BROOKA DE VALÉ
TUFF WAREHOUSES

UPDATED STOCKLIST 18/12/2025

* Prices subject to change without notification

industrial warehouses

99 OLD PITTWATER ROAD, BROOKVALE

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BROOKA DE VALÉ
TUFF WAREHOUSES
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

mezzanine

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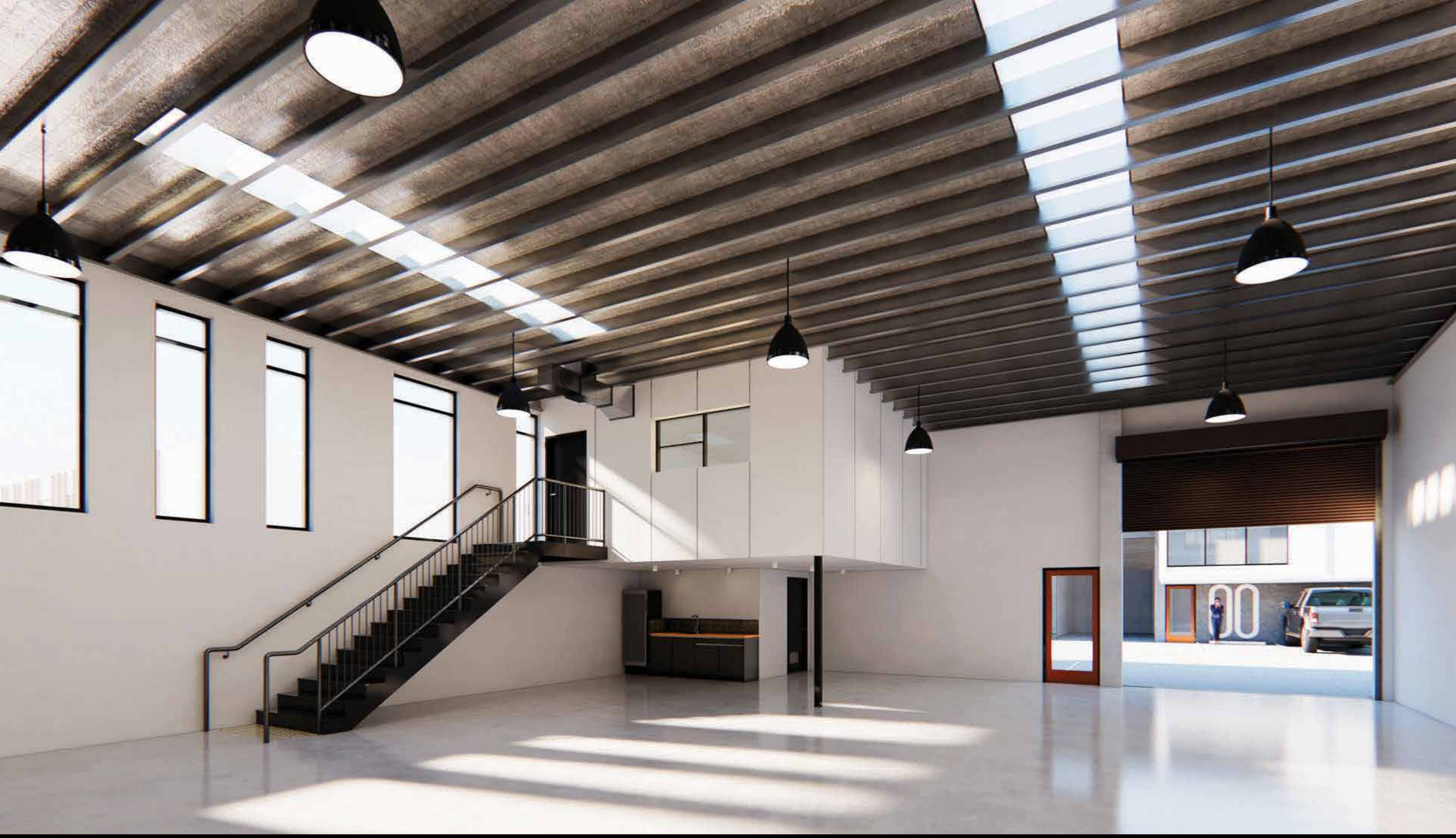
BROOKA DE VALÉ
TUFF WAREHOUSES

INDUSTRIAL WAREHOUSES

99sqm - 266sqm | ground level & top floor

Mezzanine office space | Data enabled | Dedicated car parking
63 amp power | 5.2m height clearance | Accessible for medium rigid vehicles under 4m



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SCHEDULE OF FINISHES

WAREHOUSE

External Walls
- 4 hr Fire Rating to neighbouring boundaries.
- Precast concrete / Masonry external walls
- Architectural treatment wall facing Old Pittwater Rd.

Internal Walls
- Precast concrete or masonry

Structural Steel
- All structural steel to mezzanine shall be zinc primed.
- Roof structure to Level 1 only will be galvanised finish.

Floor
- Concrete internally with Burnished finish.
- 10kpa design load.

Roller Shutter
- Motorised 3.4m wide x 4m high.

Letter Box
- One lockable letterbox for each industrial unit only.

Structure / Driveways
- Reinforced concrete structure with a 12kpa design load.
- Steel trowel finish generally.
- Wood float finish to ramps.

Windows & Glazing
- Aluminium powder coat finish glazing performance subject to section J compliance.

Roof & Cladding
- Roof sheeting Kliplok or equivalent.
- Where roofs are to be accessed for maintenance, they shall be fitted with a compliant safety anchor system including ladder brackets to permit safe access to the roof.

Signage
- Signage panels to units to be consistent with the intent of the Architectural design and strata bylaws.

OFFICE & AMENITIES WORKS

Stair Balustrade & Handrails
- Steel stair balustrades to office mezzanine. Baluster and rail system to Architects detail.

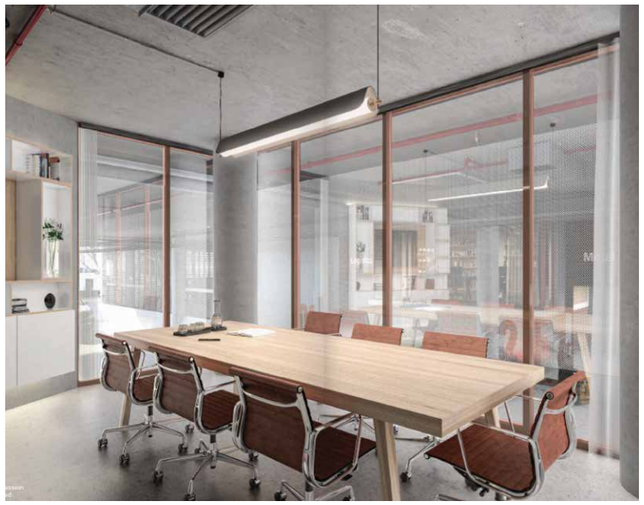
Doors
- Entrance doors to each Industrial unit are aluminium framed glazed doors.
- Internal doors to toilets and ground floor offices are hollow core with paint finish.

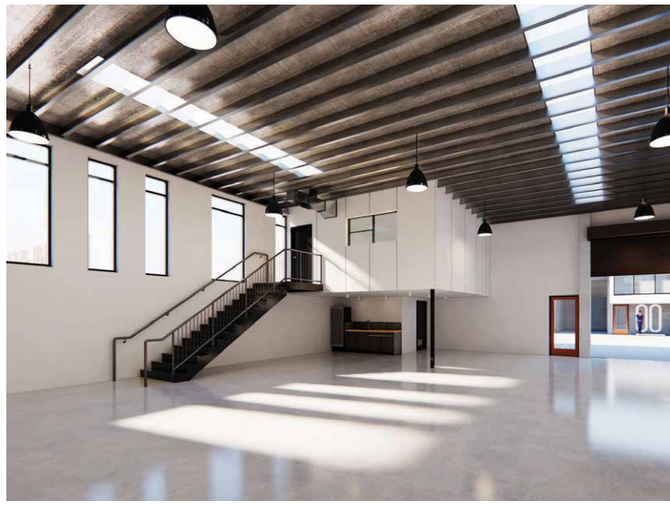
Hardware
- Generally stainless-steel finish.
- Locksets to internals - Lockwood SCP - or similar approved.

Internal Walls
- Walls generally 76mm steel stud wall with one layer of 13mm plasterboard each side, painted.
- Vision Panel from Mezzanine to warehouse area

Amenities
- Porcelain or ceramic floor, plus skirting tile and wall tiles shower only. High quality fixtures and fittings, generally Caroma. Allowance to BCA and Australian Standard requirements.
- Mirrors: approx.. 900 x 400mm with aluminium trim location to detail.
- High quality fixtures and fittings, generally Caroma or similar. Allowance to BCA and Australian Standard requirements.

Kitchenette
- Minimum requirement 2 x cupboard (2 doors) and one drawer; Provision for a dishwasher or fridge





INDUSTRIAL WAREHOUSES **ground level**

UNIT	LOT #	TOTAL SIZE M2	WAREHOUSE SIZE (M2)	MEZZANINE SIZE (M2)	TOTAL SIZE (M2)	CAR SPACES	TOTAL PRICE (EX GST)
UNIT 01	1	WAREHOUSE	142	50	192	3	$2,112,000
UNIT 02	2	MICRO WAREHOUSE	91	35	126	1	SOLD
UNIT 03	3	MICRO WAREHOUSE	75	25	100	1	SOLD
UNIT 04	4	MICRO WAREHOUSE	75	25	100	1	SOLD
UNIT 05	5	MICRO WAREHOUSE	75	25	100	1	SOLD
UNIT 06	6	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 07	7	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 08	8	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 09	9	WAREHOUSE	105	40	145	2	$1,624,000
UNIT 10	10	WAREHOUSE	108	32	140	2	$1,589,000
UNIT 11	11	WAREHOUSE	166	68	234	2	SOLD
UNIT 12	12	WAREHOUSE	138	49	187	2	SOLD
UNIT 13	13	WAREHOUSE	138	49	187	2	SOLD
UNIT 14	14	WAREHOUSE	138	49	187	2	$2,094,400
UNIT 15	15	WAREHOUSE	136	49	185	2	$2,072,000
UNIT 16	16	WAREHOUSE	128	38	166	2	$1,842,600

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BROOKA DE VALÉ TUFF WAREHOUSES

INDUSTRIAL WAREHOUSES **top floor**

UNIT	LOT #	TOTAL SIZE M2	WAREHOUSE SIZE (M2)	MEZZANINE SIZE (M2)	TOTAL SIZE (M2)	CAR SPACES	TOTAL PRICE (EX GST)
UNIT 17	17	MICRO WAREHOUSE	89	26	115	2	SOLD
UNIT 18	18	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 19	19	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 20	20	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 21	21	MICRO WAREHOUSE	74	25	99	2	SOLD
UNIT 22	22	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 23	23	MICRO WAREHOUSE	74	25	99	2	SOLD
UNIT 24	24	MICRO WAREHOUSE	74	25	99	1	$1,123,650
UNIT 25	25	MICRO WAREHOUSE	74	25	99	1	SOLD
UNIT 26	26	WAREHOUSE	118	0	118	2	$1,339,300
UNIT 27	27	MICRO WAREHOUSE	64	39	103	2	SOLD
UNIT 28	28	MICRO WAREHOUSE	76	34	110	2	SOLD
UNIT 29	29	WAREHOUSE	202	59	261	3	SOLD
UNIT 30	30	WAREHOUSE	161	50	211	2	SOLD
UNIT 31	31	WAREHOUSE	137	50	187	2	SOLD
UNIT 32	32	WAREHOUSE	137	50	187	2	SOLD
UNIT 33	33	WAREHOUSE	137	50	187	2	SOLD
UNIT 34	34	WAREHOUSE	145	0	145	2	SOLD

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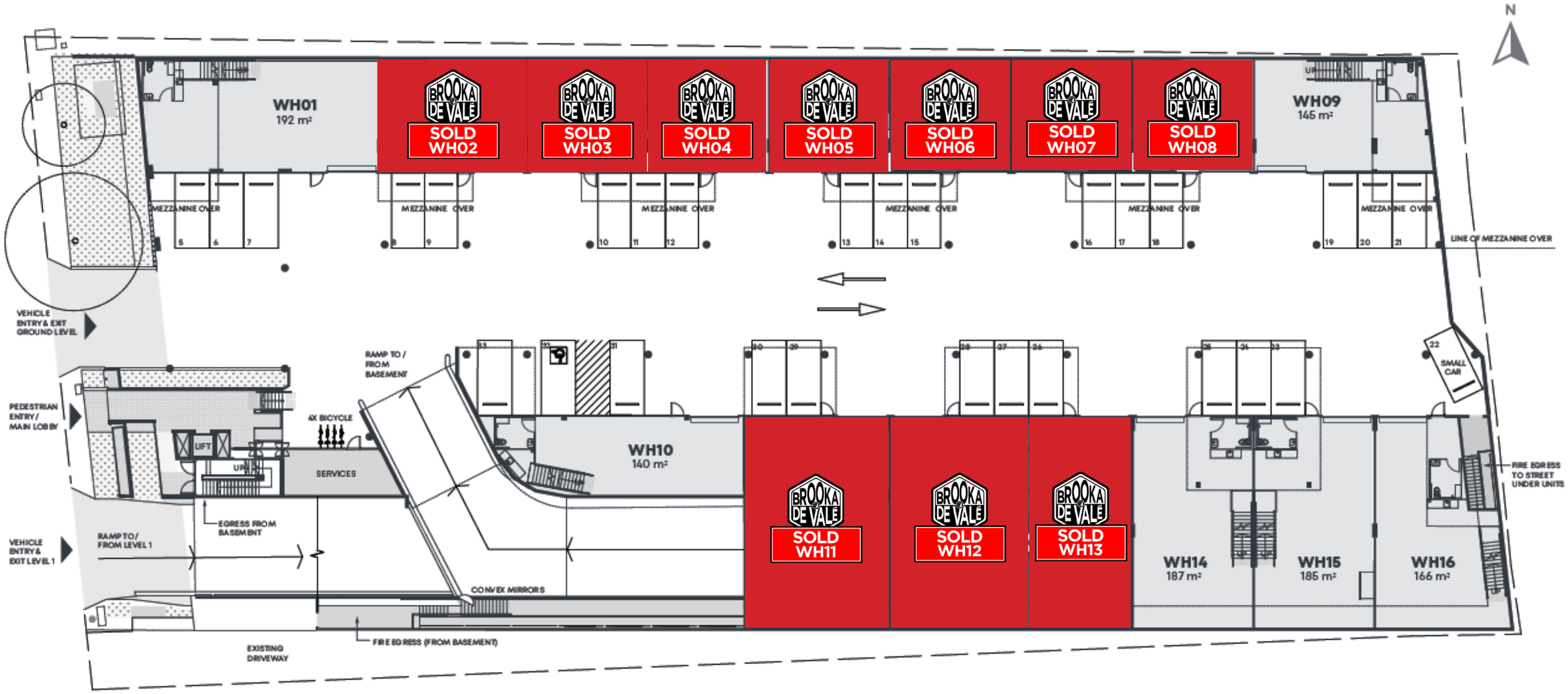

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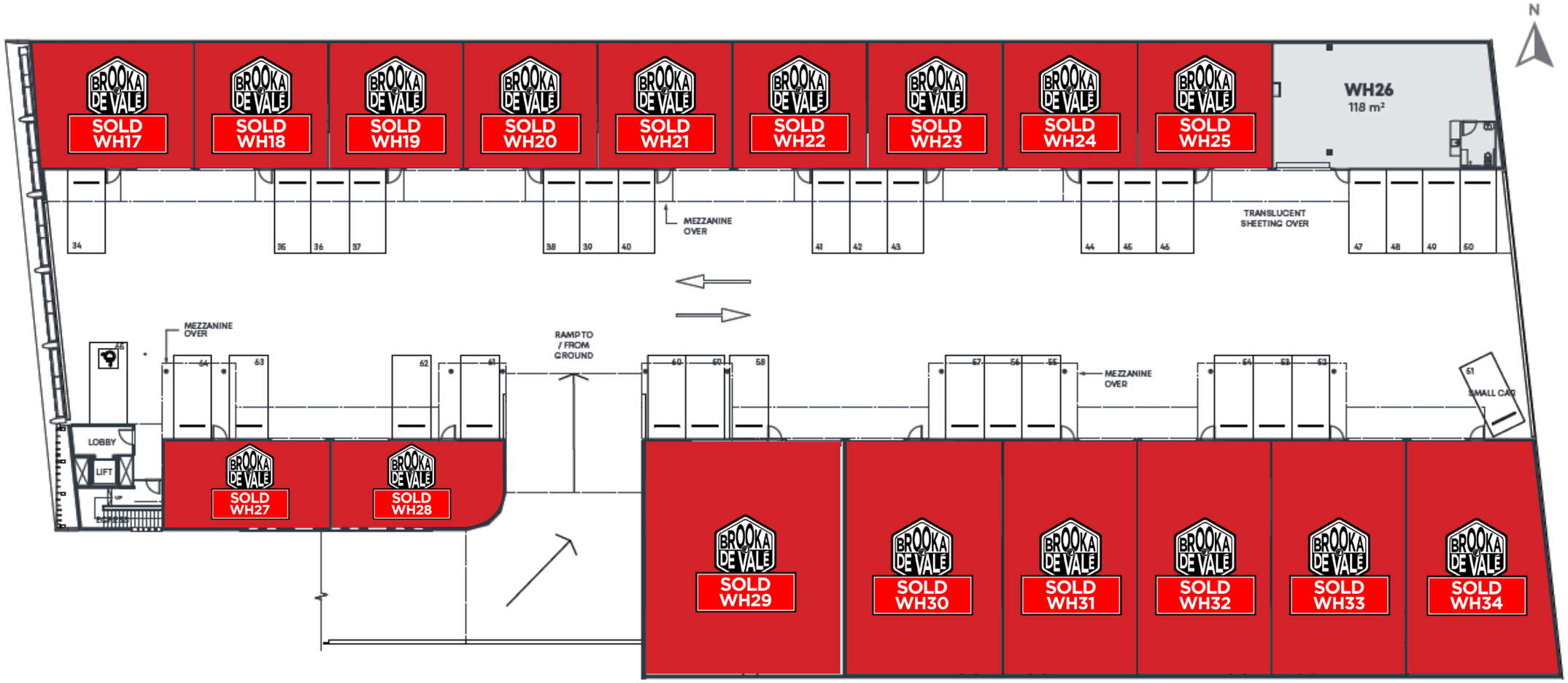
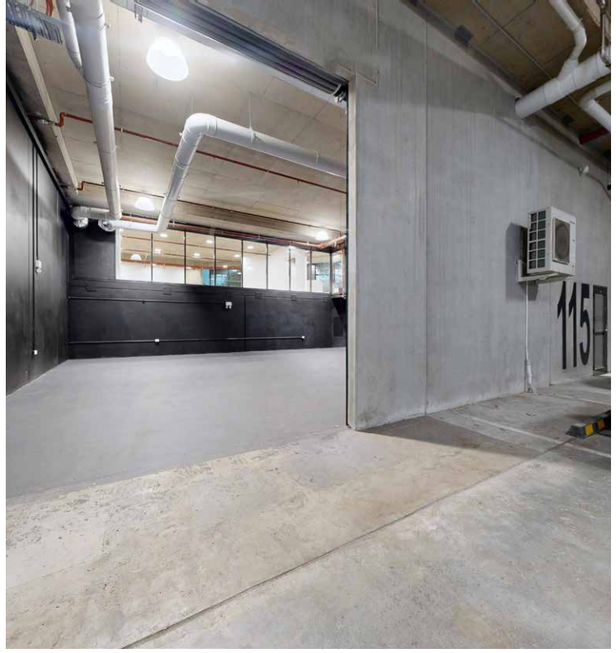
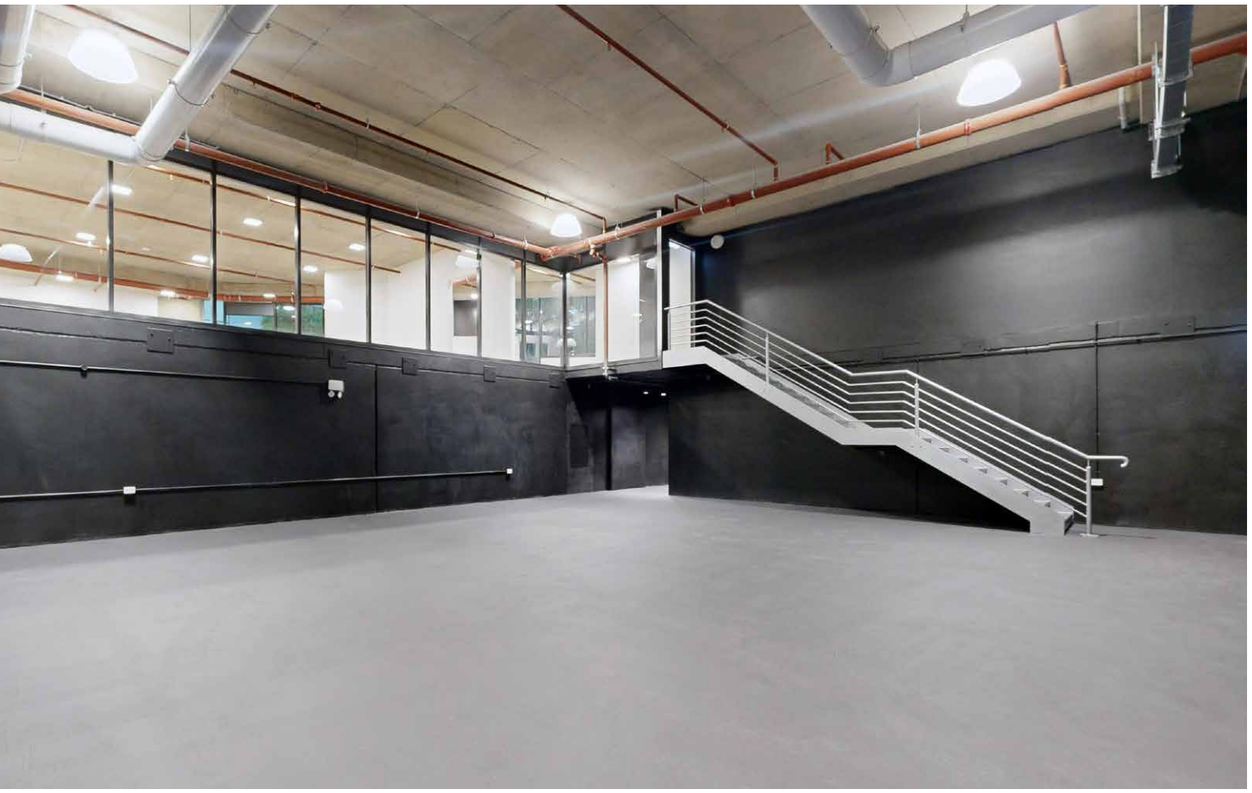
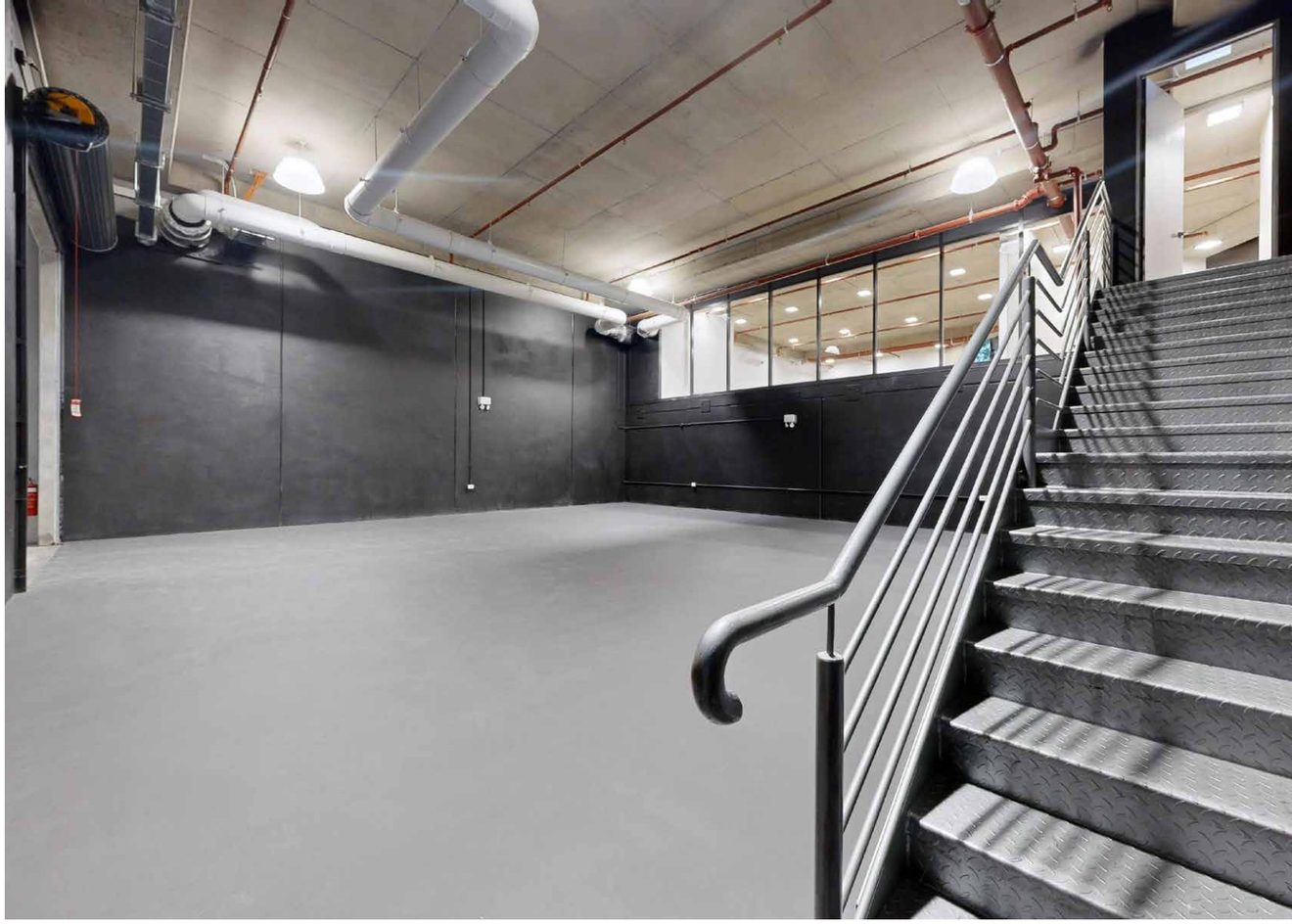
INDUSTRIAL WAREHOUSES
ground level


N
SOLD WH17
SOLD WH18
SOLD WH19
SOLD WH20
SOLD WH21
SOLD WH22
SOLD WH23
SOLD WH24
SOLD WH25
WH26
118 m²
MEZZANINE OVER
TRANSLUCENT SHEETING OVER
RAMP TO / FROM GROUND
LOBBY
LIFT
SOLD WH27
SOLD WH28
SOLD WH29
SOLD WH30
SOLD WH31
SOLD WH32
SOLD WH33
SOLD WH34
SMALL CAR







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BROOKA DE VALÉ

TUFF WAREHOUSES

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.

Kennards and Storage King RENTAL RATES

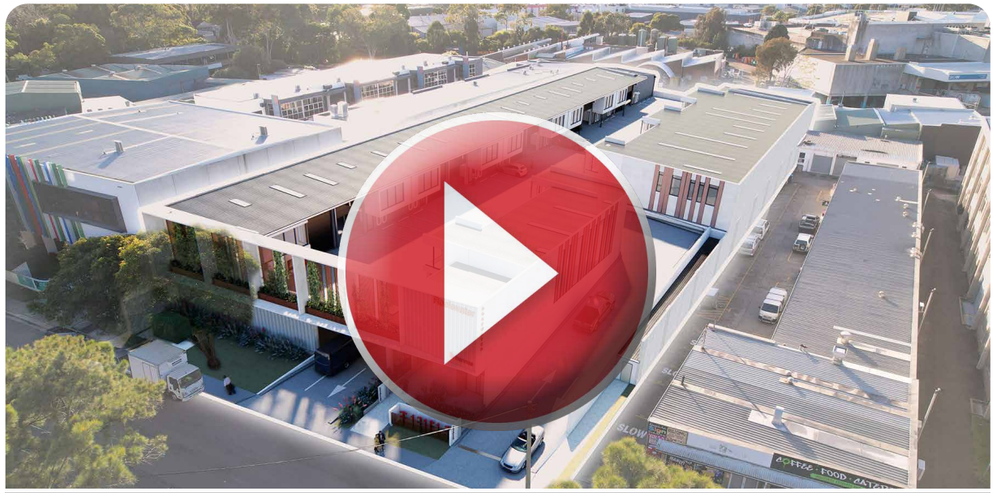
Ever wondered how Storage King and Kennards keep popping up everywhere — and staying full?

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

CLICK THE PLAY BUTTON TO WATCH

BROOKA DE VALÉ
TWO CAR STORAGE

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!

buying industrial - your questions answered

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BROOKA DE VALÉ
TWO CAR STORAGE

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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TWO CAR STORAGE

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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