

Industrial Property News

Industrial Property – Outlook for 2017

Leading Small Medium Enterprise Industrial Property Agents at Bawdens Industrial have released their client research values outlook statement for 2017.

The results are summarised in the table below for Industrial Property News.

Item	Rising/Growing	Declining	Stable
Length of Lease terms	↑		
Land Prices	↑		
Rentals	↗		
Sale Prices (Vacant Possession)	↑		
Investment Yields			↔

Research completed in 2016 and findings released revealed that rent free periods during 2016 had fallen.

In 2017 we expect these periods to continue to tighten but at a slower pace.

For the first time in three years we expect investment yields to stabilise with no further significant falls expected.

Sale prices for the first half of 2017 will continue to rise.

As developer demand for site to build space for SME's increased, we expect land prices will rise.

In the November 2016 edition of the Industrial Property News, we identified why lease terms are starting to increase. In 2017 we expect this emerging trend to gather pace. The year ahead is one of promise with no sector indicator showing an expectation of decline.

MONTHLY TRANSACTION FOCUS

Smart Investor Creates Their Own Cash Flow

A Bawdens private client has paid \$4,100,000 for 23 Foundry Road, Seven Hills. In a deal negotiated by Bawdens Director Terry Saba and Associate Director Graeme Scott, the purchaser is now offering the property for lease via the selling agents.

A freestanding property, the property is modern offering clear span warehousing and office space totalling 2,189sqm.

Situated on land of 3,072sqm, the property is situated in the heart of the Seven Hills precinct and 400 metres from the M2 Motorway. The selling agents comment that with opportunities to purchase quality real estate in very short supply, they expect many purchasers will look to the option of leasing in 2017.

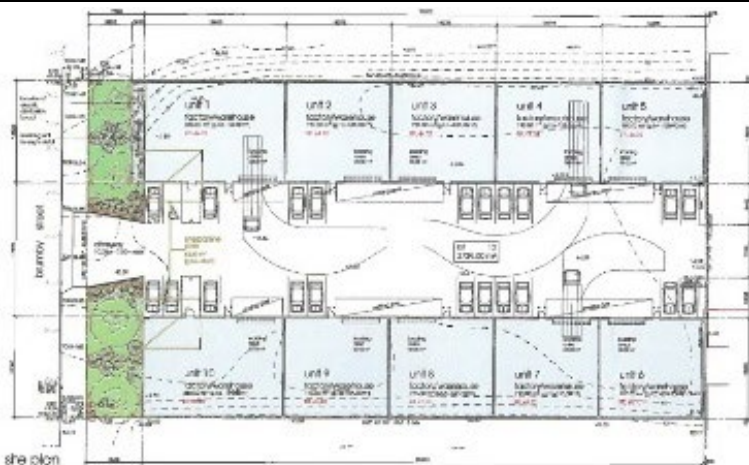
\$300,000 Extra in Retirement

\$300,000 over reserve was the outcome at the recent Auction by Bawdens Industrial of 63 Carlingford Street, Sefton, in a deal completed by Senior Negotiator Phil Higgins.

Thirteen contracts of sale were issued in respect of the freestanding building. Comprising 808sqm and situated on 1,104sqm of land, the building offered a rare exposure opportunity. Sold with vacant possession for \$2,020,000 Investors and Owner Occupiers battled it out to yield the Vendors a windfall retirement top up. A terrific result for our vendor by David Scholes, Auctioneer and excellent negotiation skills employed by the Bawdens Sales and Leasing team.

FOR SALE

SEVEN HILLS



New Unit Development of 10 Modern Units

- Opportunity to position your business in Seven Hills, late-2017.
- Positioned within new subdivision off Abbot Road.
- Now accepting initial deposits.
- First new development in many years!

Contact: Graeme Scott
0418 261 882

Ref: 38578

ELITE PREMIUM & ENHANCED LISTING OPTIONS MAXIMISE YOUR PRICE

Effective 1 July 2014

Elite Listing →

Premium Listing →

Enhanced Listing →

Seven Hills, address available on request
TOP CLASS PROPERTY WITH MAIN ROAD FRONTAGE
Established office building on a corner location in Parramatta (near CBD - Next to the Bank of NSW) with 103 car bays. Fully serviced.
Land Area: 2983 m² (approx)
\$581.00
***\$340.00**

Seven Hills, address available on request
CORPORATE HEADQUARTERS!
Industrial/warehouse Showrooms, fully serviced.
2794 - 535 - 7329 sqm available
Floor Area: 2,794 m² - 5,829 m²
\$461.00
***\$236.00**

Seven Hills, address available on request
INDUSTRIAL UNITS FROM \$296,000
New Industrial Sub-division. Located close to Parramatta Park Railway Station. Easy access to Parramatta Road, the M5 and Home.
\$296.00
***\$146.00**

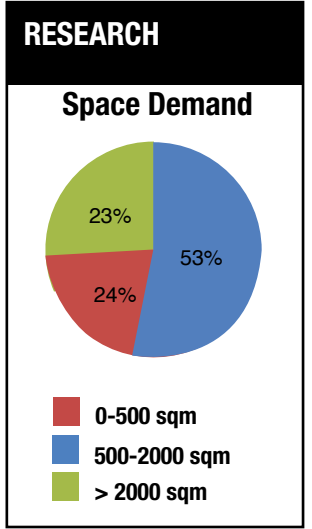


FOR SALE SEVEN HILLS

345sqm

- Well maintained unit with street frontage
- Excellent truck access
- Air-conditioned office
- Under cover parking

Contact: Terry Saba
0416 175 009 Ref: 29621



- 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

NEWS

Strata Sale Record in Prestons Unit Development

In a deal negotiated by Bawdens Senior Negotiator Phil Higgins, a private client has sold unit 10, 45-47 Whyalla Place, Prestons. The modern strata unit comprised 107sqm and was sold with vacant possession to an intending owner occupier for \$327,500.

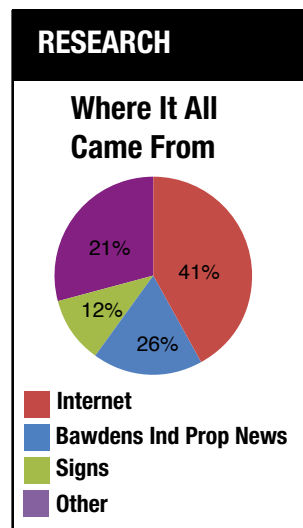
DEALS DONE

 LEASED SEVEN HILLS	 LEASED WETHERILL PARK	 LEASED SEVEN HILLS	 LEASED PADSTOW	 LEASED NORTHMEAD
 LEASED BAULKHAM HILLS	 LEASED BLACKTOWN	 SOLD NORTHMEAD	 SOLD CHIPPING NORTON	 SOLD SEVEN HILLS

NEWS

Warehouse Only Opportunity Leased Quickly in Seven Hills

ROSCY Pty Ltd have leased 15 Bearing Road in a deal negotiated by Bawdens General Manager, Ben Lindsay. Comprising 795sqm the space was surplus to the owners who recently purchased the property through Bawdens which has a total land area of 1,424sqm. Leased for an initial term of three (3) years, the commencing rental of \$91,425 per annum reflected \$115per square metre Net.



Do You Know Someone Who Would Benefit from this excellent... Industrial Property Workshop

Aspire to Invest

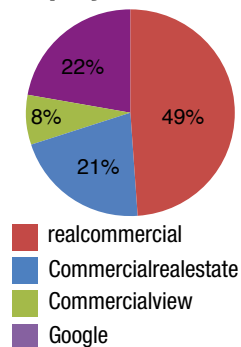
Discover Your Path to Financial Freedom with Industrial Property - Learn from Best Selling Author - Lillie Cawthorn who actually does what she teaches!

- 7 Steps to Learn about Industrial Property Investing
- 6 Steps to Taking Control of Spending and Start Saving
- 5 Expert Professionals to Guide You
- The #1 key to Managing Your Investments

More information at... lilliecawthorn.com

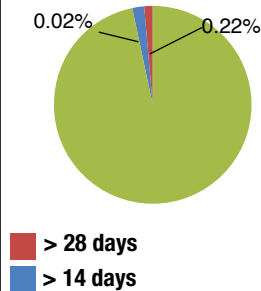
RESEARCH

Which Website Enquiry Came From



RESEARCH

% Of Businesses in Arrears



NEWS

Chain and Drives Moves Ahead in Arndell Park

In a deal negotiated by Bawdens Senior Negotiator James Zerefos, Chain and Drive have leased unit 7, 70 Holbeche Road. Leased for an initial term of three (3) years, the commencing rental was \$42,500 per annum plus outgoings.

FOR LEASE NORTH ROCKS



110sqm

- Premium small units
 - 6m clearances
 - Secure site
 - Units 10 & 20
- Available in complex

Contact: Terry Saba

0416 175 009 Ref: 21872

Too busy to manage your property?

If you would like us to manage your property, contact



02 9630 8000

NEWS

Creative Package Up Seven Hills Facility

Successful promotional products company, Creative Enterprises have purchased 21 Anvil Road, Seven Hills.

In a deal completed by Bawdens, the purchaser has purchased a modern freestanding building of 824sqm.

Comprising high quality fitted offices, boardroom, kitchen and amenities over 258sqm on a mezzanine level, the company will utilise this for administration, ground floor areas will be utilised for showroom and distribution purposes.

Paying \$1,650,000.00 the property was sold on behalf of a Bawdens private client.

NEWS

Quality Sells Fast in Lidcombe

Bawdens Senior Negotiator Phil Higgins has listed and sold within days, unit 41 at 2 Railway Parade. Providing further evidence of the demand for space from owner occupiers, contracts were quickly exchanged at \$660,000.00 (the asking price).

Comprising 230sqm, inclusive of 65sqm of office space, the property was attractive to the purchaser due to a further 102sqm installed mezzanine floor. The sale reflected \$2,870.00 per square metre of lettable area.

FOR LEASE

PENDLE HILL



1,135sqm

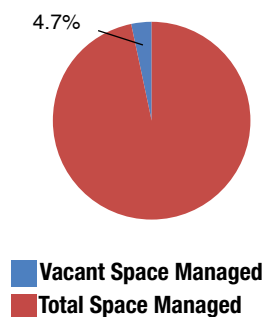
- Approved for food processing
- Gas & Pallets racking for cool rooms
- Container access via two roller doors
- Available February 2017

Contact: Terry Saba
0416 175 009

Ref: 38482

RESEARCH

Vacancy Rate by m2



NEWS

Total Work Wear Secure North Parramatta Site

In a deal negotiated by Bawdens Director Terry Saba, work wear supplier Total Work Wear have leased unit 1, 575 Church Street from a Bawdens private client.

Leased for an initial term of three (3) years, the company will utilise the showroom and warehouse for distribution and sale of clothing.

Situated on the corner of Barney and Church Street, the property comprised 463sqm. The commencing annual rental was \$125,000.

NEWS

Aubert Furniture move to North Rocks

With quality space in short supply, successful furniture company Aubert recognised an opportunity to secure a longer lease over small space.

The two (2) year term provides the company operational stability.

Situated at 12a Loyalty Road, unit 1 provides some 155sqm.

Secured at a commencing rental of \$176.00 per square metre per annum, the space offers excellent natural lighting, six (6) metre clearance and easy access.

The deal was secured for a Bawdens private client by Director, Terry Saba.

FOR LEASE

SEVEN HILLS



1,970sqm

- Two level office/showroom
- High clearance warehouse
- Warehouse doors at rear & side
- Excellent truck access
- Minutes from M2 Motorway

Contact: Robert Ally
0413 758 658

Ref: 16984

FOR LEASE

HUNTINGWOOD



5,728sqm (approx)

- Freestanding building, ideal for distribution facility
- 1,400amps of power per phase
- Large awning of 1,200sqm (approx.)
- Additional air-conditioned office in warehouse
- Located just off the M4 Motorway & Great Western Highway

Contact: Robert Ally
0413 758 658

Ref: 21725

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- View our Current listings
- Be up to date with the current market

www.linkedin.com/company/bawdens-Industrial



FOR AUCTION

PENDLE HILL



726sqm (approx)

- Freestanding high clearance warehouse
- Offices over two (2) levels
- Ample parking
- Good truck & container access
- Close to Pendle Hill Station
- Secured site

Onsite Auction
8th March 2017 at 10:30am.

Contact: Robert Ally
0413 758 658

Ref: 25641

FOR LEASE

ROSEHILL



400sqm

- Competitive office space in Parramatta CBD
- Fully carpeted & air-conditioned
- Generous onsite parking
- Minutes' walk to Camellia Railway Station

Contact: Barry Cawthorn
0417 288 975

Ref: 34432

NEWS

Church Buyer "Got it all" with Smithfield Property

Grace Point Community Church was one of 13 parties who requested a contract to purchase 34 Chifley Street. Bawdens Senior Negotiator Phil Higgins secured \$2,450,000.00 at the onsite Auction on October 4.

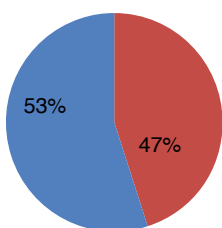
Situated on 2,593sqm of land, the functional high clearance building of 933sqm offered two (2) street access, multiple container door access and yard storage options.

Included in the sale were 2x5 tonne cranes, gantries and small jib cranes.

Phil commented the shortage of opportunities such as this available to purchasers saw the property sell for in excess of \$100,000.00 over the reserve.

RESEARCH

Leasing or Buying?



Leasing
Buying

FOR LEASE GIRRAWEE



427sqm

- Great value factory/warehouse
- Good truck access
- Minutes from Parramatta CBD

Contact: Terry Saba
0416 175 009 Ref: 22459

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FOR LEASE

SEVEN HILLS



2,189sqm

- Freestanding warehouse
- Excellent truck & container access
- High Power
- Minutes to M2 & M7 Motorway
- Available March 2017

Contact: Terry Saba
0416 175 009

Ref: 22008