

# Industrial Property News

**B**AWDENS  
INDUSTRIAL

Edition 86 – July 2016  
02 9630 8000

## Falling Vacancy – Transforming Values

### Demolition Clauses, Rezoning and Infrastructure Development extend relocation times.

The transformation of Sydney Industrial Property close to the Sydney CBD has been well documented – tenants' relocating west as industrial land is rezoned for residential development – think of South Sydney.

In research released by leading Industrial Property Asset Managers Bawdens Industrial, the firm have identified this trend has now extended to the Western Sydney.

With in excess of \$500 million in Assets under management, the company observed in 2014, the commencement of a decline in available

metres of space for use by SME's, with no construction for the sector since 2008.

In 2016 recent client research commissioned has identified further reductions in supply for additional reasons. Many industrial locations across Western Sydney are currently the subject of compulsory acquisition and/or proposed Local Environmental Plans. For example the company, also a large manager of assets surrounding the Parramatta CBD noted 67,000sqm of space across its portfolio is currently the subject of probable rezonings to

higher future uses.

As a result, a number of recent lease transactions have included demolition clauses. The research suggests tenant displacement will become more common from locations such as this in the short to medium term, as these rezonings and infrastructure development gather pace.

The companies Sale & leasing negotiator team noted that previously locating space for a Small Medium Enterprise would take no more than several months. Today it can take four to six months.

## MONTHLY TRANSACTION FOCUS

### Another Price record by Bawdens for a North Parramatta client

In a deal completed by Bawdens General Manager Ben Lindsay, a local investor confidently secured the property within seven days of inspecting. The 322sqm building, achieved a price of \$1,575,000. Situated on 696sqm of land, the price underpins how keenly sought land is in this location, adjoining Parramatta CBD.



### Sunlover Heat up Seven Hills

Successful company Sunlover Heating have leased unit 1, 20-22 Foundry Road. The pool heating specialists were introduced to the property by Associated Director at Bawdens Graeme Scott. The company have taken the space for 5 years at a commencing rent of \$66,820 per annum.



#### FOR LEASE/ NORTH PARRAMATTA



**463sqm**

- High exposure office/warehouse
- Good truck access
- Parking at front
- Available October 2016

Contact: Terry Saba  
0416 175 009

Ref-27826

#### FOR LEASE/ LANE COVE



**165sqm**

- Quality hi-tech unit
- Modern open plan office
- Undercover parking
- Great opportunity!

Contact: Robert Ally  
0413 758 658

Ref-26048

#### FOR LEASE – BLACKTOWN



**984sqm**

- Modern office building - Areas from 450sqm-984sqm
- Air-conditioned offices
- Ample parking
- Cheap rental.

Contact: Robert Ally 0413 758 658

Ref-30282



#### FOR LEASE/ SEVEN HILLS



**337sqm**

- Prominent Industrial unit
- Modern air-conditioned offices
- Close to M2 Motorway
- Available 31 August 2016

Contact: Robert Ally  
0413 758 658

Ref-19281

**FOR LEASE/  
SEVEN HILLS**



**176.4sqm**

- High quality complex
- Carpeted & Air-conditioned offices
- Minutes' drive to M2 Motorway

**Contact: Terry Saba  
0416 175 009**

**NEWS**

**AW Australia lease in North Parramatta**

In a deal negotiated on behalf of a Bawdens client by Senior Negotiator James Zerefos, AW Australia have leased unit 8, 552 Church Street. The unit in a popular estate 2kms from the city CBD comprised 335sqm and included ground floor offices of 68sqm. AW have leased the space for three years at a commencing rental of \$52,000pa.

**FOR LEASE / SEVEN HILLS**



**1517sqm (approx)**

- Outstanding quality freestanding building with high power supply.
- Quality air-conditioned, partitioned offices with boardroom / amenities and fitted-out kitchens located over two levels.
- Internal clearance up to 8.5 metres.
- Secured undercover basement parking for 27 cars.

**Contact Robert Ally 0413 758 668**

Ref-17456

**FOR SALE/LEASE/  
RYDALMERE**



**1,032sqm**

- Hi-tech warehouse
- Quality office fit-out
- M4 & M2 motorway access
- Minutes to Parramatta CBD

**Contact: Terry Saba  
0416 175 009**

Ref-27864

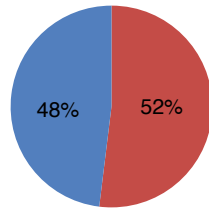
**NEWS**

**Forever Living up Service Levels at Northmead**

International manufacturer sales and distribution company Forever Living Products have relocated from Phillip Street Parramatta to Boundary Business Park at Northmead. Unit 5C in the prestige estate comprises 856sqm. The company will use the premises for the distribution of their aloe vera based drinks, bee derived cosmetics, nutritional supplement and personal care products. Leased for an initial term of four (4) years, the deal negotiated by James Zerefos and Barry Cawthorn included a commencing rental of \$102,816pa reflecting \$120 per square metre plus outgoings.

**RESEARCH**

**Leasing or Buying?**



■ Leasing  
■ Buying

**NEWS**

**Tridon Expanding in Silverwater**

In a deal negotiated by Associate Director Ben Rodriguez for Bawdens Corporate Solutions, Tridon Australia have secured space at 26 Day Street adjoining their existing facilities. The lease for a term of three years is over 675sqm for a commencing rental of \$84,375per annum and provides contiguous space of 675sqm as they have leased further space in the complex of five units in 2015.

**FOR LEASE/  
SEVEN HILLS**



**244.8sqm**

- Quality unit in secured, prestige complex
- Offices carpeted and air-conditioned
- Good truck access

**Contact: Terry Saba  
0416 175 009**

Ref-21010

**NEWS**

**Aussie Post deliver in Castle Hill**

In a deal negotiated by Bawdens Director Robert Ally and Paul McGlynn at Colliers International Australia, post have leased 2,063sqm at unit B, 11 Hudson Avenue, for a term of one year. The lease provides for a commencing rental of \$300,000 per annum.

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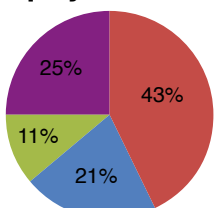


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\*Discounted Price when advertised with Real Commercial, Commercial Real Estate and Commercial View Real Estate (3 month package) \*Prices include GST

**RESEARCH**

**Which Website Enquiry Came From**



■ realcommercial  
■ Commercialrealestate  
■ Commercialview  
■ Google

**FOR SALE/  
SEVEN HILLS**



**112sqm**

- Modern Warehouse
- Good truck access
- Located off M2 Motorway
- Bonus office/mezzanine space

**Contact: Terry Saba  
0416 175 009**

Ref-22817



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



## NEWS

### O'Brien Open a Window in Prospect

O'Brien glass industries secured a warehouse for the whole sale distribution to retail outlets of automotive glass panels. The unit at 1, 5 Stoddart Rd enjoyed excellent street presence, comprising 861sqm with 2 roller doors. In a deal negotiated by Bawdens general manager Ben Lindsay, the property was leased on an initial term of 2 years for \$90,405pa plus outgoings.

## FOR LEASE/ NORTH ROCKS



**150sqm**

- Centrally located complex
- Internal partitioning
- Excellent value
- Easy access to M2 & Parramatta Road.

**Contact:**  
Robert Ally 0413 758 658

Ref-29470

## FOR LEASE/ NORTH ROCKS



**93sqm**

- Presentable office
- Easy Access
- Internal partitioning
- Minutes to M2 & Parramatta CBD

**Contact:**  
Robert Ally 0413 758 658

Ref-28694

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## FOR LEASE/ SEVEN HILLS



**795sqm**

- Freestanding factory/warehouse
- High clearance
- Minutes from M2/M7 Motorways

**Contact: Robert Ally  
0413 758 658**

Ref-17850

## NEWS

### Yennora Price Record by Bawdens

Congratulations to Aluminium star and steel fabrication on their successful purchase of 2-4 Boola Avenue, Yennora. The company have bought a lot of property for \$1.46 million through senior negotiator James Zerefos at Bawdens. 4 roller doors, two 5 tonne cranes, one 3 tonne crane, fully secured site, Corner location & dual street access. In a tight market, this building had everything and the company, a confident purchaser, have secured themselves a great property.

## FOR LEASE/ LIDCOMBE



**295.8sqm**

- Well-presented building
- Superior location
- Short walk to Railway & Bus services.
- Available 18 August 2016

**Contact  
Terry Saba 0416 175 009**

Ref-15402

## NEWS

### All Worth get all value in North Parramatta

All worth equipment have leased 8/52 Church Street. In a deal completed by James Zerefos, the company have leased the property for 3 years at a rental of \$52,000pa. Small complex located on Church Street, unit 8 to the rear comprises 335sqm. James commented the north Parramatta location is very popular these days with space extremely hard to come by, so leasing vacancy is minimal.

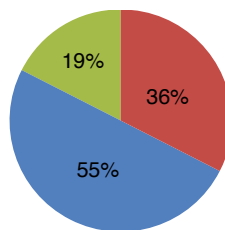
## NEWS

### Bawdens Negotiate Record Seven Hills Prices

Senior negotiator James Zerefos and director Barry Cawthorn have negotiated the sale of 67 Powers Road, Seven Hills. The freestanding building comprising 611sqm offered the purchaser prime exposure, 158sqm of office and multiple roller door access. Sold to a kitchen manufacturer relocating from Merrylands for \$1,415,000. This sale by Bawdens Industrial reflects a new price record for the area and exceeded the vendor's price expectations by \$190,000.

## RESEARCH

### Space Demand



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

## FOR LEASE / ROSEHILL



**637sqm - 1521sqm**

- Corporate space adjoining levels.
- Flexible Business Development Zoning.
- Excellent presentation.
- High clearance warehousing.
- Quality offices over two levels.
- Showroom options.

**Contact Barry Cawthorn 0417 288 975**

Ref-33907

## FOR SALE/WETHERILL PARK



**1,480sqm**

- Freestanding warehouse
- Clear span warehouse
- Internal clearance ranging from 6m-7m (approx)
- Dual roller doors
- High power supply

**Contact: Terry Saba 0416 175 009**

Ref-27098

## NEWS

### Veer set in St Marys

A local company have leased unit 3,14 Anne Street. Comprising 418sqm, the space provided budget storage and distribution options for Veer. The negotiated lease term was three years with a commencing rental \$37,620per annum.

# DEALS DONE



BLACKTOWN



GLENDENNING



SEVEN HILLS



SEVEN HILLS



BLACKTOWN



KINGS PARK



SMITHFIELD



CASTLE HILL



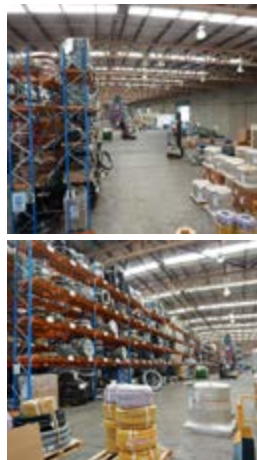
ST MARYS



PROSPECT

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## FOR LEASE / HUNTINGWOOD



**5,728sqm**

- 1400amps of power per phase
- large awning of 1200sqm (approx)
- located just off the M4 Motorway, Great Western Highway
- Ideal distribution facility
- Loading docks

Contact: Robert Ally 0413 758 658  
 Ben Lindsay 0421 248 587

Ref-21725

## NEWS

### Parramatta Building – Leased on completion

North Parramatta continues to experience a lot of demand in a deal completed by Bawdens, Director Robert Ally who has leased 3 Barney Street, North Parramatta. Recently refurbished by a company client, the space was leased on completion by a company intending to use the premises for distribution of tiles and solar panels for an initial term of five years.

## RESEARCH

### Where It All Came From

|                       |     |
|-----------------------|-----|
| Internet              | 26% |
| Bawdens Ind Prop News | 43% |
| Signs                 | 12% |
| Other                 | 19% |

## NEWS

### Functionality not age drives price.

Bawdens have achieved an excess of \$2,000/sqm for unit 18, 112 Ashford Avenue, Milperra. Despite being a 30 year old development, we achieved a great result for our client at \$615,000. Congratulations to Nick Trancevski at Bawdens who negotiated this deal.

## FOR LEASE / SEVEN HILLS

### RARE 10,550sqm BUILDING on 20,430sqm LAND

- Warehouse 9,074sqm
- Office 1,476sqm
- Site Area 20,430sqm
- IN1 Zoning
- Possible Sub-division

Contact Ben Lindsay 0421 248 587  
 Robert Ally 0413 758 658

Ref: 14765

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## Too busy to manage your property?

If you would like us to manage your property, contact

02 9630 8000

## FOR LEASE / BLACKTOWN

### 1,470sqm

- Quality freestanding opportunity
- Multiple roller door access

Contact:  
 Barry Cawthorn 0417 288 975  
 Ben Lindsay 0421 248 587

Ref-30142

## NEWS

### Bevisco Interiors secure 1,553sqm in Ingleburn

Successful commercial interiors group Bevisco Group have leased unit 1, 3 Slater Road. A brand new building constructed by a Bawdens client to the highest quality, the site included 104sqm of mezzanine. Warehousing access was provided by a 10metre wide roller door with clearance of 9.8metres. Bevisco secured a lease for an initial term of five years. The deal was negotiated by James Zerefos at Bawdens.