

**MARCH 2012
AVAILABLE INDUSTRIAL SPACE UPDATE**



**FOR UNIT PLANS PLEASE SEE THE PROPERTY
WEBSITE**

NSW

Available Industrial Space Update March 2012

West Sydney

38-46 South Street, Rydalmere

www.38-46south.com.au >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
14	450.1	435.4	885.5	\$135	\$31.27	10
27	716.0	448.0	1,164.0	\$135	\$31.27	16

- High-tech Business Park offering quality office and warehouse areas
- Unit 14 has a mezzanine storage area of 244.6m2 that can be retained if required for a total area of 1,130m2
- Unit 27 available 1Apr 2012, sooner by negotiation



David Lidgard
Agent
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Angus Grier
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Matthew Meredith
Asset Manager
M: 0417 285 909
Amber Hatton
Property Manger
M: 0401 080 314

20 Worth Street, Chullora

www.20worth.com.au >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
Bld 3	1,830.0	1,408.0	3,238.0	\$145	\$22.71	52



- High clearance warehouse
- Free standing building with secure yard
- Good quality office accommodation



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Toni Ryan
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NSW

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North Sydney

15 Talavera Road, North Ryde

www.15talavera.com.au

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
701	2,556.0	-	2,556.0	\$270	\$87.17	102



- Can be subdivided down to approx. 700sqm
- Refurbished office space
- Abundance of natural light – central atrium
- High Parking ratio with ability to increase offering



Barry Johnston
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Angelo Cavaliere
Property Manager
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68 Waterloo Road, North Ryde

www.68waterloo.com.au

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
201	1,170.0	-	1,170.0	LEASED	\$75.00	LEASED
W/H 1	-	1,690.0	1,690.0	LEASED	\$75.00	LEASED
202	447.0	-	447.0	\$285	\$75.00	16
W/H 2	-	883.0	883.0	\$140	\$75.00	9



- Quality office accommodation
- Close to Macquarie Shopping Centre & Railway Station
- 2 star NABERS Energy rating
Good parking ratio



Jason Wright
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Mark Martin
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NSW

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South Sydney

200 Coward Street, Mascot www.200coward.com.au >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
B1	402.0	604.0	1,006	LEASED	\$55.88	LEASED



Michael Bovill
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Blair Peterken
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Matthew Meredith
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118 Bourke Road, Alexandria >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
2	402.5	4,452.3	4,854.8	\$135	\$46.41	22



- Max height approx. 7 meters
- ESFR sprinklered warehouse with good clearance
- Dual double width roller shutter
- Adequate onsite parking



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South West Sydney

350 Edgar Street, Condell Park

www.350edgar.com.au >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
5	-	-	1,248.9	\$105	\$22.00	17
8	700.5	3,393.5	4,094.0	\$100	\$22.00	55



- Max Warehouse Clearance of approx. 7m
- Quality industrial complex with wide driveways
- Yard area available with unit 8
- ESFR sprinkler to unit 8
- Cantilevered awning to unit 8



Jon Orsborn
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Alex Jaffar
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Toni Ryan
Asset Manager
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133 Vanessa Street, Kingsgrove

www.133vanessa.com.au >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
3	473.0	7,946.0	8,419.0	\$100	\$25.45	45



- Functional warehouse & Office
- Can be divided if required
- Two street container access
- large frontage to Vanessa Street



Nathan Egan
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Matthew Meredith
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VIC

Available Industrial Space Update March 2012

South East Sydney

18-24 Ricketts Road, Mt Waverley

www.88ricketts.com.au >

Unit	Office Area m2	W/house Area m2	Total Area m2	Rent/m2	Outgoings/m2	Cars
1 st Floor Bld B3	494.0	-	494.0	UNDER OFFER	\$32.00	UNDER OFFER



- Quality office accommodation with fitout
- On grade parking available
- Close proximity to the Monash Freeway on/off ramps



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AMP Capital Investors Limited (ABN 59 001 777 591) (“AMP Capital”).

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