

Industrial Property News

BAWDENS
INDUSTRIAL

Edition 76 – August 2015
02 9630 8000

Industrial Rental Growth Delayed Until 2016

Limited GDP growth and low interest rates delaying industrial rents growth.

Industrial Property News notes that national GDP continues at 2.5% to track below long term historical average of better than 3% over the last ten years. This reflects the continued difficult trading environment that many industry sectors are experiencing in 2015.

We asked leading Industrial Property Agent Bawdens what this will mean for industrial rentals for the balance of 2015.

Mr Ben Lindsay, General Manager of Bawdens Industrial, noted that the below trend GDP and consequent

lack of confidence continued to impact decision making for small, medium enterprises (SME's). Such conditions affect this sector more significantly than larger corporations. Decisions were often delayed and cost control remains heavily in focus including rentals paid by SME's.

However those businesses leading their sector industries have recognised in 2015 a long term opportunity to buy industrial real estate. He cited that the company recently sold a record amount of real estate during the last quarter of the financial 2014/2015 year. With

prices that are below replacement cost in many cases, this has in turn removed many tenants from the market.

The effect of those circumstances has caused rental growth to stagnate over the calendar year to date.

However, Mr Lindsay also noted no decline in rentals would occur as the supply of available space was continuing to diminish, and construction of new supply is still not likely to re-emerge until rentals have recovered to provide sufficient returns on capital.

Collect laundry setup a new future in Parramatta

Progressive laundry supplier collect laundry have leased premises recently vacated by long time Parramatta laundry provider Alladin. Collect were the unfortunate subject of a fire adjoining their premises to Gladesville in July.

Alladin's recent departure opened the premises to Collect. They have leased the 1,910sqm building for an initial term of 2 years in a deal negotiated by director Robert Ally in Bawdens.

Australian Laminators lease high power supply in Seven Hills

Expanding specialist manufacturer, Australia Laminators have leased a 3,385sqm freestanding building in Boden Road in a deal negotiated by Director Robert Ally at Bawdens. The lessee was attracted to lease the building for an initial term of 5 years due to the unique features of the property which included drive around multiple access points and 1,200 Amps of power plus gas all making the property ideal for laminating timber and other ancillary products.

FOR SALE SEVEN HILLS



1210sqm

- Rare freestanding building.
- Basement carpark (approx 400sqm).
- Direct street access for containers.
- Three turns off M2 Motorway in quiet street.

Contact Graeme Scott – 0418-261-882

Ref: 10546

FOR SALE SMITHFIELD



797sqm

- Street frontage opportunity.
- Modern high clearance unit.
- Access via three roller shutters.
- Ground floor showroom.
- Great natural light.
- After-hours security gate.

Contact Phil Higgins – 0414-608-143

Ref: 14943

FOR LEASE SEVEN HILLS



192sqm

- Well located unit.
- Excellent entry to M2 Motorway
- Can be converted to office, lab, etc.

Contact Terry Saba

0416 175 009 Ref: 19930

FOR LEASE RYDALMERE



1001sqm

- Secured modern freestanding warehouse.
- Potential huge power supply available.
- Truck access via one roller door.
- Partitioned air-conditioned office.
- Undercover parking.

Contact Terry Saba

0416 175 009 Ref: 16217

FOR LEASE NORTH PARRAMATTA



1910.9sqm

- Large warehouse on prominent corner position.
- Well located.
- Two roller doors – one with loading dock.
- Secure parking area.
- Close to major arterial roads.

Contact Robert Ally

0413-758-658 Ref: 18536

NEWS

1589m² Freestanding Building Sells For Record \$3,000,000

Owner occupiers have sold and bought 8 Foundry Road, Seven Hills. In a deal negotiated by Bawdens Directors, Robert Ally and Terry Saba, the building has been sold with vacant possession. Comprising 274sqm of high quality office, dual roller door access and showroom, the purchaser intends to use the premises for its automotive business

FOR LEASE GRANVILLE



330sqm

- Freestanding factory.
- High clearance.
- Two minutes to Granville Station.
- Extra ground floor office (which can be removed).

Contact Terry Saba

0416 175 009 Ref: 13411

FOR LEASE ROSEHILL



637sqm - 1521sqm

- Corporate space adjoining levels.
- Flexible Business Development Zoning.
- High clearance warehousing.
- Showroom options.

Contact Barry Cawthorn 0417 288 975

Ref: 33907

NEWS

7065m² Building For An Expanding Northcote Pots

In a deal completed by Managing Director, Barry Cawthorn, at Bawdens, Northcote Pots Australia Pty Ltd has leased 2 Distribution Place, Seven Hills. For a term of five years, the company will utilise the building for the assembly of hardware items, warehousing and distribution of decorative pots, garden décor and associated administration.

ELITE PREMIUM & ENHANCED LISTING OPTIONS MAXIMISE YOUR PRICE

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Elite Listing (Red arrow)

Premium Listing (Blue arrow)

Enhanced Listing (Green arrow)

Listing 1: \$581.00 ***\$340.00**

Listing 2: \$461.00 ***\$236.00**

Listing 3: \$296.00 ***\$146.00**



Elite Premium and Enhanced listings ensure your property is found by prospective purchasers and tenants on the internet before any other property for sale or lease.



Elite Premium and Enhanced listing are submitted to prospective buyers and tenants before any other property for sale or lease.

*Discounted Price when advertised with Real Commercial, Commercial Real Estate and Commercial View Real Estate (3 month package) *Prices include GST

BAWDENS INDUSTRIAL

Suite 201, Level 2, 18-20 Ross St Parramatta NSW 2150
Phone 02 9630 8000 Fax 02 9683 3346

FOR LEASE GIRRAWEE



556sqm

- High clearance warehouse.
- Excellent container and truck access.
- Parking on-site.
- Good natural light.
- Minutes from Cumberland Hwy, and Motorways.

Contact Terry Saba

0416 175 009 Ref: 19559

FOR LEASE SMITHFIELD



656sqm

- Ample parking
- High clearance
- Truck Access
- Office fit out included

Contact Robert Ally

0413 758 658 Ref: 13922

FOR LEASE ROSEHILL



796sqm

- High profile opportunity.
- As new" space.
- Situated adjoining and immediately north of Rosehill Race Course.
- Zoning - B5 Business Development.

Contact Barry Cawthorn

0417 288 975

Ref: 17732

FOR LEASE SEVEN HILLS



Street Frontage

- Modern quality unit
- Container access
- High clearance

Contact Terry Saba

0416 175 009 Ref: 34259

NEWS

Rydalmere red hot sale achieves \$2,650psm

A strata title property has been purchased for owner occupation at 287 Victoria Road.

The property was sold for \$560,000 in a deal negotiated by Director Terry Saba at Bawdens comprising a total area of 211sqm. The property offers container access and includes 52sqm of office.

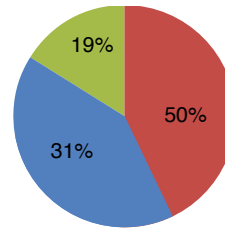
NEWS

Bizfurn pin down 947sqm in Seven Hills

In a deal negotiated by Bawdens Director Terry Saba, Bizfurn an expanding leading supplier of office, school and library furniture has leased 1 Prince William Drive. Bizfurn will lease the property for an initial lease term of three years at a commencing rental of \$102,000 per annum. The property included 192sqm of quality office space, set upon 1,600sqm of land with a prominent corner position.

RESEARCH

Space Demand



- 0-500 sqm
- 500-2000 sqm
- > 2000 sqm

FOR LEASE AUBURN



223sqm

- Modern complex with good truck access.
- Air-conditioned mezzanine offices.
- Situated just south of M4 Motorway & Parramatta Road

Contact Terry Saba

0416 175 009 Ref: 23584

FOR LEASE GIRRAWEE



427sqm

- Secured site.
- Container access.
- Good truck access.
- Excellent value.

Contact Terry Saba

0416 175 009 Ref: 17024

FOR LEASE NORTH PARRAMATTA



692sqm

- Freestanding factory with excellent access.
- Located just off busy Church Street.
- 300sqm mezzanine floor area for extra storage / showroom.
- Ample parking.

Contact James Zerefos

0400 326 828 Ref: 14970

FOR LEASE LIDCOMBE



201sqm

- Modern strata unit in quality development.
- Situated near Lidcombe Railway.
- Full length skylights.
- Container access.
- Insulated roof.

Contact James Zerefos

0400 326 828 Ref: 12819

FOR LEASE CASTLE HILL



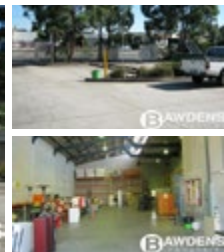
2056sqm

- Modern high clearance warehouse facility in the heart of Castle Hill.
- Dual drive.
- Excellent truck access.
- Loading and unloading area
- Bulky Goods approved.

Contact Robert Ally 0413 758 658

Ref: 30326

FOR SALE BLACKTOWN



1400sqm - Invest or Occupy

- Premium quality freestanding building.
- Dual roller doors.
- High clearance warehouses.
- Mezzanine air-conditioned offices.
- Secure site.
- Excellent truck access.
- Currently leased separately.

Contact Robert Ally 0413 758 658

Ref: 18249

NEWS

Ex Australia Post Facility Sells in Girrawee

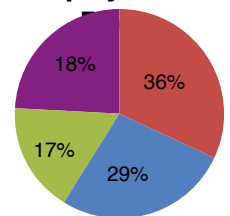
An intending owner occupier has paid \$1,625,000 for an industrial building at 167 Magowar Road.

The purchaser was introduced to the property by Associate Director at Bawdens. Graeme Scott.

Comprising a total area of 1111sqm, the building included 212sqm of quality ground floor office area and clear span warehousing all set within a secure fenced site.

RESEARCH

Which Website Enquiry Came



- realcommercial
- Commercialrealestate
- Commercialview
- Google

FOR SALE/LEASE SEVEN HILLS



1524sqm

- High quality office
- High clearance warehouse
- Great for containers
- Close to station & start of M2 Motorway
- Dual roller door

Contact Robert Ally

0413 758 658 Ref: 13963

FOR LEASE BELLA VISTA



929sqm

- Exposure to Windsor Road.
- First class building.
- Rear undercover hardstand area of 304sqm.
- Excellent truck / container access.
- Located opposite the future railway network.

Contact Terry Saba - 0416-175-009

Ref: 29837

FOR LEASE KINGS PARK



1224sqm

- Freestanding
- High Power
- 2 Roller doors
- Minutes from M7 motorway
- Close to Station

Contact Graeme Scott 0418 261 882

Ref: 26899

DEALS DONE



MULGRAVE



SEVEN HILLS



GIRRAWEEN



SILVERWATER



BLACKTOWN



NORTHMEAD



WETHERILL PARK



BLACKTOWN



SEVEN HILLS



SILVERWATER

Sydney Industrial Quieter Due To A Lack Of Sellers

The Sydney Small Medium Enterprise (SME) industrial market quietened in the June quarter with transaction volumes falling quarter on quarter due to a lack of properties offered to the market. Sales volumes were concentrated to leading agents with specialist agencies, such as Bawdens Industrial, recording sales volume increases for the period as those agents set new sale price records, this is evident with recent investment sale yields reflecting 6.5% to 7.0%. Yields below 7.0% by mid-2015 were predicted by Industrial Property News.

A surge in volumes in late 2014 and early 2015 left limited opportunities for investors. Sellers increasingly understand that a period of emerging price growth has commenced.

Market sentiment remains sound and buyer demand is expected to be maintained over the balance of 2015.

Research from Bawdens Industrial indicates that SME investment yields contracted 0.30% in the last quarter as investors accepted lower returns from core assets in mature popular precincts.

The market value of secondary buildings in secondary locations remained broadly unchanged quarter on quarter.

Syndicated "family-based" foreign investment in SME industrial property across the metropolitan area has also commenced as investors seeking yield, and not just the speculative capital growth from residential property, turn

their attention to industrial investments. Land sale activity was quieter with very limited infill sites available and no new sub-divisions available for developers.

As mentioned in the Financial Year Industrial Property News Outlook, land sale prices are anticipated to show significant growth as owner occupiers consider purpose built options and developers position themselves ahead of the next period of owner occupier demand.

Too busy to manage your property?

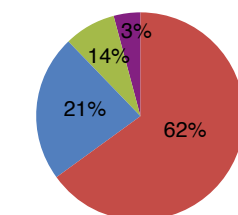


If you would like us to manage your property, please visit

www.bawdens.com.au

RESEARCH

Where It All Came From



- Internet
- Bawdens Ind Prop News
- Signs
- Other

NEWS

Rare Land of 4576sqm Sells In Granville

An intending owner occupier has purchased a vacant site in Factory Street.

The purchaser, introduced to the land through James Zerefos at Bawdens, paid \$2,050,000 for the level and serviced site.

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