m² parcel of leasehold land near Sanur, previously earmarked for a new manufacturing facility providing additional

Price	$280K USD
Property Type	Business
Property ID	1601

AGENT DETAILS

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OFFICE DETAILS

Local Property Team - Bali
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LOCAL PROPERTY TEAM

capacity to take the business to the next level.

Business Highlights

- Reported average annual revenue: IDR 6 billion
- Production capacity: Approximately 12,000 garments per month
- Existing Indonesian PT PMA company
- Modern manufacturing facility of approximately 400m²
- Experienced garment production and design team
- International customer markets
- Custom design, private label and white label manufacturing
- Established online marketing and sales channels
- K.I.T.E. import licence
- Intertek audited and SEDEX compliant, as represented by the seller
- Modern production machinery and equipment
- Additional 1,000m² leasehold landholding
- Vendor-supported business handover
- Asking price: IDR 5,000,000,000

MODERN GARMENT FACTORY WITH COMPLETE IN-HOUSE PRODUCTION

The factory offers comprehensive garment manufacturing capabilities, managing everything from initial concepts and technical designs to sampling, production and quality control.

An experienced team handles pattern making, fabric sourcing, cutting, grading and bulk manufacturing, producing a diverse range of clothing including activewear, swimwear, resort wear, leisurewear, sleepwear and children's apparel.

The facility features industrial sewing and production equipment from recognised manufacturers including Juki, Jack, Janome, Pegasus and Siruba.

Established supplier relationships provide access to local and imported fabrics, embroidery, printing, dyeing and specialist finishing services.

With the infrastructure, equipment and skilled workforce already in place, the factory can accommodate smaller orders for emerging fashion labels

alongside larger production requirements for established brands.

THREE ESTABLISHED MANUFACTURING REVENUE STREAMS

The business operates across three complementary manufacturing services, allowing it to accommodate both emerging fashion labels and established international brands.

CUSTOM DESIGN MANUFACTURING

An in-house design team assists clients with garment concepts, CAD design, technical specifications, patterns, prototypes and production.

PRIVATE LABEL MANUFACTURING

Brands can supply their own designs and technical specifications, with the factory managing sampling, production and quality control.

WHITE LABEL MANUFACTURING

An existing catalogue of more than 700 customisable garment styles allows customers to select products, customise fabrics, colours and branding, and place orders through the business's Shopify platform.

These services are supported by existing digital marketing channels, including online advertising, email marketing and social media.

INTERNATIONAL CUSTOMERS AND QUALITY STANDARDS

The business has established access to customers across several major international markets, including Australia, the European Union, North America, the United Kingdom and the GCC region.

Its manufacturing processes incorporate quality assurance procedures, third-party testing and internationally recognised standards.

According to the vendor, the business benefits from:

- Intertek quality auditing
- SEDEX compliance
- CPSIA and REACH testing compliance
- Access to certified organic and recycled fabrics
- K.I.T.E. import licensing
- Established export-oriented production procedures

The ability to accommodate smaller minimum order quantities while

supporting larger production volumes makes the operation suitable for both developing fashion brands and established clothing businesses.

BONUS 1,000M² LEASEHOLD LAND NEAR SANUR

A significant feature of this sale is the inclusion of a separate 1,000m² (10 are) leasehold landholding in Sidakarya, Denpasar, near Sanur.

The land provides an additional asset alongside the established manufacturing operation and was originally acquired for the development of a new 650m² single-storey garment factory.

Property details include:

- Land area: 1,000m²
- Location: Sidakarya, Denpasar, near Sanur
- Leasehold valid until July 2049
- Advertised option to extend for a further 10 years
- Flat, usable land
- Existing three-metre-high perimeter wall
- Entrance gate installed
- Soil investigation (sondir) report available
- Supporting legal documentation
- Architectural plans for a proposed factory available

The site may offer opportunities for future manufacturing expansion, warehousing, commercial premises or other permitted uses, subject to zoning and development approvals.

Buyers can view further information in the existing Local Property Team listing:

https://www.localpropertyteam.com.au/property/1427/sanur-ba

BUSINESS FINANCIALS AND INCLUDED ASSETS

The seller reports average annual business revenue of approximately **IDR 6,000,000,000**.

The presentation also outlines previous investments in equipment, facilities and production materials:

- IDR 1.7 billion – Manufacturing machinery and equipment
- IDR 1.5 billion – Building improvements and quality compliance upgrades
- IDR 500 million – Production-ready textiles, materials and hardware
- IDR 2 billion – Vendor's stated value of the additional leasehold land

The business is represented by the vendor as having no outstanding debt or legal disputes.

These figures are seller-supplied and subject to independent financial, legal and operational due diligence.

ESTABLISHED BUSINESS WITH EXPANSION POTENTIAL

For an investor or clothing brand looking to establish manufacturing operations in Indonesia, acquiring an existing business may offer advantages over building a production facility from the ground up.

The factory already has experienced personnel, operational systems, manufacturing equipment, supplier relationships and established customer markets.

Potential opportunities for a new owner include expanding international sales, increasing production volumes, developing additional private label partnerships and exploring the future use of the separate landholding.

The vendors are also offering one month of dedicated handover training, including introductions to customers and suppliers, to assist with the business transition.

ENQUIRE ABOUT THIS BALI GARMENT FACTORY FOR SALE

This sale combines an established garment manufacturing operation, existing international business relationships, production equipment and an additional 1,000m² leasehold landholding near Sanur.

Qualified buyers are invited to contact Local Property Team to arrange a confidential discussion, request further business information and organise a factory inspection.

Detailed financial information, asset schedules, licences and transaction documentation can be made available for due diligence.

Disclaimer: Business revenue, production capacity, asset values and compliance information have been supplied by the vendor and have not been independently verified. Revenue does not represent net profit. Land use, licence status, lease extension rights and transaction structure are subject to legal and regulatory verification.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.