

# Industrial Property News

**B**AWDENS  
INDUSTRIAL

Edition 87 – August 2016  
02 9630 8000

## Industrial Investment Focus - Sydney

### World Class Returns on Offer Today.

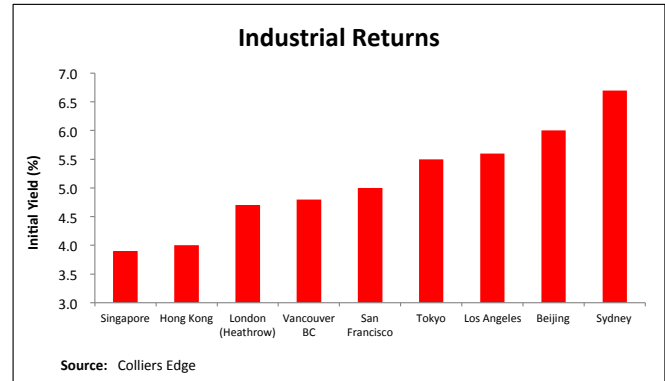
Sydney, and increasingly Western Sydney, continues to remain one of the most popular locations for industrial investment across the Asia Pacific region. The ongoing infrastructure spend in Sydney (see edition 67 Industrial Property News) is resulting in \$68 billion being spent; the labour market is robust and industrial property in high demand. All this against a backdrop of limited existing supply and in the short term no new buildings for small medium enterprises being built.

These ingredients make for sound local investment conditions.

Additionally the returns compare very favourably against industrial returns in other cities. Comparable returns can be seen upon the graph attached.

The graph reveals Sydney currently provides the highest returns when compared against other leading cities.

With such a performance coming from a property sector with presently limited supply, total returns are expected to meet and probably exceed in the short term, the long term of average of 14% per annum.



## MONTHLY TRANSACTION FOCUS

### Bawdens Achieve Record Rental In Arndell Park

Bawdens Associate Director Graeme Scott has leased 7 McCormack Street in Arndell Park. In one of the areas only brand new buildings completed in October 2015, the building comprises a total area of 1,396sqm. Situated on a site with a total area of 2,107 square metres, the building included 200 square metre of high quality, fully fitted mezzanine level office space. The warehouse area provides a clearance of 9 metres and is fully serviced by a five (5) tonne gantry crane. Tongyu Communications will use the property for warehousing and distribution of communication towers. Graeme commented that the deal was completed within 1 week and this is evidence of lack of buildings available. Graeme further commented the building was leased at a record market area rent of \$138.00 per square metre per annum plus outgoings.

### Central Coast Industrial Land Heats Up With Large Somersby Land Sale.

General Manager at Bawdens Industrial in Sydney, Ben Lindsay has sold 29 Ghilkes Road in Somersby for \$3,550,000.00. The subject site directly adjoins the Somersby Industrial Estate and comprises approximately 20 Hectares of land, of which 10 Hectares or 25 acres is zoned IN1 General Industrial. The buyer is a large Mining Equipment and Civil Contractor who plans to partially owner-occupy the site. Approximately 6 Hectares has been earmarked for future lease pre-commitment via the delivery of 'design & construct' and 'turn-key' solutions. Ben noted that Somersby has become a serious alternative for many operations being squeezed from traditional Western Sydney and Newcastle based industrial markets, given its significant cost advantage without sacrificing access to major ports and transportation links. The Somersby Industrial precinct is only minutes off the M1 Pacific Motorway and remains in striking distance to Sydney, Newcastle and the Hunter region. Ben expects to see demand for industrial land on the Central Coast to deepen over the near term with the potential for price increases likely.

## FOR AUCTION

## SMITHFIELD



### YOU CAN HAVE IT ALL! 933sqm

- Land 2,593m<sup>2</sup> (2 blocks)
- Easy access to Cumberland Highway
- Two (2) 5 tonne cranes
- Three (3) 250kg JIB cranes
- 200amps of power

**Auction: Tuesday 20 September  
2016 at 3pm onsite**

**Contact: Phil Higgins 0414 608 143 Ref: 37122**

## DEALS DONE



SOUTH WINDSOR



LANE COVE



NORTH ROCKS



PROSPECT



SEVEN HILLS



NORTH PARRAMATTA



YENNORA



SMITHFIELD



SEVEN HILLS



SMITHFIELD

## NEWS

### Functionality Not Age Drives Price.

Bawdens have achieved an excess of \$2,000sqm 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 Trencovski at Bawdens who negotiated this deal.

## FOR SALE

## SEVEN HILLS



961sqm

- Excellent truck access
- Ground floor showroom
- Technical storage area of 147.2sqm

Contact: Barry Cawthorn 0417 288 975

Ref: 20366

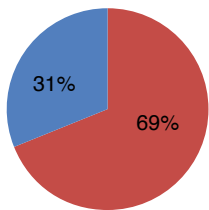
## NEWS

### Lane Cove Property Achieved Rent Increase

Director Robert Ally at Bawdens Industrial has leased 16/2-6 Chaplin Road for a term of two (2) years. With a commencing rent of \$194.00 per square metre, the property was leased with a minimal vacancy period underlining the lack of available space for tenants in this location. Robert commented that the rent struck on this leasing occasion, was significantly higher than that achieved when last leased 4 years ago. The new tenant will use the property for their electrical contracting business.

## RESEARCH

### Leasing or Buying?



Leasing  
Buying

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[www.linkedin.com/company/bawdens-industrial](http://www.linkedin.com/company/bawdens-industrial)

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## NEWS

### 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



## 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

Ref:21725

## NEWS

### Chipping Norton Property Expected To Be Sold Quickly

Bawdens Industrial via Sales and Leasing Negotiator Nick Trencovski has listed for sale units 10 & 11/27 Childs Road at Chipping Norton. Comprising of 262sqm, Nick notes that the properties are perhaps one of only a handful available in the entire suburb, consequently demand and interest has been strongly registered by prospective purchasers in recent days

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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



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

## FOR SALE/LEASE RYDALMERE



1,032sqm

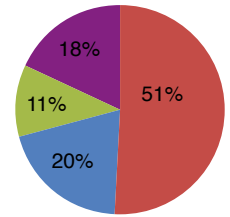
- Hi-tech warehouse
- Quality office fit-out
- M4 & M2 motorway access
- Minutes to Parramatta CBD

Contact: Terry Saba  
0416 175 009

Ref-27864

## RESEARCH

### Where It All Came From



- Internet
- Bawdens Ind Prop News
- Signs
- Other

## 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.

## 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.

## FOR SALE GRANVILLE



257sqm

- Air-conditioned offices
- High clearance
- Additional lock-up garages
- Current lease expires 3/2017 (\$26,436pa Net + GST)

Contact: Robert Ally  
0413 758 658 Ref- 27318

## FOR LEASE SEVEN HILLS



237sqm

- Prestige business/warehouse space
- Dual street access with exposure
- Located minutes from M2/M7 motorways

Contact: Robert Ally  
0413 758 658 Ref- 25178

## NEWS

### Leased - No Vacancy

Auburn remains popular with small business users with a shortage of space causing unit 9, 7-9 Percy Street to be leased before the existing occupier moved out. In a deal negotiated by senior negotiator Phil Higgins at Bawdens Industrial, the property was leased for a term of two (2) years. Phil noted that the negotiated rent of \$42,300.00 per annum plus outgoings was also higher than rent previously achieved for other units in the popular development.

## FOR LEASE KINGS PARK



249sqm

- Brand new office/warehouse/showroom
- Excellent exposure
- Great truck access
- Close to motorway

Contact: Robert Ally  
0413 758 658 Ref- 28146

## NEWS

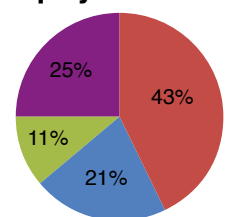
### Another Price Record by Bawdens for a North Parramatta Client

In a deal completed by Bawdens General Manager Ben Lindsay, a local investor confidently secured the property within seven days of inspecting. The 294sqm building, achieved a price of \$1,575,000. Situated on 696sqm of land, the price underpins how keenly sought the land is in this location, adjoining Parramatta CBD.



## RESEARCH

### Which Website Enquiry Came From



- realcommercial
- Commercialrealestate
- Commercialview
- Google

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## FOR LEASE



637sqm - 1521sqm

- Corporate space adjoining Parramatta CBD, Rail and M4 Motorway.
- Excellent presentation.
- Quality offices over two levels.
- Flexible Business Development Zoning.
- High clearance warehousing.
- Showroom options.

Contact Barry Cawthorn 0417 288 975

## ROSEHILL



## 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-33907

Ref-27826

## FOR SALE CHIPPING NORTON



262sqm

- High clearance warehouse
- Huge power supply – 300amps
- Container friendly
- 

Contact: Nick Trencovski 0432 168 524

Ref-37127

## 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.

## NEWS

### O'Brien Open a Window in Prospect

O'Brien Glass Industries has leased a warehouse for the wholesale distribution of automotive glass panels. The Unit at 5 Stoddart Road, Prospect enjoys excellent corporate exposure and comprises 861sqm with 2 roller doors. The deal was negotiated by Bawdens General Manager, Ben Lindsay, at an initial rental of \$90,405.00 per annum net, plus outgoings.

## NEWS

### Corner Location Attracts Tenant Fast

Graeme Scott associate director at Bawdens has leased unit 2, 2 Tollis Place. Set in a complex of three (3) and offering an exposure to Station Road, the property comprises 453 square metres. The property was leased by The Good Life Fitness for a term of four (4) years. The commencing rent was \$62,000.00 per annum net reflecting \$136.00 per metre.

## 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 SALE/LEASE BLACKTOWN



1,052sqm

- Modern warehouse/office
- Secured undercover parking
- Bonus mezzanine of 300sqm – not included in total area

Contact: Terry Saba 0416 175 009

Ref-11161

NOW SELLING

## NEWS

### Smithfield Freestanding Building Yard Cranes & Power!

Senior negotiator Phil Higgins at Bawdens Industrial has been appointed to sell by Auction 34-36 Chifley Street Smithfield. Phil, comment that this property offers a rare opportunity to secure a 935sqm freestanding building with high clearance fully serviced by a travelling 5 tonne gantry crane. The property provides further unique features by way of adjoining hard stand yard with separate street access. Further details can be obtained by contacting Phil Higgins on 0414 604 143.

## FOR LEASE SEVEN HILLS



245sqm

- Quality unit in a secured prestige complex
- Undercover parking
- Good truck access
- Available 1 September 2016

Contact: Terry Saba 0416 175 009

Ref-21010

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## FOR LEASE NORTH ROCKS



93sqm

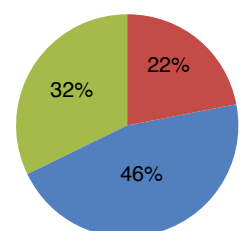
- Presentable office
- Easy Access
- Internal partitioning
- Minutes to M2 & Parramatta CBD

Contact: Robert Ally 0413 758 658

Ref-28694

## RESEARCH

### Space Demand



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