BROOKA DE VALÉ
TWO CAR STORAGE

UPDATED STOCKLIST 18/12/2025

* Prices subject to change without notification

storage vaults

99 OLD PITTWATER ROAD, BROOKVALE

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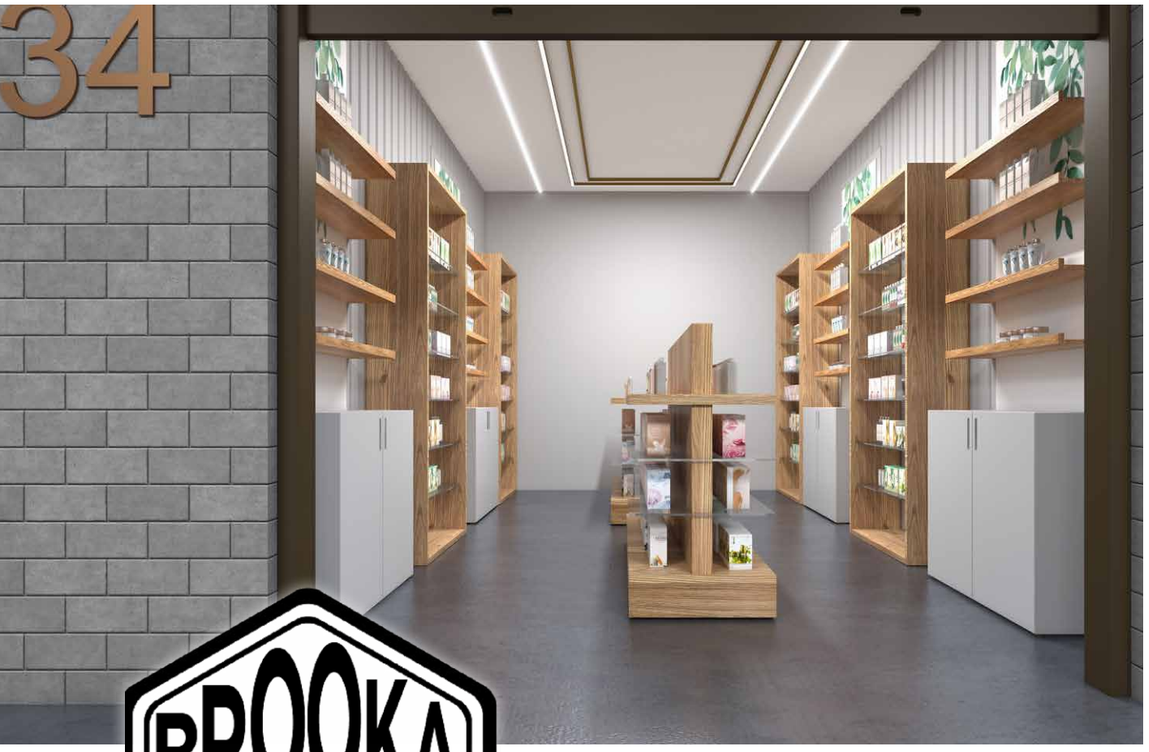

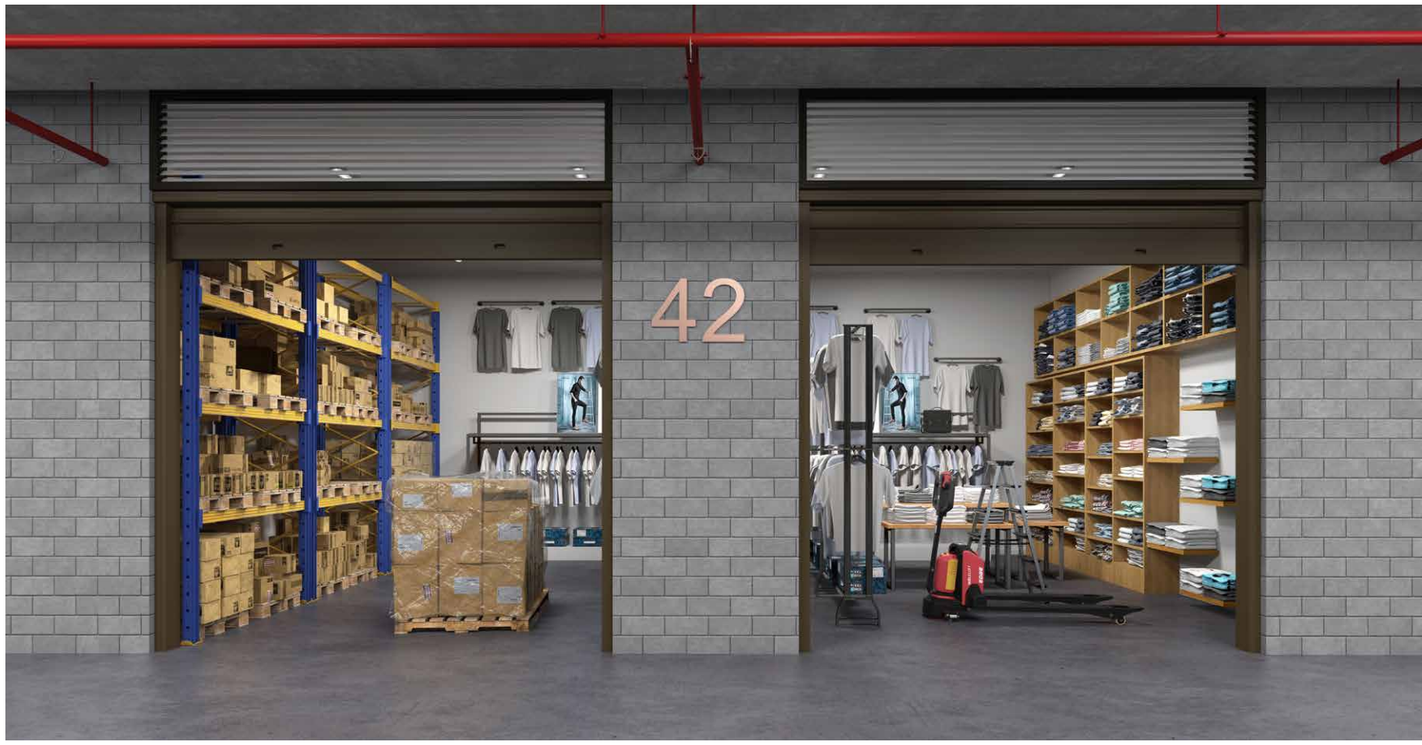

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BROOKA DE VALÉ
TWO CAR STORAGE
Westfield
WARRINGAH MALL
MANLY
10mins
SYDNEY CBD
30mins
CHATSWOOD
20mins
M1 ENTRANCE AT HORNSBY/ WAHROONGA
40mins
5 MIN WALK
DEE WHY
5mins
TERREY HILLS
20mins

SCHEDULE OF FINISHES

STORAGE VAULTS

Access
- Main entry and exit to Strata Storage level via fob controlled secure roller shutter.

Internal Walls
- Partition walls to be masonry construction or similar.

Roller Shutter
- Standard lockable Industrial grade roller to individual storage units, manually operated, with a Colorbond finish (Slide Locking Bolt). Indicative opening 3m wide x 3m high. Locking bolts to be mounted approx. 1m above floor level.
- Secure ventilation mesh screen over roller door entry to internal aisle units.

Structural Steel
- All structural steel shall be paint finished.

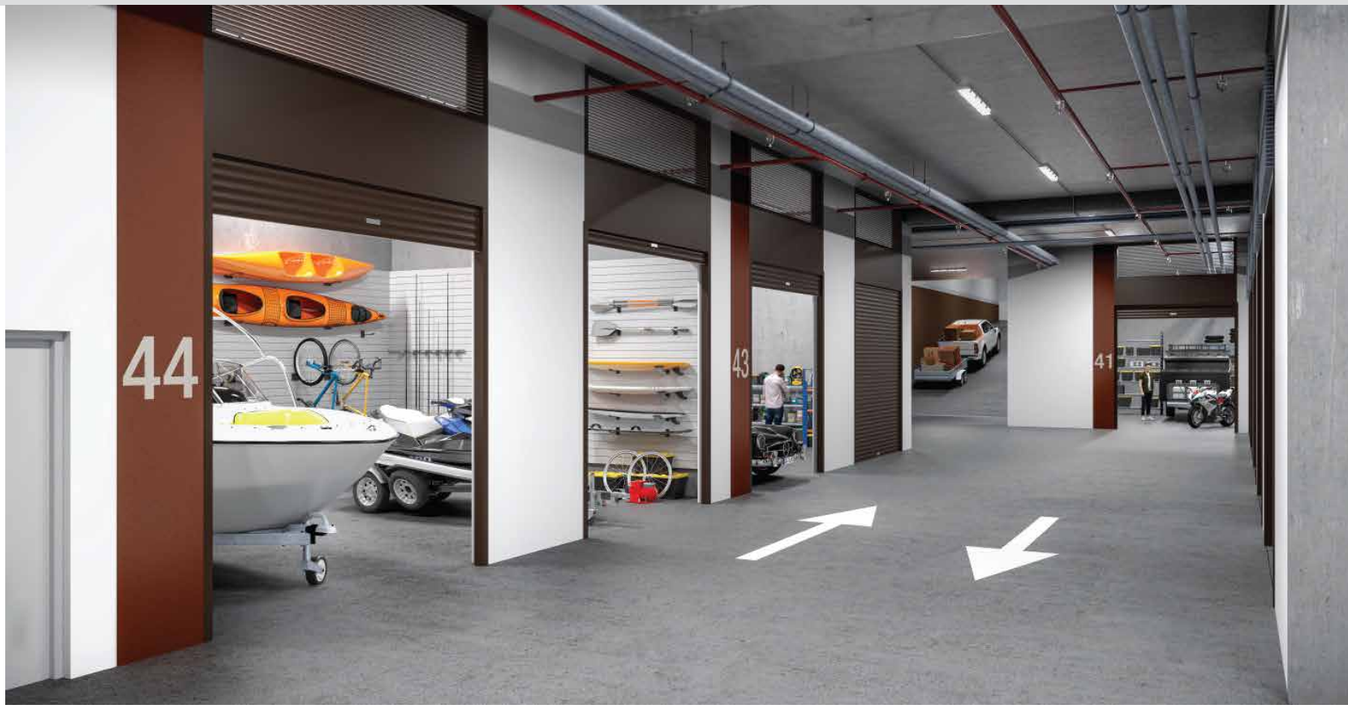
Floor
- Steel trowel concrete.

Self-Storage Unit GPO's
- One double GPO to each storage unit.

Communications/Data
- All Self-Storage units are data enabled.

Ventilation
- Mechanical ventilation is required to the circulation space of the self-storage facility only. A ventilation mesh screen is to be provided above each roller shutter door to ventilate each selfstorage unit to satisfy the NCC, Australian standards and other relevant authority requirements.

Security
- Security camera to cover all entries, road, pedestrian and fire exits.



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TWO CAR STORAGE

STORAGE VAULTS
off street storage level

UNIT	DEPTH (MM)	WIDTH (MM)	HEIGHT (MM)	HEIGHT CLEARANCE (MM)	TOTAL SIZE M2	TOTAL PRICE (EX GST)
ST 01	8830	3265	3150	2480	27	$361,800
ST 02	9225	4775	3300	2480	42	$537,600
ST 03	5575	13090	3450	2480	73	$799,350
ST 04	5575	3495	3600	2480	19	$258,400
ST 05	5575	6300	3600	2480	34	$453,900
ST 06	5575	4265	3600	2480	23	SOLD
ST 07	5575	4400	3600	2480	24	$326,400
ST 08	5575	4200	3600	2480	23	$312,800
ST 09	5575	4280	3600	2480	23	$312,800
ST 10	5575	4240	3600	2480	23	$312,800
ST 11	5575	4300	3600	2480	23	$312,800
ST 12	5575	4325	3600	2480	23	$312,800
ST 13	5575	4265	3600	2480	23	$312,800
ST 14	5575	4340	3600	2480	23	$312,800
ST 15	5575	4325	3600	2480	23	SOLD
ST 16	5575	4275	3600	2480	23	$312,800
ST 17	5575	8610	3600	2480	47	$608,650
ST 18	5575	4325	3600	2480	23	$312,800
ST 19	5575	4230	3450	2480	23	$312,800
ST 20	5575	3200	3450	2480	16	$218,400
ST 21	5340	7175	3550	2480	35	$460,250
ST 22	5340	7400	3550	2480	37	$464,350
ST 23	5340	8640	3550	2480	45	$591,750
ST 24	5340	8700	3550	2480	46	$604,900
ST 25	17870	5700	3550	2480	99	$841,500

UNIT	DEPTH (MM)	WIDTH (MM)	HEIGHT (MM)	HEIGHT CLEARANCE (MM)	TOTAL SIZE M2	TOTAL PRICE (EX GST)
ST 26	6290	4885	3600	2480	30	$402,000
ST 27	6290	3850	3600	2480	24	$321,600
ST 28	6290	4095	3600	2480	25	$335,000
ST 29	6290	4570	3600	2480	28	$375,200
ST 30	6290	6000	3600	2480	36	$448,200
ST 31	7035	6000	3550	2480	41	$530,950
ST 32	7035	4570	3550	2480	32	$428,800
ST 33	7035	4095	3550	2480	28	$375,200
ST 34	7035	3850	3550	2480	27	SOLD
ST 35	7035	4885	3550	2480	34	$455,600
ST 36	12470	4525	3600	2480	56	$663,600
ST 37	10820	4000	3550	2480	42	$525,000
ST 38	10820	4070	3550	2480	43	$537,500
ST 39	12385	4600	3550	2480	56	$663,600
ST 40	12420	4745	3550	2480	58	$687,300
ST 41	7940	3920	3550	2480	31	SOLD
ST 42	7940	4340	3550	2480	34	$448,800
ST 43	3810	3090	3000	2480	11	SOLD
ST 44	3225	3810	3000	2480	11	$150,150
ST 45	6270	4060	3000	2480	25	SOLD
ST 46	3580	4410	3000	2480	15	$204,750
ST 47	4410	11065	3000	2480	48	$573,600
ST 48	12200	5660	3000	2480	68	$802,400
ST 49	7100	15560	3000	2480	110	$880,000
ST 50	8400	7210	5500	2480	61	$728,950

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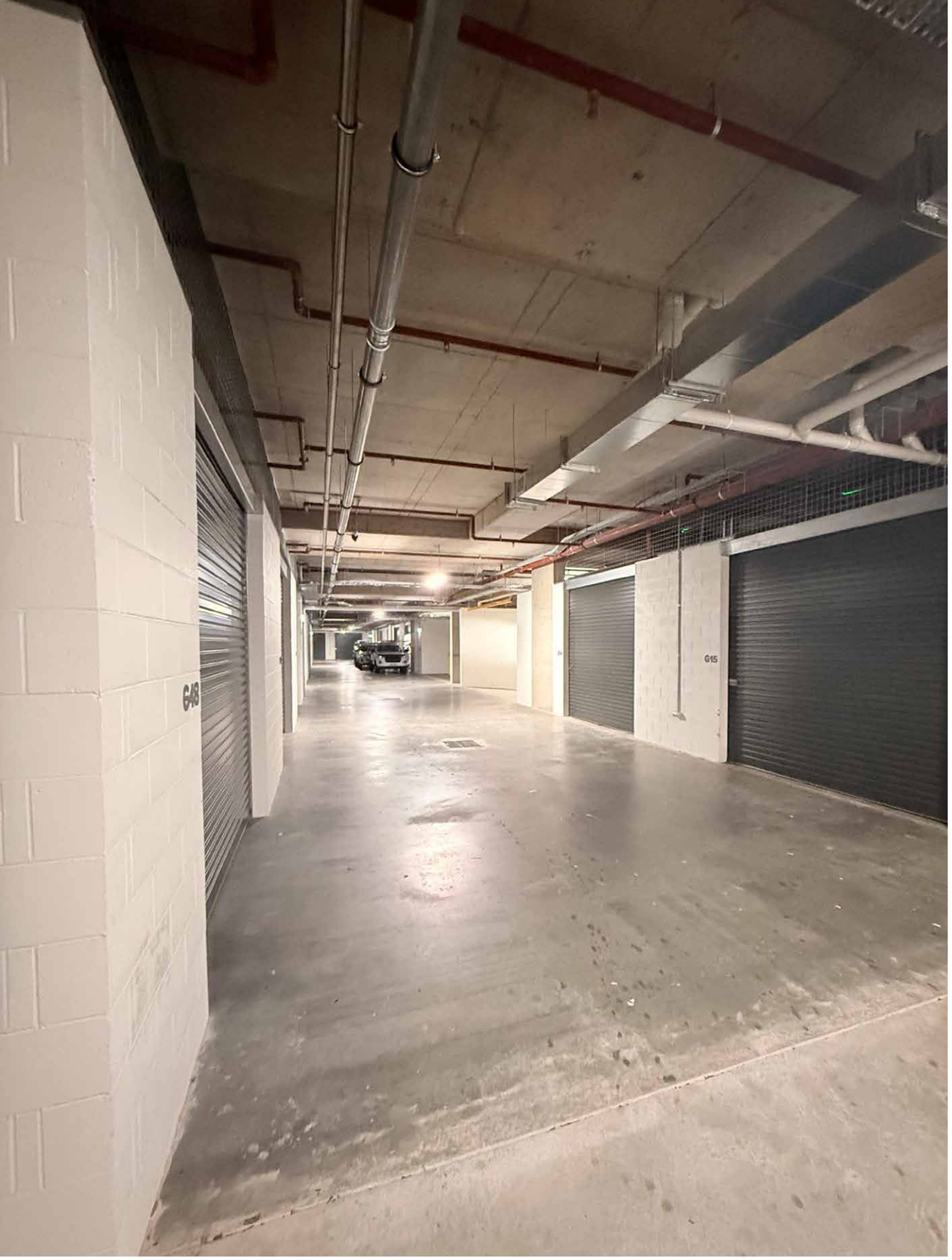

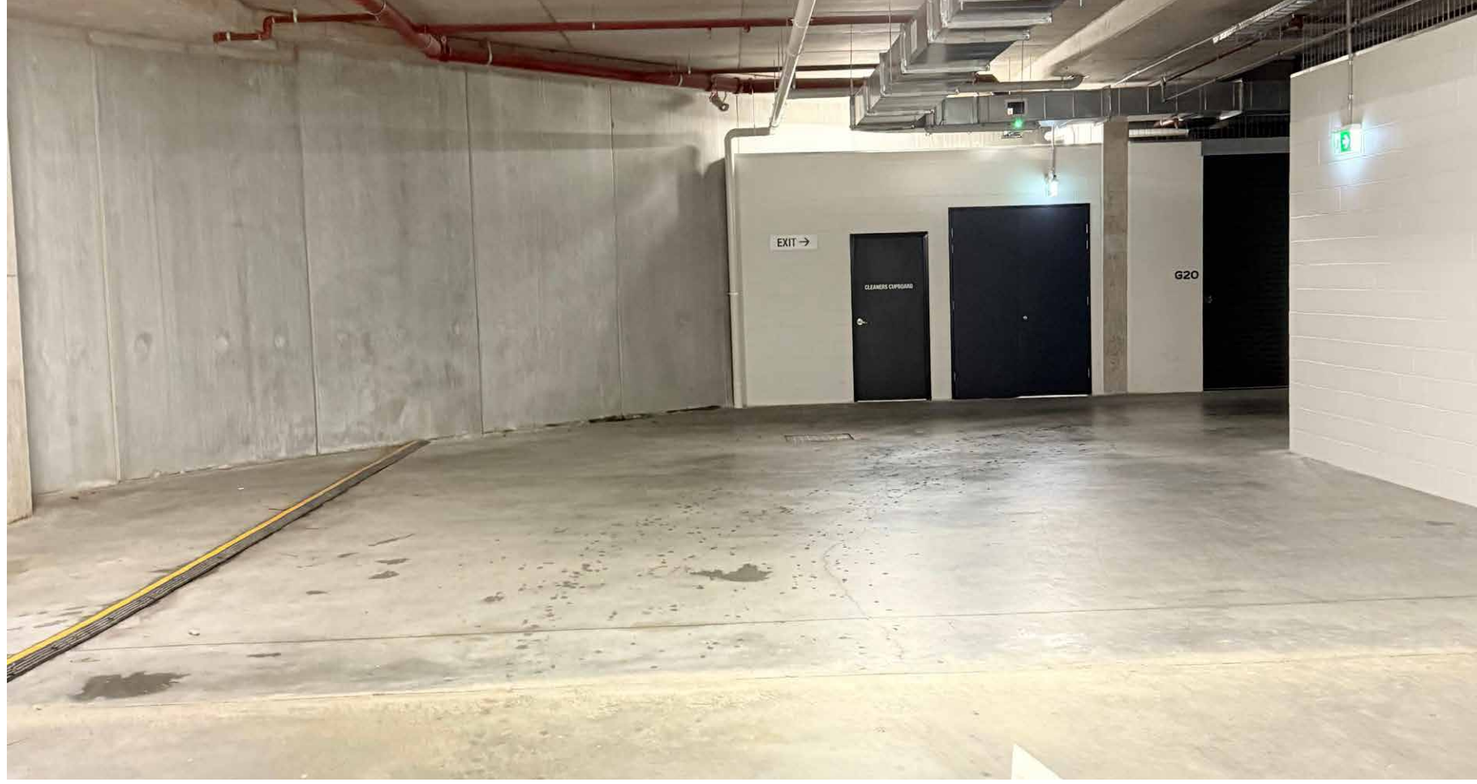

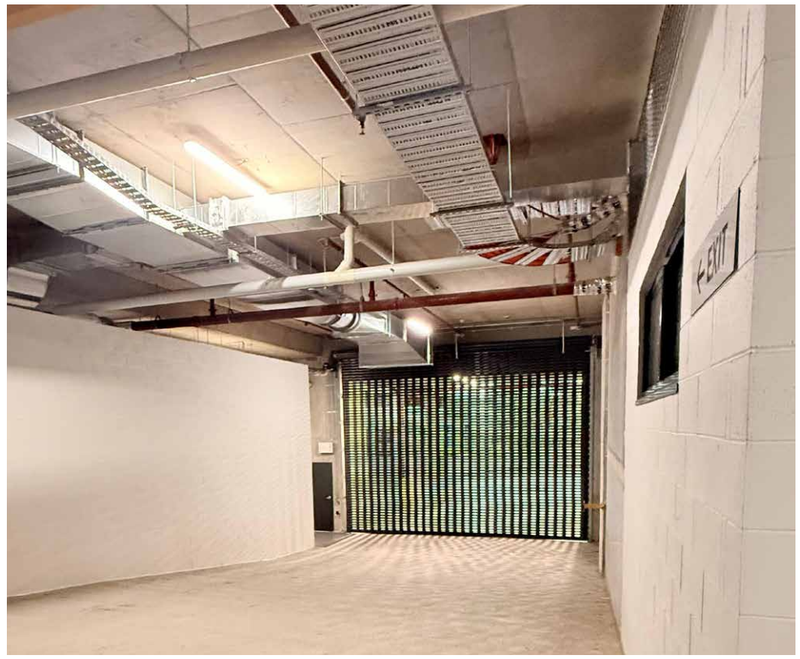

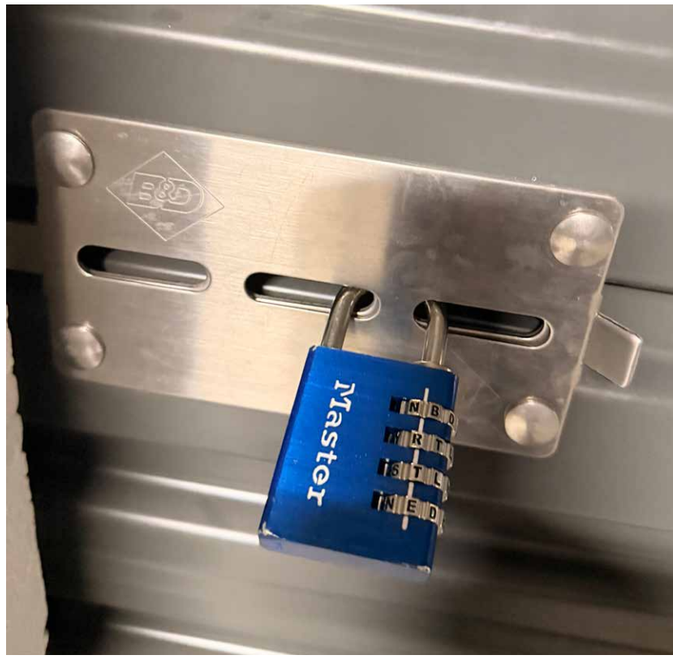

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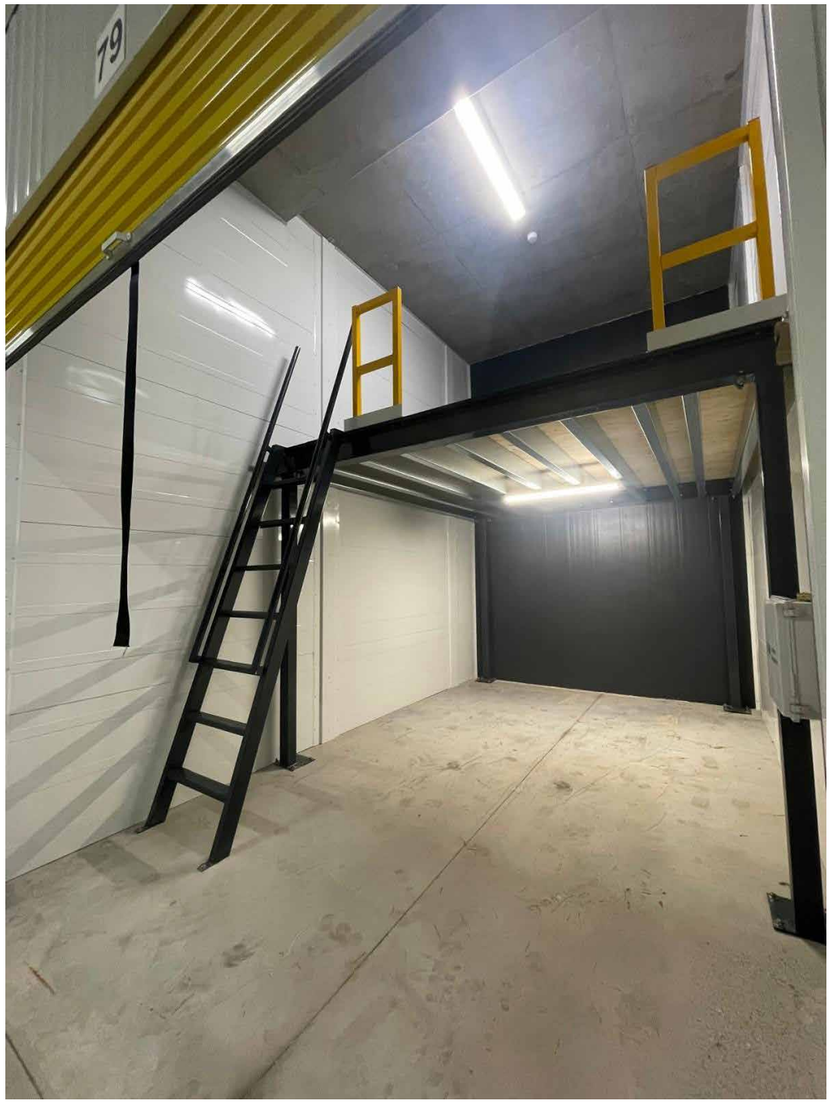
recently completed project

SIMILAR FIXTURES AND FITTINGS WILL BE USED IN THIS DEVELOPMENT

Feel free to ask the agent to inspect this project - it's a great comparison.

elevate your storage unit



storage mezzanine $5,000 or $10,000

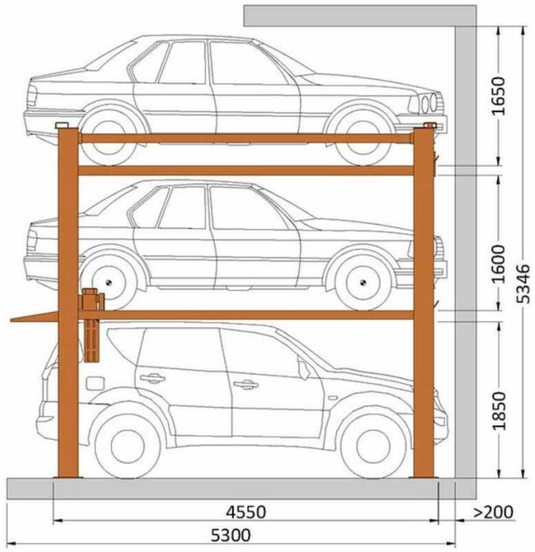
Enhance your storage space with a mezzanine, offering an efficient way to maximize vertical storage.

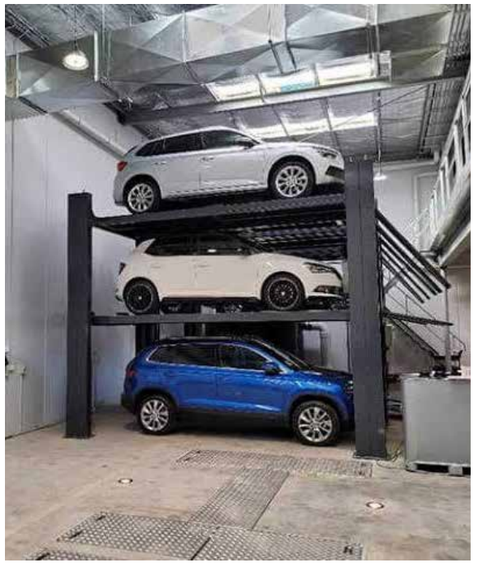
For a budget-friendly upgrade, choose the $5,000 option, or opt for a more extensive, customizable solution at $10,000. Transform your storage vault into an organised, multi-level space.

car stacker $8000

Maximize your storage unit's potential with a car stacker, available for approximately $8,000.

This space-saving solution allows you to store multiple vehicles in the same footprint, increasing capacity while maintaining organisation. Perfect for car enthusiasts or anyone needing extra storage, a car stacker optimises vertical space efficiently.





Kennards and Storage King RENTAL RATES

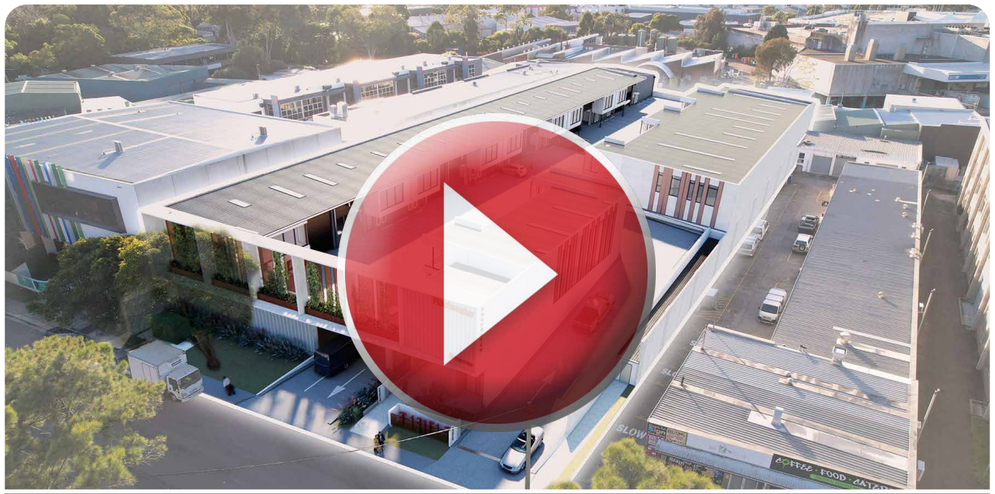
Ever wondered how Storage King and Kennards keep popping up everywhere — and staying full?

We broke down how these storage giants make money, why demand is booming, and how people are using storage for everything from Christmas decorations to golf simulators. It's like iCloud for your stuff... but with a roller door!

Your Super Could Be Your Most Powerful Tool

Have you seen people buying warehouses or storage with their super?

Did you know your super could be your most powerful investment tool? With over $3.5 trillion sitting in super, many Australians don't realise they can use it to invest in property—like warehouses and storage units. You can borrow up to 80% with your super deposit, and once you retire, those investments could be capital gains and tax-free. Properties like 99 Old Pittwater Road, Brookvale are just the beginning. Smart, strategic, and seriously worth looking into.



What People Don't Know About Industrial

What people don't know about industrial

Industrial real estate is on the rise. With flexible zoning, diverse business uses, and limited supply—especially near high-demand areas like the beaches—it's becoming a prime target for capital growth. If you're thinking strategically about property investment, industrial could be your next smart move

Why Brookvale?

Brookvale is where it all happens!

With a prime central location—quick access from Palm Beach to Manly—it's no wonder even the ambulance station chose Brookie for peak efficiency From smart-sized warehouses to in-demand storage, this is where the smart money moves.

buying industrial - your questions answered

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Rockwater Brookvale Virtual Flythrough

Modernising industrial development in one of Sydney's most sought after locations

Rockwater Brookvale delivers a dynamic home for your business, providing a unique blend of coastal elegance with industrial complexity. Covering three levels of self storage units and modern warehouses with mezzanine offices, Rockwater Brookvale provides an environment that nurtures creativity and innovation, transforming your warehouse into more than just a workspace.

Why Buy in Brookvale?

Why buy a warehouse or storage unit in Brookvale?

Brookvale is one of the most sought-after industrial hubs on Sydney's Northern Beaches. Not only is it close to lifestyle destinations like Manly, Dee Why, and Palm Beach, but it's also a powerhouse for business.

With a thriving mix of industries, especially around 99 Old Pittwater Road, Brookvale supports a strong local economy—and even contributes significantly to the broader NSW economy. The price per square metre is often higher here, a reflection of its demand and premium location.

If you're looking to invest in commercial property, Brookvale stands out as the place to be.

Who is buying storage in Brookvale?

Discover who needs storage and why in Brookvale

In Brookvale, storage units are popular with a mix of residential and commercial customers. Locals use them for decluttering, moving, downsizing, or storing seasonal items. Apartment dwellers and students also rely on them for extra space. Small businesses, tradespeople, and e-commerce operators use units for stock, tools, or document storage. Some facilities offer wine storage for collectors. Most users are aged 35–64 with mid-to-high incomes.

Why We're Excited About Hanna's Development in Brookvale

Mark & Lisa share why 99 Old Pittwater Rd is a game-changer

Join Mark and Lisa as they chat about the incredible new Hanna development at 99 Old Pittwater Road, Brookvale. This standout project is raising the bar for quality commercial spaces on the Northern Beaches. From its cutting-edge design and premium finishes to its unbeatable location near Westfield Warringah Mall, it's no wonder this development is creating a buzz. Whether you're a business owner, investor, or just love smart property, this one's worth a look. Find out why Mark and Lisa believe Hanna's latest project is the future of Brookvale. Watch now for the inside scoop!

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Premium Industrial Development in Brookvale

Mark Novak & Carla Hanna Talk Premium Industrial Development in Brookvale

Tune in as Mark Novak sits down with Carla Hanna to discuss her latest premium industrial development at 99 Old Pittwater Road, Brookvale. This state-of-the-art project is redefining what industrial spaces can be—combining sleek design, high functionality, and an unbeatable location in the heart of the Northern Beaches. From warehouse flexibility to office integration, Carla shares what makes this development a standout opportunity for businesses and investors alike. Don't miss this insider look at one of Brookvale's most exciting new industrial hubs, brought to life by a developer who truly understands modern commercial needs.

Buying Residential Vs Industrial

Key Advantages of Buying Industrial Real Estate

Mark Novak breaks down why industrial real estate is outshining residential as the smarter investment choice. In this must-watch video, he shares insights into the growing demand for industrial spaces, lower vacancy rates, stronger rental yields, and fewer maintenance hassles. From warehouses to mixed-use commercial hubs, industrial assets are becoming the go-to for savvy investors looking for long-term stability and high returns. Whether you're a first-time buyer or seasoned investor, Mark explains why now's the time to shift your focus from residential to industrial. Get the facts, see the numbers, and understand the strategy behind this rising real estate trend.

Brookvale's newest industrial hub arrives Q4 2025

99 Old Pittwater Road: Invest now before completion

The highly anticipated industrial development at 99 Old Pittwater Road, Brookvale, is on track for completion in the fourth quarter of 2025. This state-of-the-art facility will offer modern industrial spaces designed to meet the needs of businesses seeking premium warehousing and storage solutions in Sydney's Northern Beaches. Strategically located near Westfield Warringah Mall, the development promises excellent accessibility and convenience. With features like high-clearance units, ample parking, and advanced infrastructure, it's set to become a cornerstone for commercial activity in the area. Investors and businesses alike are eagerly awaiting its launch later this year.

Why Northern Beaches Homes Rely on Industrial Growth

Mark Novak Explains How Industrial Property Drives Capital Gains

Mark Novak shares why industrial real estate is the quiet powerhouse behind strong capital growth for Northern Beaches homes. As residential demand soars, the support services—storage, trades, logistics, and supply hubs—must grow too. That's where industrial steps in. With limited land and high demand, industrial property in areas like Brookvale is booming, often doubling in value every 10 years. This consistent growth stabilises the local economy and fuels residential prosperity. In this video, Mark breaks down how smart investors are capitalising on both sectors—and why ignoring industrial is a missed opportunity in Sydney's high-performing property market.

buying industrial - your questions answered

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Who Uses Storage Units? More People Than You Think

From tradies to families—storage is for everyone

Storage units attract a wide range of users with diverse needs. Tradies use them for tools and equipment, while businesses store stock, documents, and promotional materials. Car enthusiasts keep their prized vehicles safe and secure. Families declutter during renovations, moves, or spring cleans, and apartment dwellers use storage to free up valuable space. Whether it's seasonal furniture, household goods, or even setting up a mini workspace, storage solutions are flexible and accessible for everyone. With unit sizes and features to suit every situation, it's no surprise that self-storage has become an essential service across the Northern Beaches and beyond.

Solid Interest Builds for Brookvale's New Industrial Hub

There's been strong and steady interest in the new industrial development at 99 Old Pittwater Road, Brookvale. With completion just around the corner, local buyers and investors are watching closely, and inquiries continue to roll in. The combination of premium design, prime location, and flexible spaces has captured serious attention—especially from businesses needing high-quality warehousing and storage. As the project nears its final stages, sales momentum is expected to grow even further. Locals recognise the long-term value, and with limited supply in the area, those waiting are now moving decisively. It's a standout opportunity that's only getting hotter.

buying industrial - your questions answered

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