

**NOVEMBER 2011
AVAILABLE INDUSTRIAL SPACE UPDATE**



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

NSW

Available Industrial Space Update November 2011

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	\$31.60	10
27	716.0	448.0	1,164.0	\$135	\$31.60	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
M: 0402 036 452



Angus Grier
Agent
M: 0412 666 444



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



Michael O'Neill
Agent
M: 0431 500 939



Shaun Timbrell
Agent
M: 0433 302 979



Toni Ryan
Asset Manager
M: 0409 302 253

NSW

Available Industrial Space Update November 2011

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
Agent
M: 0412 606 030



Toni Ryan
Asset Manager
M: 0409 302 253
Angelo Cavaliere
Property Manager
M: 0408 288 543

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	UNDER OFFER	\$75.00	UNDER OFFER
W/H 1	-	1,690.0	1,690.0	UNDER OFFER	\$75.00	UNDER OFFER
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
Agent
M: 0418 759 156



Mark Martin
Agent
M: 0412 699 662



Toni Ryan
Asset Manager
M: 0409 302 253

NSW

Available Industrial Space Update November 2011

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
Agent
M: 0413 883 377



Blair Peterken
Agent
M: 0406 277 181



Matthew Meredith
Asset Manager
M: 0417 285 909

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



Toni Ryan
Asset Manager
M:0409 302 253

NSW

Available Industrial Space Update November 2011

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
7	695.5	3,390.0	4,085.5	LEASED	\$22.00	LEASED
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 7 & 8
- Cantilevered awning to unit 8



Jon Orsborn
Agent
M: 0401 711 841



Alex Jaffar
Agent
M: 0414 413 472



Toni Ryan
Asset Manager
M: 0409 302 253

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
Agent
M: 0417 436 583



Matthew Meredith
Asset Manager
M: 0417 285 909

VIC

Available Industrial Space Update November 2011

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



Travis Myerscough
Agent
M: 0421 442 204



Rick Hart
Asset Manager
M: 0421 331 281

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

This document has been prepared for the purpose of providing general information, without taking account of any particular reader’s objectives, financial situation or needs. A reader should, before making any decisions in relation to the subject matter of the document, consider the appropriateness of the information in this document, and seek professional advice, having regard to the reader’s objectives, financial situation and needs.

This document does not constitute any offer or part of any contract for sale or lease or otherwise. All details are approximate and have not been independently verified. Except where otherwise provided, all references to rent, income or price referred to in this document are GST exclusive. While every care has been taken in the preparation of this document, AMP Capital makes no representation or warranty as to the accuracy or completeness of any statement in it including, without limitation, any forecasts.

This document is solely for the use of the party to whom it is provided.

AMP Capital, its officers, employees, subcontractors and agents, together with AMP Capital’s related entities, and their respective officers, employees, subcontractors and agents shall not be liable (to the extent permitted by law) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on information in this document.

* Conditions apply to these offers, please contact AMP Capital Investors for confirmation of these conditions.