

ESTIMATED  
COMPLETION  
**DECEMBER  
2025**

80

79

CGI indicative only and may be subject to change

**UPDATED STOCKLIST 30/12/2025**  
\* Prices subject to change without notification

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**INDUSTRIAL WAREHOUSES**  
7 RODBOROUGH RD, FRENCHS FOREST

100M TO: **BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**



62



MEZZANINE INTERIOR

CGI indicative only and may be subject to change

# TOP FLOOR INDUSTRIAL UNITS

TOOM TO: **BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

7 RODBOROUGH RD, FRENCHS FOREST

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## WAREHOUSE MEZZANINE FLOOR UNIT

TOOM TO:  
**BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

7 RODBOROUGH RD, FRENCHS FOREST

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## TOP FLOOR AERIAL VIEW OF WAREHOUSES

TOOM TO:  
**BUNNINGS**  
FRENCHS FOREST  
ALLAMBIE HEIGHTS

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## GROUND & MIDDLE FLOORS INDUSTRIAL UNITS

100M TO:  
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**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

7 RODBOROUGH RD, FRENCHS FOREST

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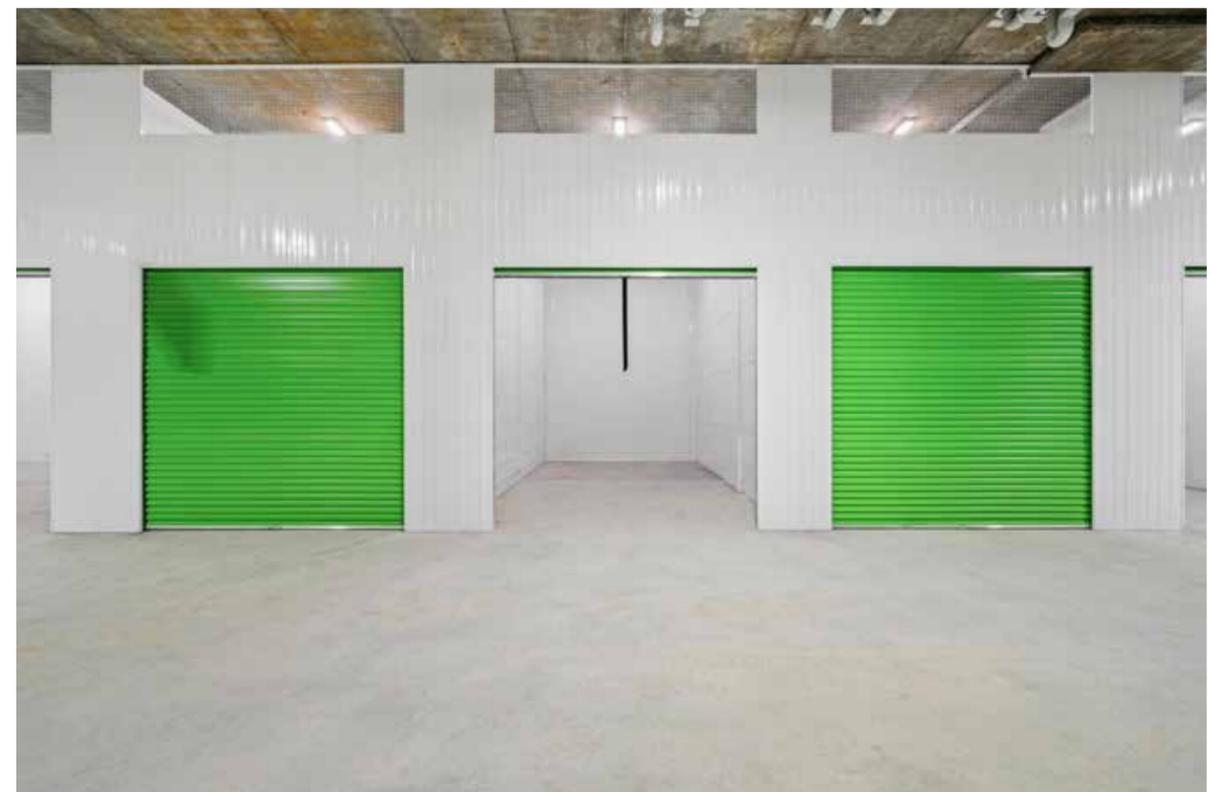
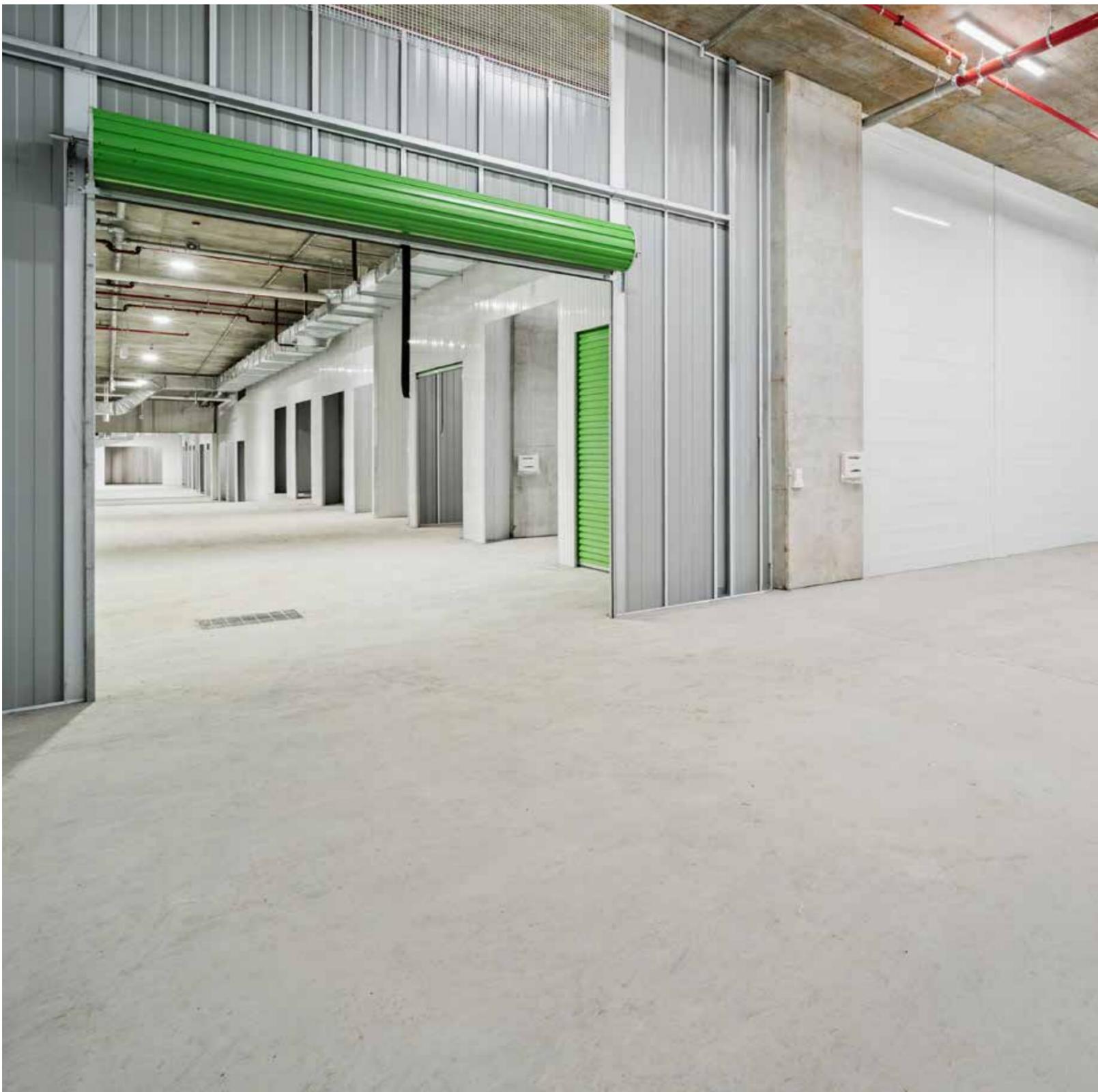
## INDUSTRIAL UNITS & CAFE

TOOM TO: **BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

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# LOWER GROUND STORAGE VAULTS ONLY

TOOM TO: **BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

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## COMMUNITY LANDSCAPED SPACE

TOOM TO: **BUNNINGS**  
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## INCREDIBLE LOCATION

With almost instant access onto Warringah Road and Wakehurst Parkway, you are moments to key business hubs like the Sydney CBD, North Sydney, Chatswood and Parramatta. Rodborough Road is also the address for a number of renowned businesses, providing you with the potential to create more networking and growth opportunities. Frenchs Forest will also be home to the newest multi-storey Bunnings which is currently under construction. Local industrial hubs in Warriewood, Cromer and Brookvale are also in close proximity.

100M TO: **BUNNINGS**  
**FRENCHS FOREST**  
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# SCHEDULE OF FINISHES

## WAREHOUSE

- | High Bay LED lighting
- | Motorised Roller Shutter Door approximately 4.5m high
- | 2 x Double Power Outlets
- | Concrete Common Walls
- | At Least One Transparent Roof Panel (Level 2 Lots only)

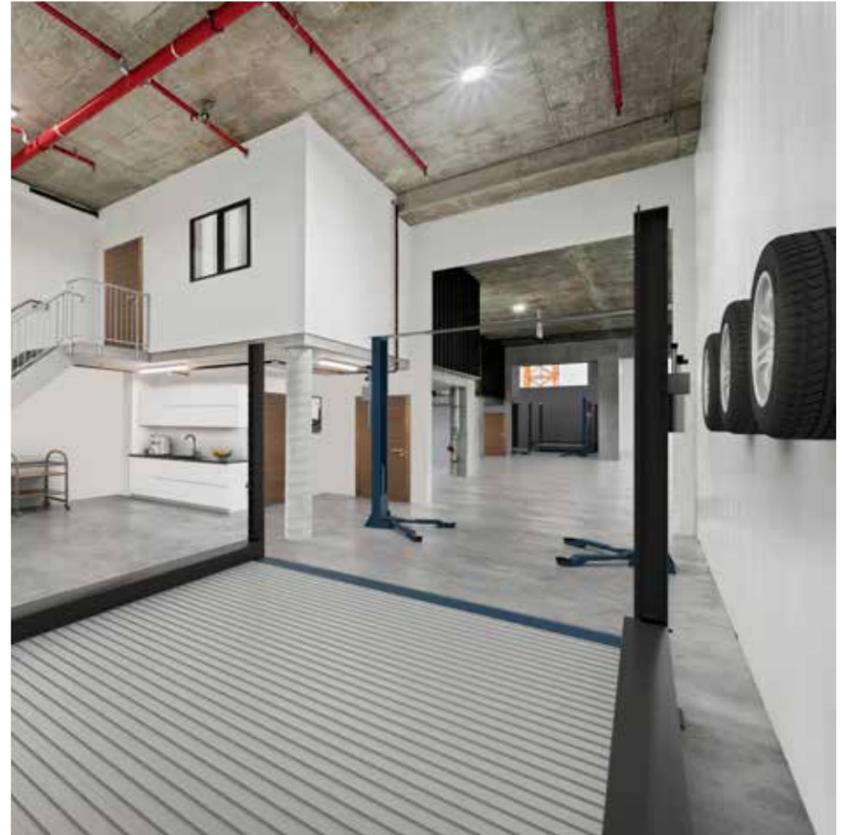
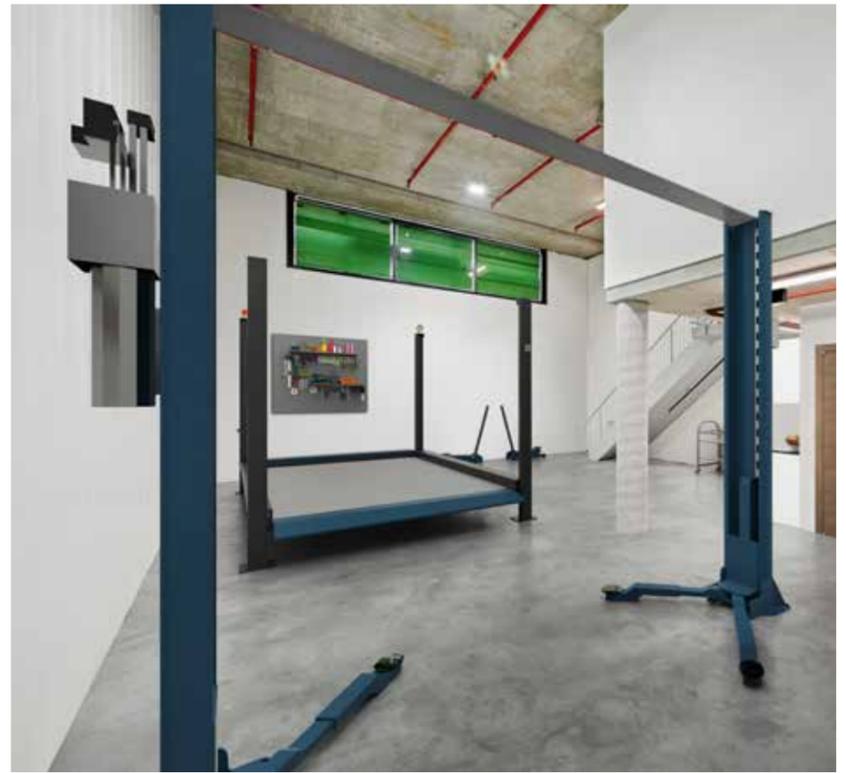
## MEZZANINE

- | Split System Air Conditioning Unit
- | Suspended Ceilings (ceiling tiles)
- | LED Lighting
- | Concrete Floor
- | Carpet to Floor
- | Steel stairs
- | 2 x Double Power Outlets
- | 1 x Phone/Data Point
- | 1 x Window Overlooking Warehouse Area

## GENERAL FINISHES

- | Disability Accessible Bathroom
- | Kitchenette including Benchtap, Under Bench Cupboard, Single sink with mixer
- | Electric Hot Water System
- | Electricity Individually Metered





**NEARLY COMPLETED!**

**100M TO:**  
**BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

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# unit profile

UNIT NUMBER **32**

## area

WAREHOUSE 92M<sup>2</sup>

MEZZANINE 46M<sup>2</sup>

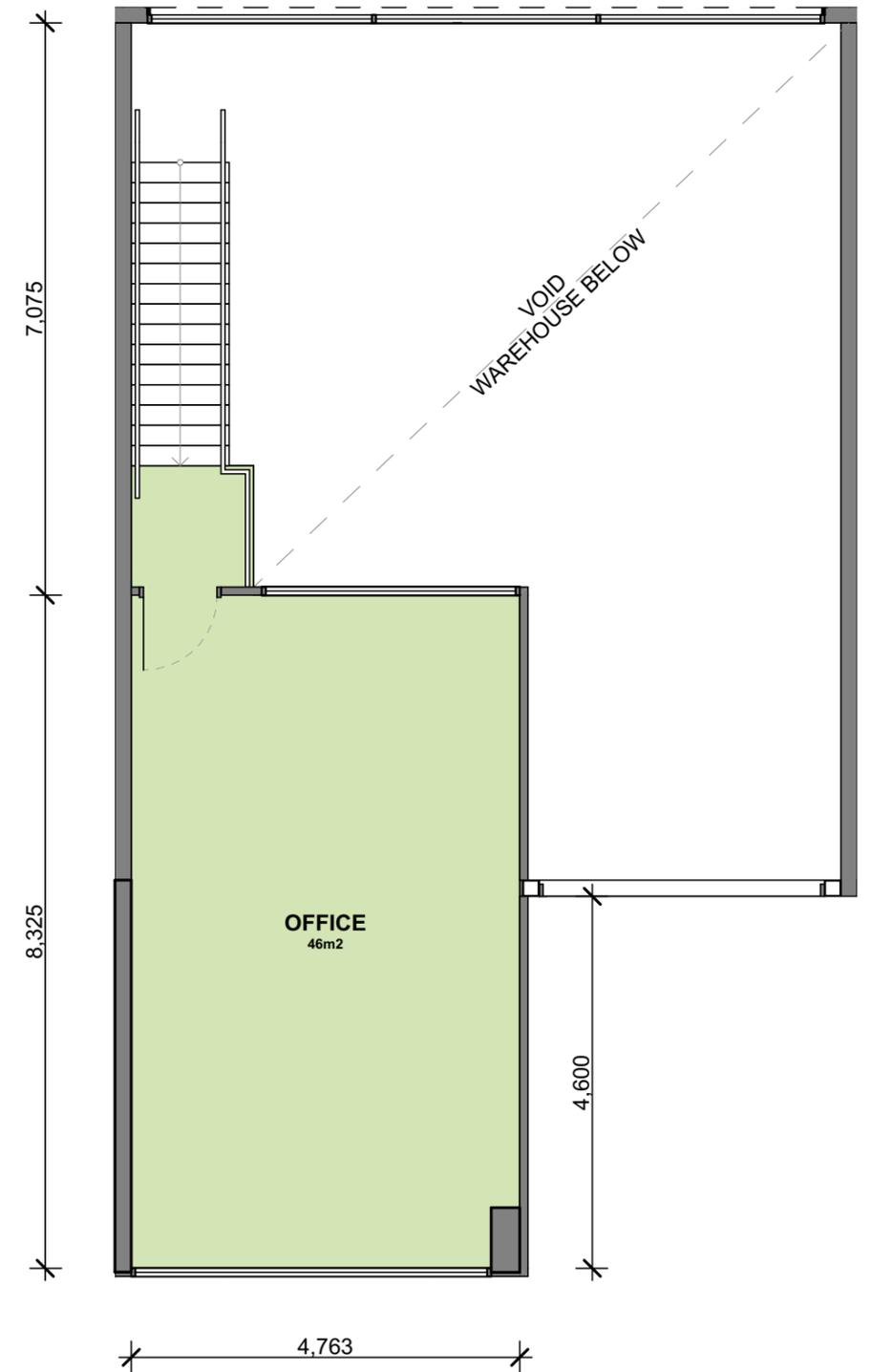
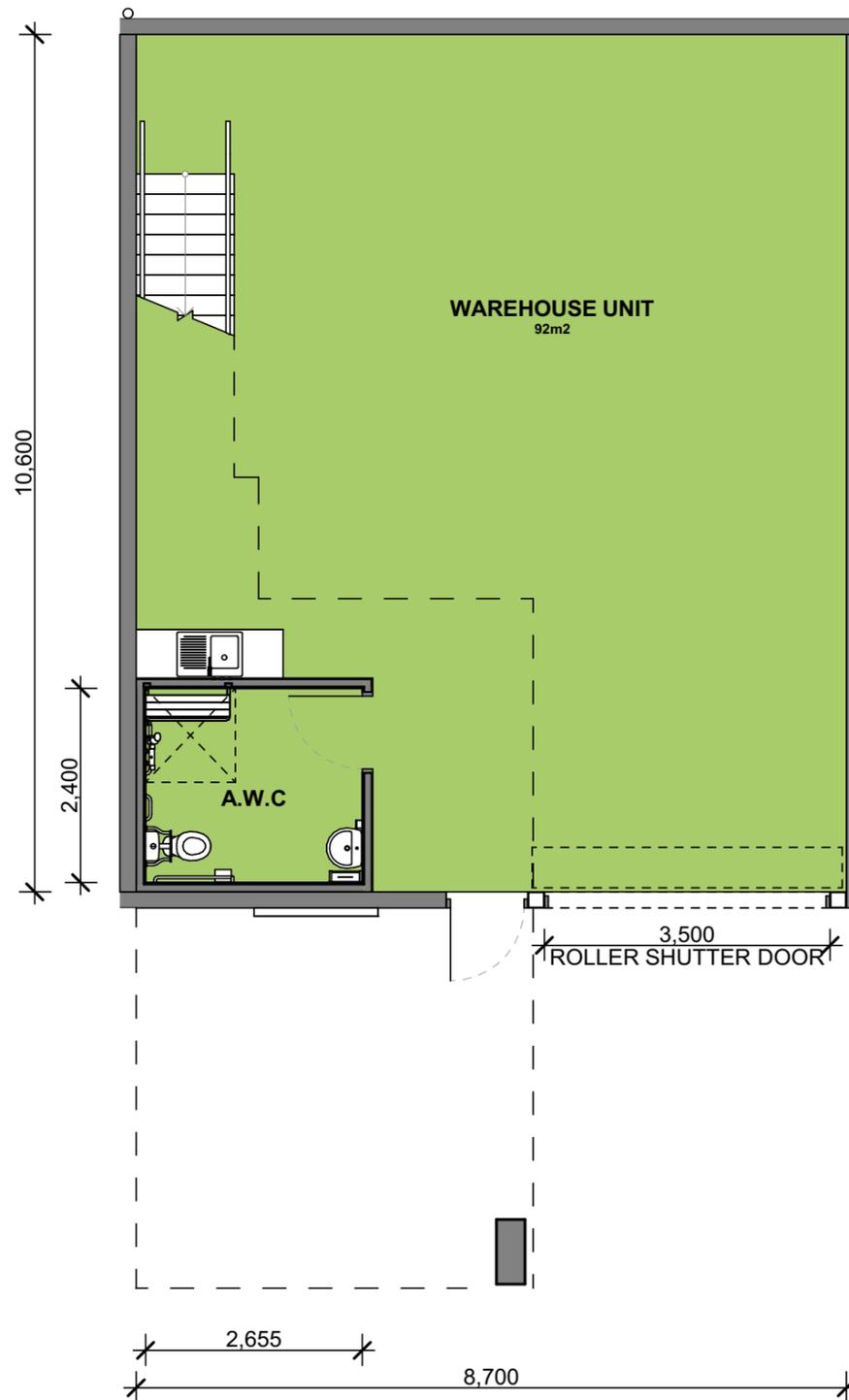
**TOTAL 138M<sup>2</sup>**

CAR SPACES 2

PRICE (EX GST)  
**\$1,242,000**

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# unit profile

## UNIT NUMBER 27

### area

WAREHOUSE 193M<sup>2</sup>

MEZZANINE 53M<sup>2</sup>

**TOTAL 246M<sup>2</sup>**

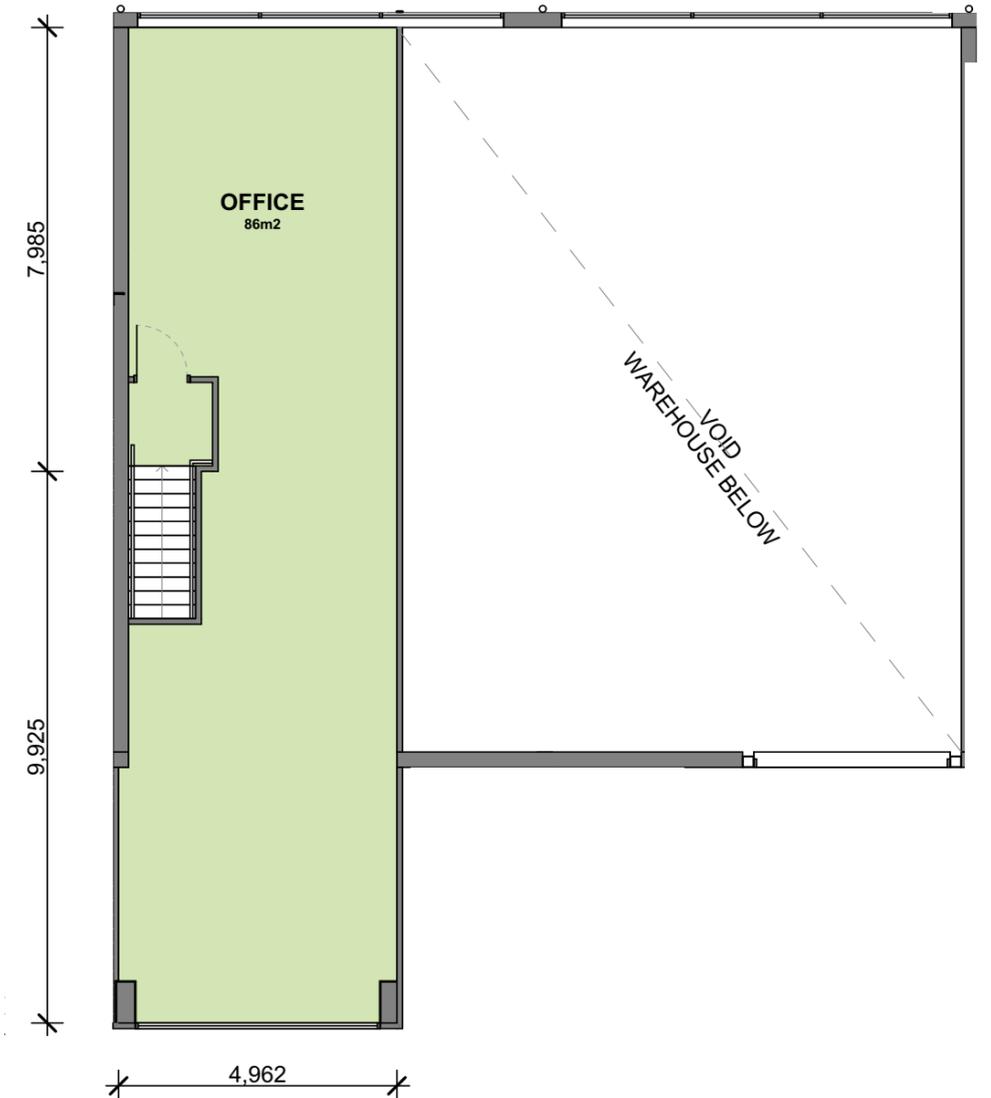
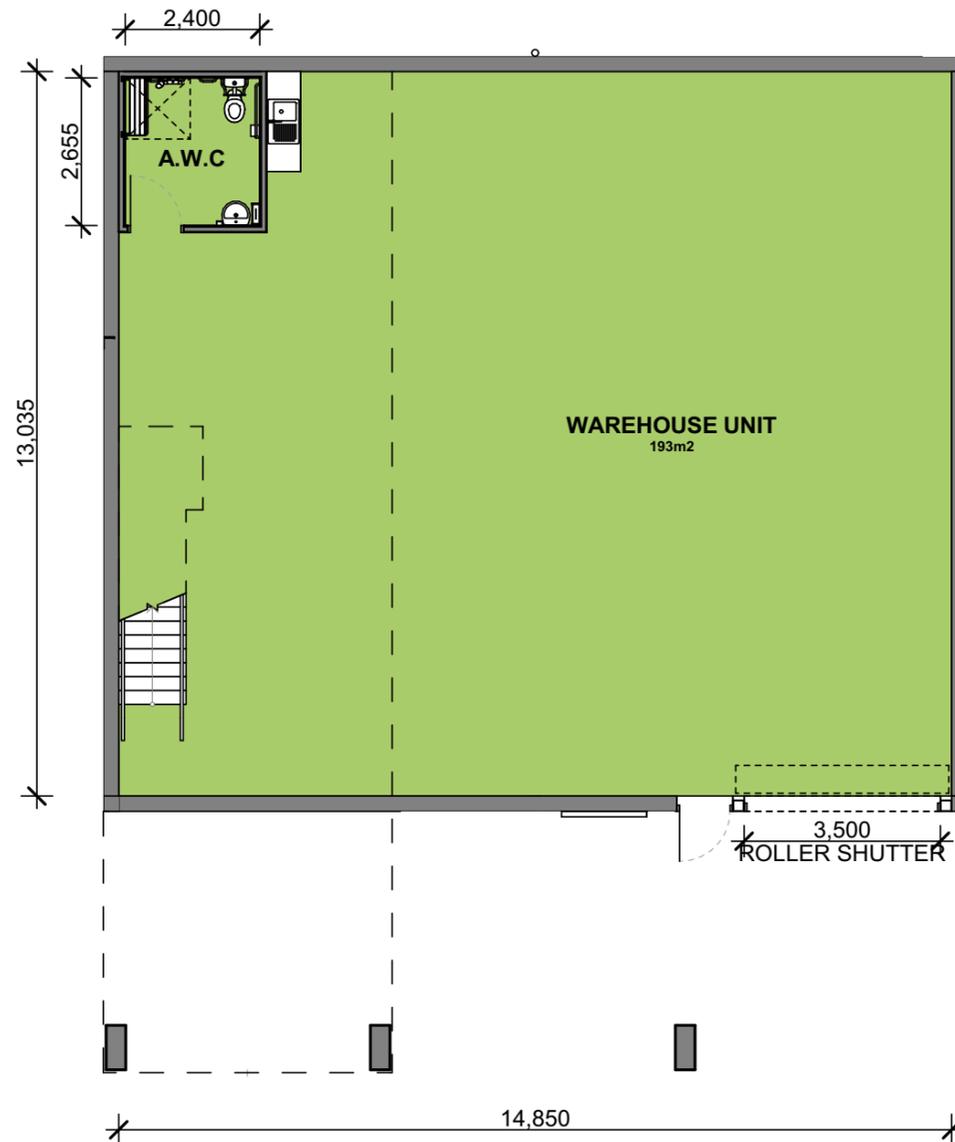
CAR SPACES 3

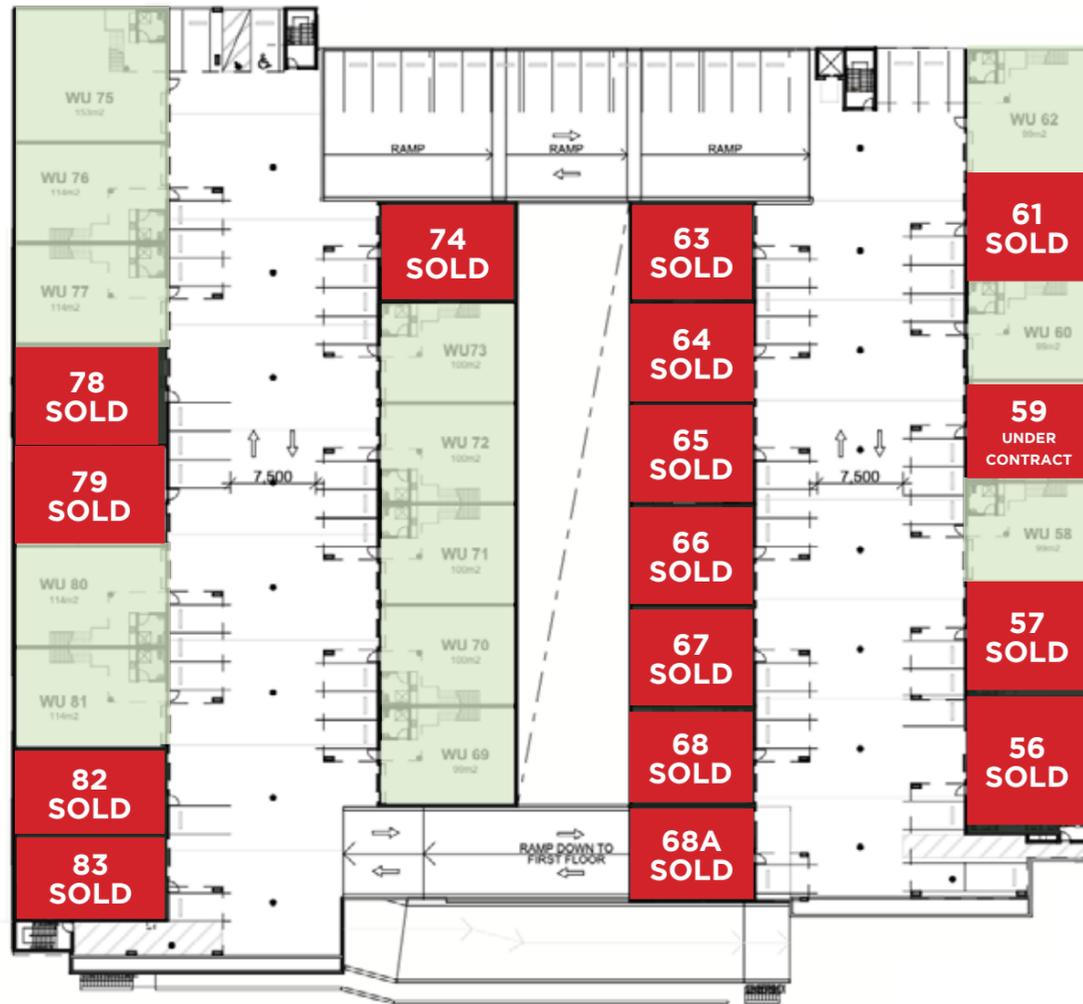
PRICE (EX GST)

**\$1,980,000**

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- Areas are based on draft strata plan prepared by Beveridge Williams
- Pricing is subject to change without notice
- All advertised pricing is exclusive of GST

UNIT	WAREHOUSE (M2)	MEZZANINE (M2)	TOTAL AREA (M2)	CAR SPACES	PRICE (EX GST)
56	126	46	172	3	<b>SOLD</b>
57	92	46	138	2	<b>SOLD</b>
58	92	46	138	2	\$1,380,000
59	92	46	138	2	UNDER CONTRACT
60	92	46	138	2	\$1,380,000
61	92	46	138	2	<b>SOLD</b>
62	121	59	180	2	\$1,800,000
63	91	46	137	2	<b>SOLD</b>
64	92	46	138	2	<b>SOLD</b>
65	92	46	138	2	<b>SOLD</b>
66	92	46	138	2	<b>SOLD</b>
67	92	46	138	2	<b>SOLD</b>
68	91	46	137	2	<b>SOLD</b>
68A	85	-	85	2	<b>SOLD</b>
69	99	45	144	2	\$1,440,000
70	100	46	146	2	\$1,460,000
71	100	46	146	2	\$1,460,000
72	100	46	146	2	\$1,460,000
73	100	46	146	2	\$1,460,000
74	99	45	144	3	<b>SOLD</b>
75	153	79	232	3	\$2,233,000
76	114	53	167	2	\$1,837,000
77	114	53	167	2	\$1,837,000
78	114	53	167	2	<b>SOLD</b>
79	114	53	167	2	<b>SOLD</b>
80	114	53	167	2	\$1,837,000
81	114	53	167	2	\$1,837,000
82	97	46	143	2	<b>SOLD</b>
83	97	46	143	2	<b>SOLD</b>

# PRICING TOP FLOOR

\* Prices subject to change without notification



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UNIT	WAREHOUSE (M2)	MEZZANINE (M2)	TOTAL AREA (M2)	CAR SPACES	PRICE (EX GST)
28	126	46	172	3	SOLD
29	92	46	138	2	SOLD
30	92	46	138	2	SOLD
31	92	46	138	2	SOLD
32	92	46	137	2	SOLD
33	92	46	138	2	SOLD
34	118	48	138	2	SOLD
35	91	-	91	2	SOLD
36	92	-	138	2	SOLD
37	92	-	92	2	SOLD
38	92	-	138	2	SOLD
39	92	-	138	2	SOLD
40	91	45	136	2	SOLD
41	99	-	99	2	SOLD
42	100	-	100	2	SOLD
43	100	-	100	2	SOLD
44	90	-	137	2	SOLD
45	97	-	97	2	SOLD
46	99	-	99	2	SOLD
47	153	61	214	3	\$2,140,000
48	114	52	166	2	SOLD
49	114	52	166	2	SOLD
50	114	53	167	2	\$1,670,000
51	114	-	167	2	SOLD
52	114	52	166	2	\$1,660,000
53	114	52	166	2	\$1,660,000
54	97	46	143	2	SOLD
55	97	46	143	2	SOLD



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# PRICING MIDDLE LEVEL

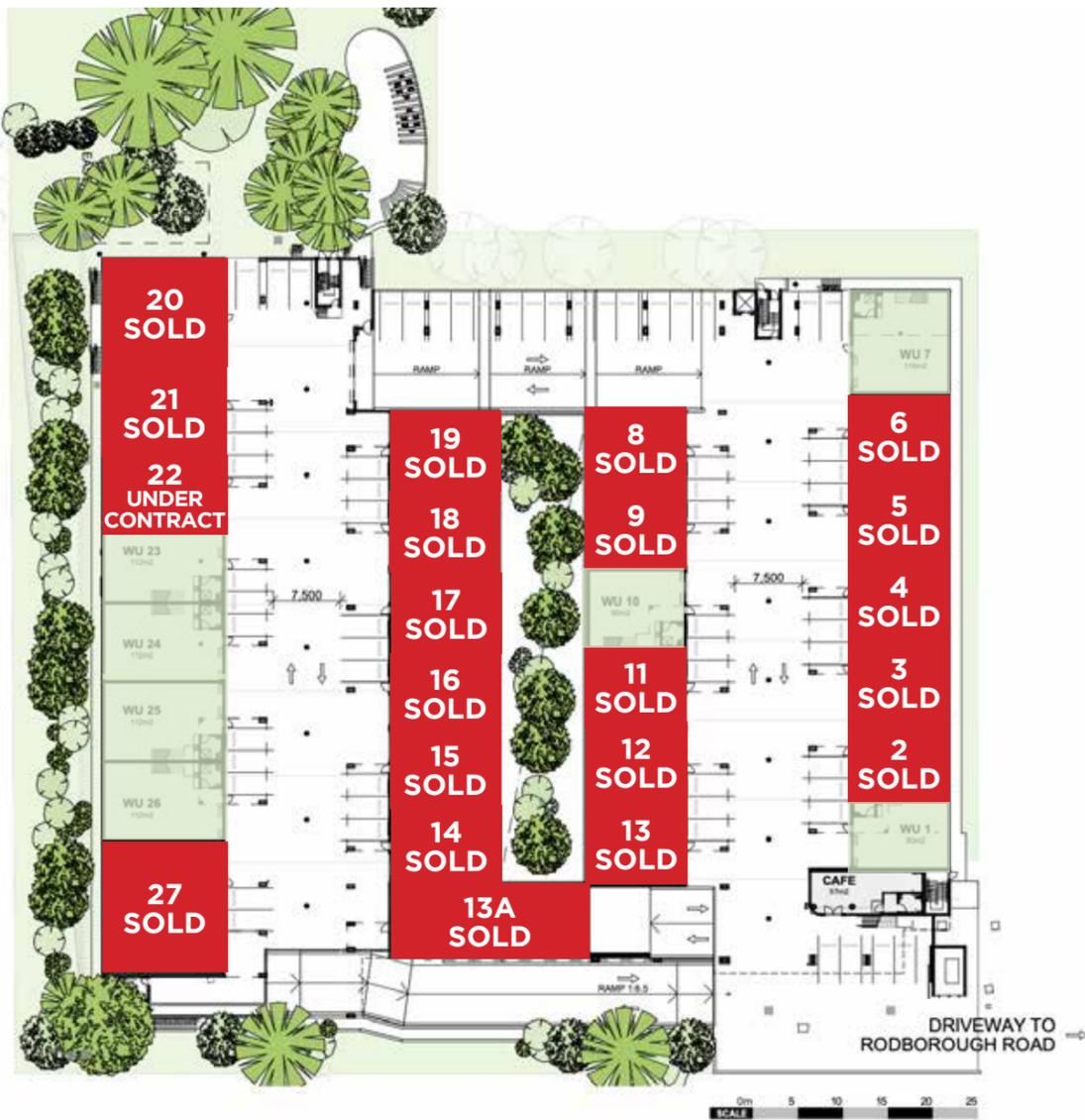
\* Prices subject to change without notification



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- Pricing is subject to change without notice
- All advertised pricing is exclusive of GST

UNIT	WAREHOUSE (M2)	MEZZANINE (M2)	TOTAL AREA (M2)	CAR SPACES	PRICE (EX GST)
1	90	47	137	2	\$1,370,000
2	90	47	137	2	SOLD
3	90	47	137	2	SOLD
4	90	47	137	2	SOLD
5	90	47	137	2	SOLD
6	90	47	137	2	SOLD
7	116	46	162	2	\$1,620,000
8	88	46	134	2	SOLD
9	90	47	137	2	SOLD
10	90	47	137	2	\$1,360,000
11	90	47	137	2	SOLD
12	90	47	137	2	SOLD
13	88	46	134	2	SOLD
13A	92	20	134	1	SOLD
14	97	-	97	2	SOLD
15	98	-	98	2	SOLD
16	98	-	98	2	SOLD
17	98	-	98	2	SOLD
18	98	-	98	2	SOLD
19	97	-	97	2	SOLD
20	150	80	230	3	SOLD
21	112	40	152	2	SOLD
22	112	40	152	2	UNDER CONTRACT
23	112	40	152	2	\$1,368,000
24	112	40	164	2	\$1,368,000
25	112	52	152	2	\$1,368,000
26	112	40	152	2	\$1,368,000
27	193	53	246	3	SOLD

# PRICING LEVEL ZERO - GROUND FLOOR

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4-7 VILLIERS PLACE, **CROMER** (BUILT BY SAME DEVELOPER)

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
44	151	\$522,500	19/02/2019	\$950,000	3/04/2023	81%
48	150	\$518,100	4/03/2019	\$900,000	27/06/2023	74%
7	145	\$511,500	6/05/2019	\$875,000	17/11/2023	71%
18C	100	\$468,500	5/02/2021	\$770,000	17/05/2023	64%
60	145	\$594,000	23/07/2020	\$890,000	11/11/2022	50%
17	192	\$577,500	2/02/2017	\$841,500	1/04/2021	46%
35	226	\$935,000	11/03/2021	\$1,320,011	8/12/2023	41%
46	116	\$583,000	23/08/2020	\$800,000	3/06/2022	37%
36	291	\$1,160,500	9/03/2020	\$1,485,000	18/08/2021	28%
25	222	\$620,064	22/05/2017	\$775,000	25/06/2021	25%
37	370	\$1,567,500	18/02/2019	\$1,740,000	19/08/2021	11%

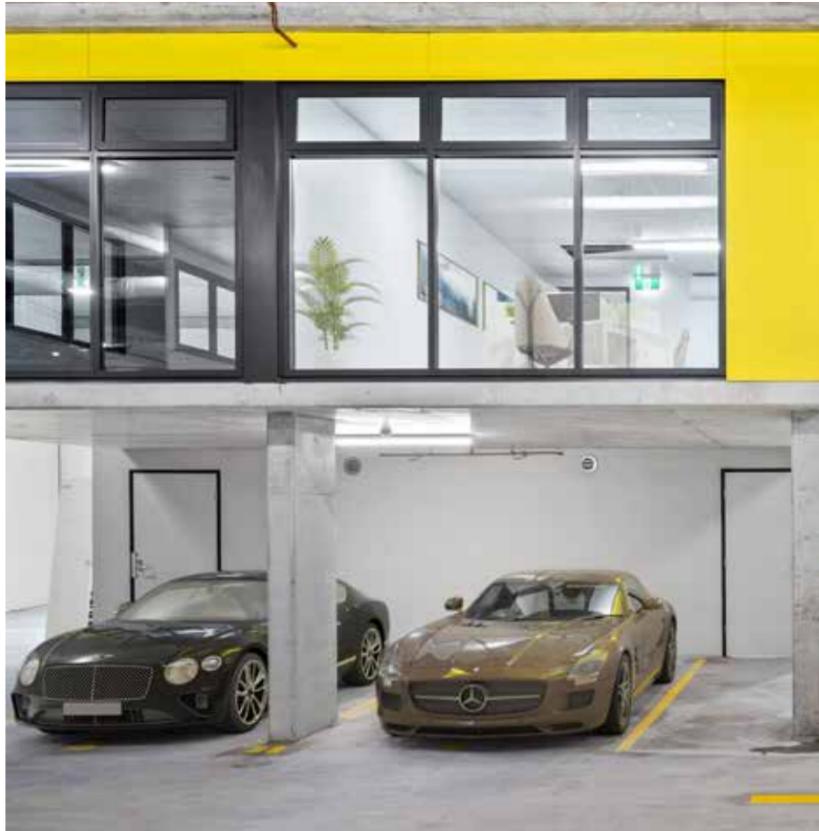
WAREHOUSE INVESTMENT GROWTH  
ACTUAL FIGURES



7 RODBOROUGH RD, FRENCHS FOREST

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**quality + delivery  
substantiation**



**15 JUBILEE AVE, WARRIEWOOD**  
**RECENTLY COMPLETED PROJECT**  
Feel free to ask the agent to inspect this project -  
it's a great comparison.

**100M TO:**  
**BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

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7 RODBOROUGH RD, FRENCHS FOREST

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7 RODBOROUGH RD  
**playlist | 65+vids**



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100M TO: **BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

- NOVAK Properties - 1 / 53
- 30 June 2025 NOVAK Properties
- Storage Units = High Demand & Low Hassle 🎉 We've hit a huge milestone
- EP 1454 HOW MANY UNITS IS TOO MANY IN YOUR SUBURB! DEPTH OF...
- Bunnings pegged to open soon. Huge growth for the Northern Beaches!
- aka "Snack Pack" or "Hide the Harley" storage
- Mark Novak Takes Us Through The Hot Industrial 7 Rodborough Road!
- Frenchs Forest Is Sydney's Hottest Industrial Spot
- Michael Burgio Talks Rodborough Real Estate
- Michael Burgio On Site Rodborough Road
- Josh Wapshott Talks Commercial Real Estate In French's Forest
- Rodborough Road A Commercial Investors Dream!
- Commercial Real Estate Is Calling!
- Rodborough Road - The Buy Of A Lifetime
- Golf simulators. Car hoists. Long trips overseas. The uses for storage units?...

**Storage units:  
High demand  
and low hassle**

**How many units is  
too many in your  
suburb?**

**Bunnings is pegged  
to open soon... huge  
growth**

**'Snack pack' or  
'hide the harley'  
storage**

**Construction  
update;  
7 Rodborough Rd**

**Frenchs Forest:  
Sydney's hottest  
industrial spot**

**...the new  
d big  
nnings**

**How many un  
in**

# The upcoming Bunnings Warehouse in Frenchs Forest is set to offer several benefits to the local community



south elevation - rodborough road frontage



west elevation - allambie road frontage



## Comprehensive Retail Experience:

Spanning over 20,000 square meters, this will be the first Bunnings in New South Wales to feature three levels of retail space. It will house a wide range of hardware and building supplies, an outdoor garden centre, a large café, and a children's playground, providing a one-stop destination for DIY enthusiasts, tradies, and professional builders.

## Ample Parking:

The store will include two levels of parking, accommodating up to 400 vehicles, ensuring convenient access for customers.

## Economic Growth:

The construction and operation of the store are expected to generate significant employment opportunities, with over 800 jobs anticipated-700 during the construction phase and approximately 135 permanent positions once the store opens.

## Community Engagement:

The inclusion of a café and a children's playground aims to create a family-friendly environment, encouraging community interaction and making the store a welcoming space for all ages.

**As of now, the store is scheduled for completion in 2025.**

**THE BUNNINGS BACKSTORY**  
New Bunnings offers benefits  
to the local community

100M TO:  
**BUNNINGS**  
FRENCHS FOREST  
ALLAMBIE HEIGHTS

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artist impression - side pedestrian entry on allambie road



artist impression - COLA & sports field



artist impression - main entry on allambie road



revised site layout



artist impression - aerial view from allambie road

# The arrival of The Forest High school in a precinct whose momentum is about to shift forward...

## strategic location meets future growth:

Situated immediately adjacent to an existing warehouse/storage precinct of 80+ warehouses and 150+ storage units, your prospective industrial assets sit in a well-established logistics node. But what sets this opportunity apart is the injection of The Forest High school into the area — the **first new public high school in 50 years**.

The arrival of The Forest High will bring daily influxes of students, staff, deliveries, services, and commuter traffic. This tangible movement of people and activity directly benefits neighboring industrial uses — increasing exposure, accessibility, and local demand for logistics, support, and ancillary services.

Historical and market data supports the notion that well-planned infrastructure and educational investment generate positive spillover into industrial precincts. Coupled with the upward trajectory seen in Australian industrial land values, this is a compelling value-add scenario.

In short: this is not simply industrial real estate — this is industrial real estate with accelerating upside, in a precinct whose momentum is about to shift forward.

**Main construction works for the new The Forest High School are expected to be finished in late 2025.**

**STRATEGIC LOCATION MEETS FUTURE GROWTH**



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