



ESTIMATED  
COMPLETION  
**DECEMBER  
2025**

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

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**STORAGE VAULTS**

7 RODBOROUGH RD, FRENCHS FOREST

100M TO:

**BUNNINGS**

**FRENCHS FOREST**

**ALLAMBIE HEIGHTS**



# STORAGE VAULTS

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

7 RODBOROUGH RD, FRENCHS FOREST

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CGI indicative only and may be subject to change

## COMMUNITY LANDSCAPED SPACE

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

7 RODBOROUGH RD, FRENCHS FOREST

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# prime northern beaches location

MINUTES TO EVERYTHING



## Frenchs Forest is fast becoming the Northern Beaches' business and storage hub.

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  
ALLAMBIE HEIGHTS

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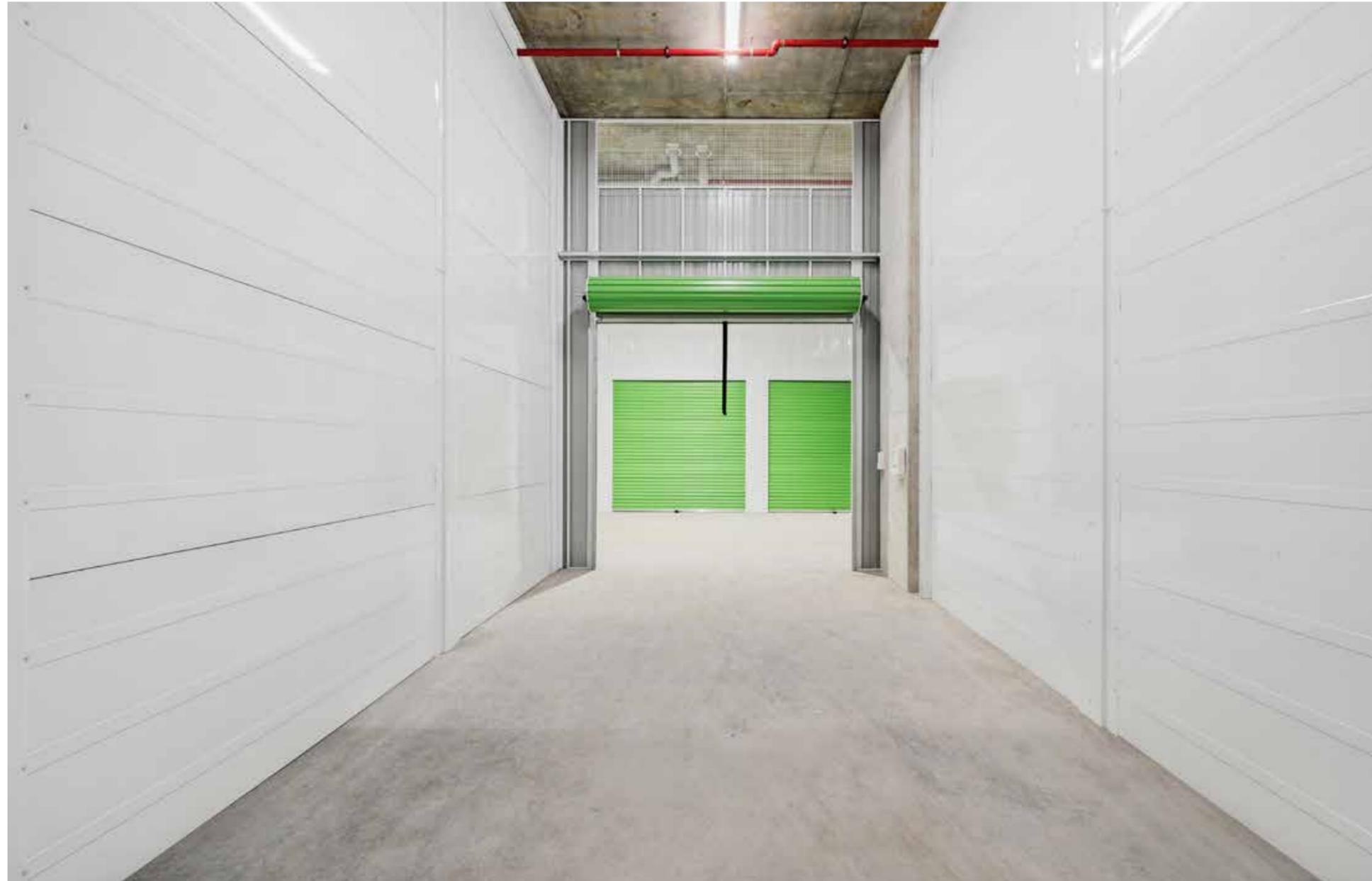
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# schedule of finishes - storage vaults

## GENERAL FINISHES

- | 1 x Double Power Outlet
- | 1 x Phone/Data Point
- | Security & Access Control System
- | Roller Shutter Door
- | LED Lighting
- | Ventilation Panel Above Roller Shutter Door
- | Concrete Floor
- | Concrete Ceiling
- | Non-Combustible Common Walls.



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

7 RODBOROUGH RD, FRENCHS FOREST

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# elevate your storage space



storage mezzanine in a 22m<sup>2</sup> storage unit at 15 Jubilee Avenue

see page 13 for details on this completed development

## storage mezzanine \$5,000 or \$10,000

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

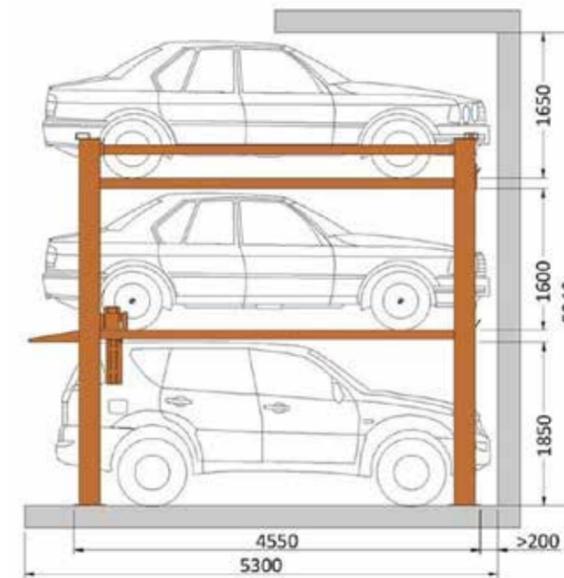
For a budget-friendly upgrade, choose the \$5,000 option, or opt for a more extensive, customizable solution at \$10,000. Transform your storage vault into an organised, multi-level space.



## 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.

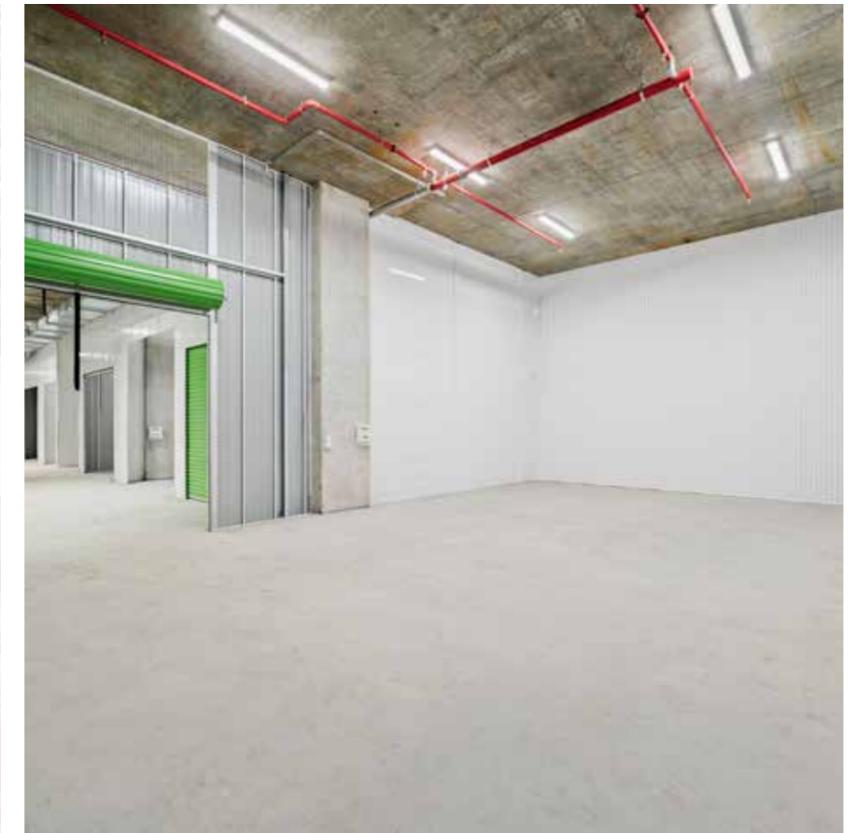
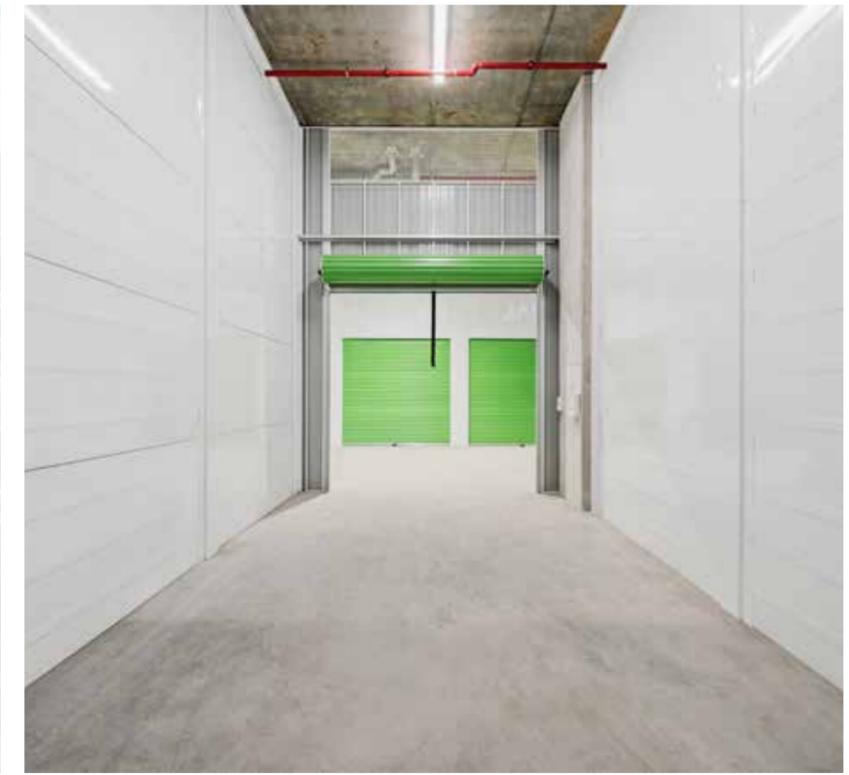


100M TO: **BUNNINGS**  
**FRENCHS FOREST**  
**ALLAMBIE HEIGHTS**

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**NEARLY COMPLETED!**

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

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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

# STORAGE VAULTS MAP LOWER GROUND



7 RODBOROUGH RD, FRENCHS FOREST



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# storage units 84-249

UNIT	UNIT AREA M2	MEZZANINE M2	TOTAL AREA M2	PRICE EX GST
84	29			SOLD
85	29			SOLD
86	28	23	51	\$399,000
87	28			SOLD
88	28	23	51	\$399,000
89	28	23	51	\$399,000
90	28	23	51	\$399,000
91	28	23	51	\$399,000
92	28	23	51	\$399,000
93	28			SOLD
94	28			\$308,000
95	28			SOLD
96	28			SOLD
97	28			SOLD
98	122			\$976,000
99	41			SOLD
100	41			SOLD
101	41			SOLD
102	41			SOLD
103	39			SOLD
104	27			SOLD
105	27			SOLD
106	31			SOLD
107	31			SOLD
108	68			SOLD
109	68			SOLD
110	36			SOLD
110A	17			UNDER CONTRACT
111	28			SOLD
112	27			SOLD
113	27			SOLD
114	83			SOLD
115	27			SOLD

UNIT	UNIT AREA M2	MEZZANINE M2	TOTAL AREA M2	PRICE EX GST
116	27			SOLD
117	27			SOLD
118	27			SOLD
119	27			SOLD
120	27			SOLD
121	27			SOLD
122	27			SOLD
123	27			SOLD
124	27			SOLD
125	27			SOLD
126	27			SOLD
127	22			SOLD
128	22			\$242,000
129	22			SOLD
130	22			\$242,000
131	22			SOLD
132	22			SOLD
133	22			SOLD
134	22			SOLD
135	22			SOLD
136	22			\$242,000
137	22			SOLD
138	22			SOLD
139	22			SOLD
140	22			SOLD
144	22			SOLD
145	22			SOLD
146	22			SOLD
147	22			SOLD
148	22			SOLD
149	22			SOLD
150	22			SOLD
151	22			SOLD

UNIT	UNIT AREA M2	PRICE EX GST
152	22	SOLD
153	22	SOLD
154	22	SOLD
155	22	\$242,000
156	23	SOLD
157	23	SOLD
158	23	SOLD
159	23	\$253,000
160	23	UNDER CONTRACT
161	23	UNDER CONTRACT
162	23	UNDER CONTRACT
163	23	UNDER CONTRACT
164	23	\$253,000
165	22	SOLD
166	22	SOLD
167	23	\$253,000
168	23	SOLD
169	23	SOLD
170	23	SOLD
171	23	SOLD
172	23	SOLD
173	23	\$253,000
174	23	SOLD
175	23	SOLD
176	22	SOLD
177	22	SOLD
178	22	SOLD
179	22	SOLD
180	22	SOLD
181	22	SOLD
182	22	SOLD
183	22	SOLD
184	22	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
185	22	UNDER CONTRACT
186	22	UNDER CONTRACT
187	22	\$242,000
188	22	\$242,000
189	22	SOLD
190	22	SOLD
191	22	SOLD
192	22	SOLD
193	22	SOLD
194	22	SOLD
195	22	SOLD
196	22	SOLD
197	22	SOLD
198	22	SOLD
199	22	SOLD
200	22	SOLD
201	22	SOLD
202	22	SOLD
203	22	SOLD
204	22	SOLD
205	22	SOLD
206	22	SOLD
207	22	SOLD
208	22	SOLD
209	22	SOLD
210	22	SOLD
211	22	SOLD
212	22	SOLD
213	22	SOLD
214	22	SOLD
215	22	SOLD
216	22	SOLD
217	22	SOLD
218	22	SOLD
219	22	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
220	22	SOLD
221	22	SOLD
222	22	SOLD
223	22	SOLD
224	22	SOLD
225	22	SOLD
226	22	SOLD
227	22	SOLD
228	22	SOLD
229	22	SOLD
230	22	SOLD
231	22	SOLD
232	22	SOLD
233	22	SOLD
234	22	SOLD
235	22	SOLD
236	3	\$33,000
237	3	SOLD
238	3	SOLD
239	3	UNDER CONTRACT
240	3	SOLD
241	3	SOLD
242	3	SOLD
243	9	SOLD
244	10	SOLD
245	10	SOLD
246	10	\$110,000
247	9	\$99,000
248	9	SOLD
249	9	SOLD

## Why GST Isn't a True Cost on Commercial Property?

When you buy a new commercial property, GST is added to the purchase price.

But it's not a true cost – because you, or your company, register for GST in your own name. You pay the GST at settlement, then you claim it back in your next BAS. So the money goes out, then comes back. It's just a cash-flow step, not an actual extra expense on the property.



## STORAGE VAULTS PRICING LOWER GROUND

\* Prices subject to change without notification



7 RODBOROUGH RD, FRENCHS FOREST

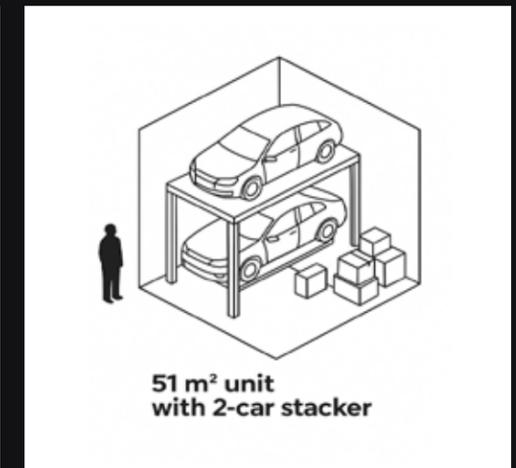
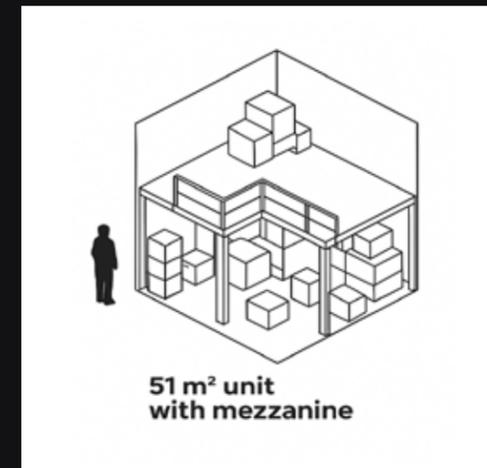
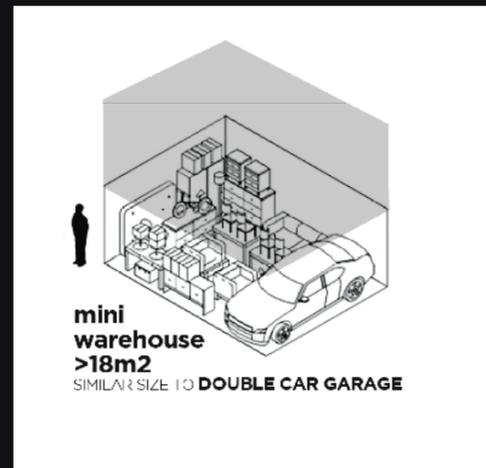


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# which storage size works for me?

## novak offer two storey units with more flexibility

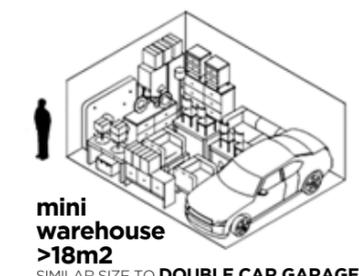
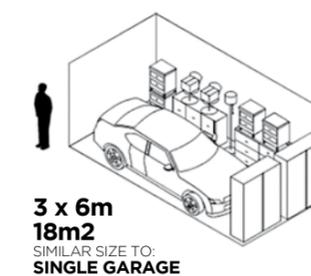
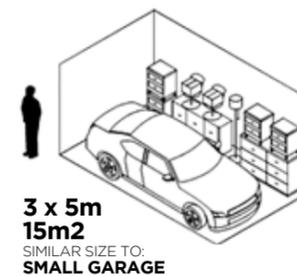
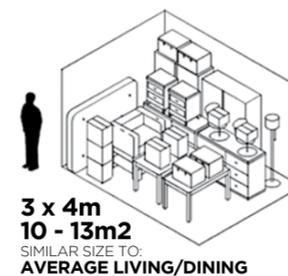
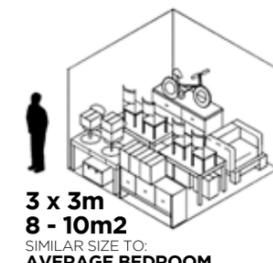
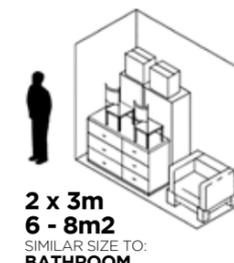
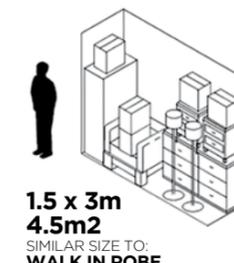
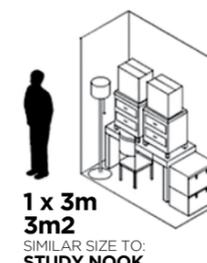
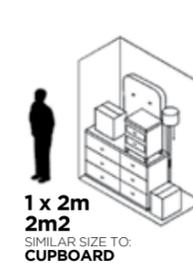
Units with extra-high ceilings unlock a whole new level of versatility. Instead of being limited to a single floor area, you can make full use of the vertical height—effectively giving you the space of a two-storey unit without needing a larger footprint.



## size guide

From compact spaces for personal belongings to mini warehouse units for bulky equipment, our flexible options make it easy to store exactly what you need—safely, securely, and conveniently.

Use our guide to discover the ideal size for your storage requirements.



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

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for more information about our storage units for sale and rent, call our commercial team on 8978 6888

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13 ORCHARD ROAD, **BROOKVALE**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
19	18	\$46,665	11/01/2002	\$169,750	12/08/2025	263.7%
25	21	\$61,600	23/03/2006	\$375,000	19/05/2025	509.4%
12	18	\$94,370	1/03/2002	\$171,000	10/03/2025	81.2%
97	23	\$70,000	11/04/2008	\$160,000	26/02/2025	128.6%
111	18	\$56,430	18/04/2002	\$165,000	10/02/2025	192.3%
21	18	\$46,665	11/01/2002	\$150,000	04/02/2025	221.4%
2	60	\$319,000	15/11/2002	\$450,000	30/01/2025	41.1%
84	22	\$65,340	30/09/2005	\$145,000	28/01/2025	121.9%

STORAGE INVESTMENT GROWTH  
ACTUAL FIGURES



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14-18 ETHEL AVENUE, **BROOKVALE**

<b>UNIT #</b>	<b>FLOOR SIZE M2</b>	<b>PURCHASE PRICE</b>	<b>PURCHASE DATE</b>	<b>SALE PRICE</b>	<b>SALE DATE</b>	<b>GROWTH</b>
9	26	\$130,000	29/06/2021	\$233,750	11/08/2025	79.8%
7	26	\$97,900	01/04/2016	\$320,000	17/07/2025	226.9%
223	21	\$95,700	10/03/2017	\$165,000	08/05/2025	72.4%
134	23	\$93,500	13/02/2017	\$170,500	18/10/2024	82.3%
25	21	\$95,700	25/01/2016	\$208,000	29/11/2023	117.4%

STORAGE INVESTMENT GROWTH  
ACTUAL FIGURES



7 RODBOROUGH RD, FRENCHS FOREST



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## 4-8 WAINE STREET, **FRESHWATER**

<b>UNIT #</b>	<b>FLOOR SIZE M2</b>	<b>PURCHASE PRICE</b>	<b>PURCHASE DATE</b>	<b>SALE PRICE</b>	<b>SALE DATE</b>	<b>GROWTH</b>
54	21	\$99,500	14/05/2012	\$230,000	08/05/2025	131.2%
31	19	\$93,500	17/05/2012	\$220,000	24/05/2024	135.3%
7	22	\$102,000	31/05/2012	\$187,000	21/05/2024	83.3%
34	19	\$92,000	28/05/2012	\$200,000	30/04/2024	117.4%
45	39	\$165,000	20/06/2012	\$405,000	27/02/2024	145.5%
46	47	\$167,500	16/08/2013	\$396,000	24/02/2023	136.4%

STORAGE INVESTMENT GROWTH  
ACTUAL FIGURES



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15 JUBILEE AVENUE, **WARRIEWOOD**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
59	21	\$180,400	9/08/2021	\$230,000	23/04/2025	27.5%
41	27	\$247,500	27/08/2021	\$302,500	22/11/2024	22.2%
26	25	\$220,000	04/08/2021	\$280,500	13/01/2025	27.5%
37	77	\$522,500	21/09/2021	\$671,000	06/08/2024	28.4%
48	23	\$237,600	26/06/2021	\$264,000	26/06/2024	11.1%

STORAGE INVESTMENT GROWTH  
ACTUAL FIGURES



7 RODBOROUGH RD, FRENCHS FOREST



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## 69 MIDDLETON ROAD, **CROMER**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
39	38	\$209,000	02/07/2020	\$268,500	20/06/2025	28.5%
6	55	\$297,000	23/07/2020	\$375,000	29/05/2025	26.3%
38	52	\$271,700	30/10/2020	\$470,000	08/04/2025	73%
64	30	\$192,500	28/08/2020	\$230,000	14/02/2025	19.5%
67	32	\$196,900	15/10/2019	\$215,000	13/02/2025	9.2%
109	29	\$178,000	15/08/2019	\$230,000	31/01/2025	29.2%
72	31	\$195,800	16/04/2021	\$275,000	06/12/2024	40.4%
15	25	\$136,400	29/05/2017	\$180,000	10/07/2024	32%

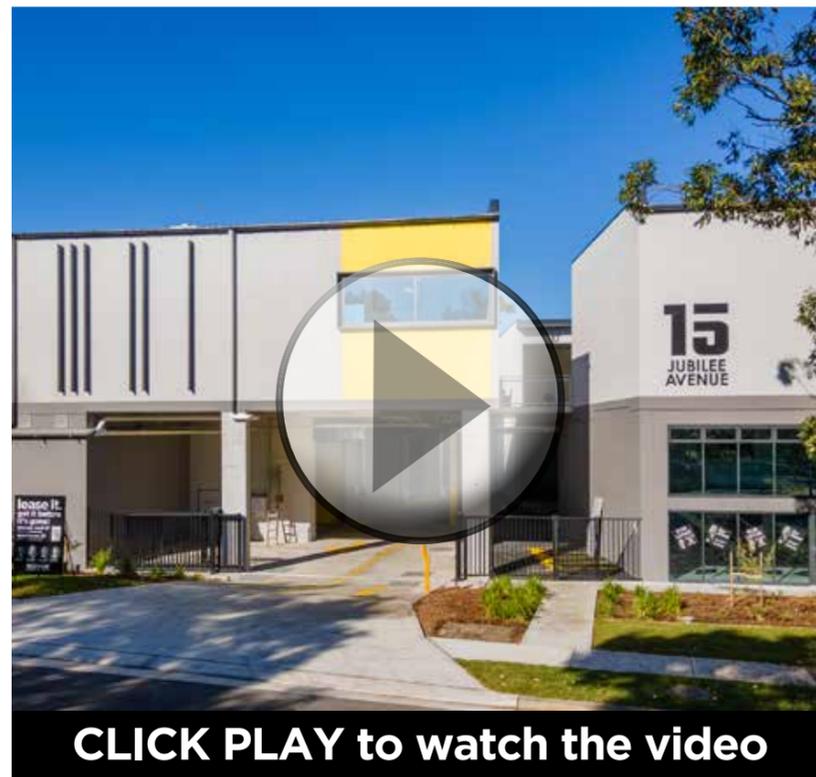
STORAGE INVESTMENT GROWTH  
ACTUAL FIGURES



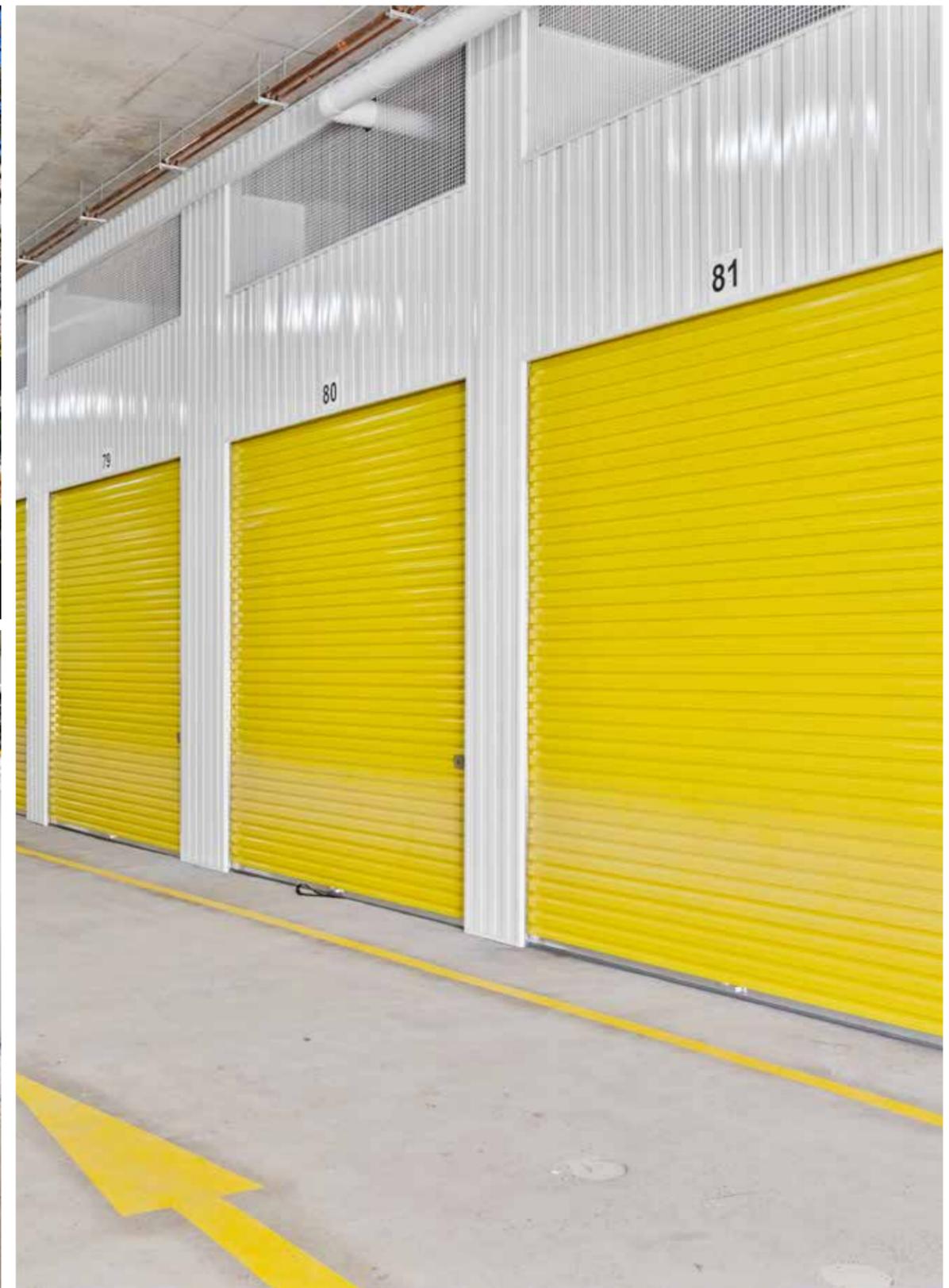
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CLICK PLAY to watch the video



**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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south elevation - rodborough road frontage



west elevation - allambie road frontage



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

## OPEN DECEMBER 2025

### 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.

**THE BUNNINGS**  
BACKSTORY

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

7 RODBOROUGH RD, FRENCHS FOREST

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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 2026 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.

**STRATEGIC LOCATION  
MEETS FUTURE GROWTH**



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