

completed
& READY TO MOVE IN

UPDATED STOCKLIST 20/11/2026

* Prices subject to change without notification

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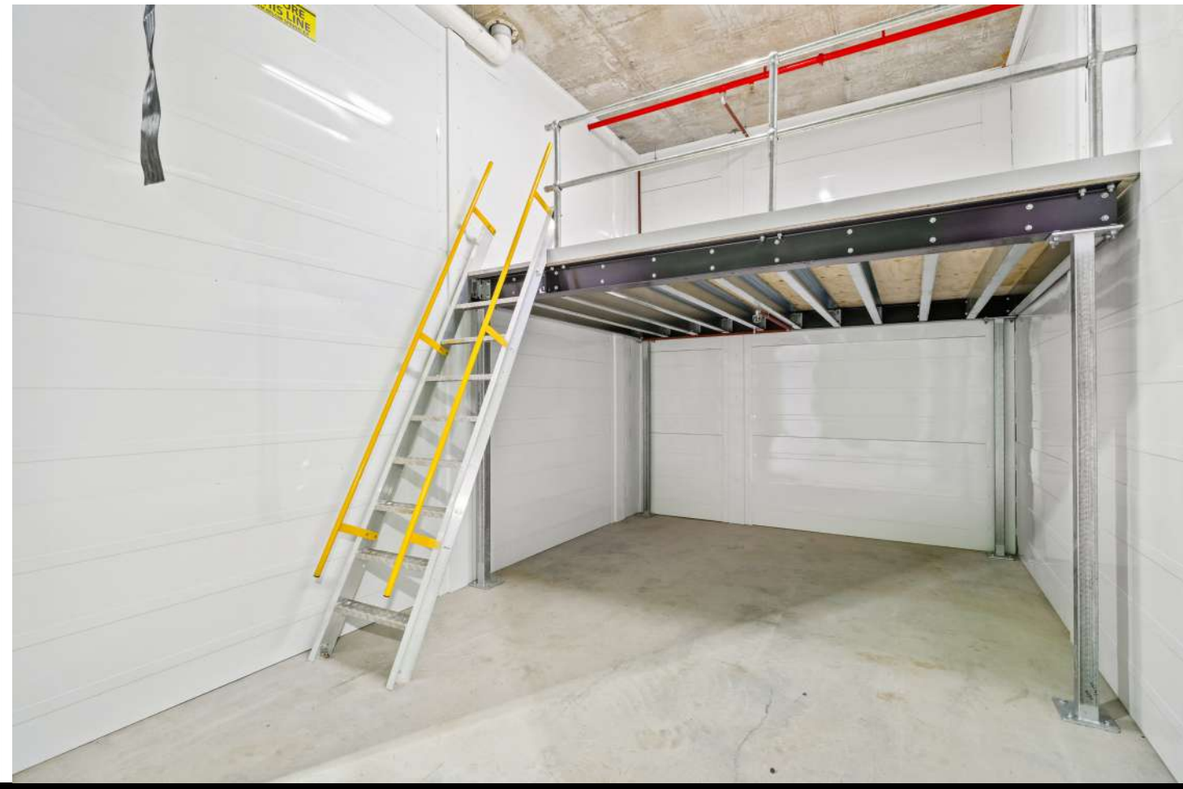
STORAGE VAULTS

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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MANLY

Westfield
WARRINGAH MALL
7 MINS

MOSMAN

SYDNEY CBD

NORTH SYDNEY

CHATSWOOD

PARRAMATTA

BUNNINGS
FRENCHS FOREST
STORAGE VAULTS

CBD 25 MINS

MANLY 15 MINS

CHATSWOOD 15 MINS

Northern Beaches Hospital
by Healthscope
NORTHERN BEACHES HOSPITAL 3 MINS

FORESTWAY SHOPPING CENTRE 5 MINS

NEW FRENCHS FOREST TOWN CENTRE

NEW BUNNINGS ACROSS THE ROAD

DEE WHY 10 MINS

MONA VALE 10 MINS

GREENWOOD
Early Education Centres

KFC



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 ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

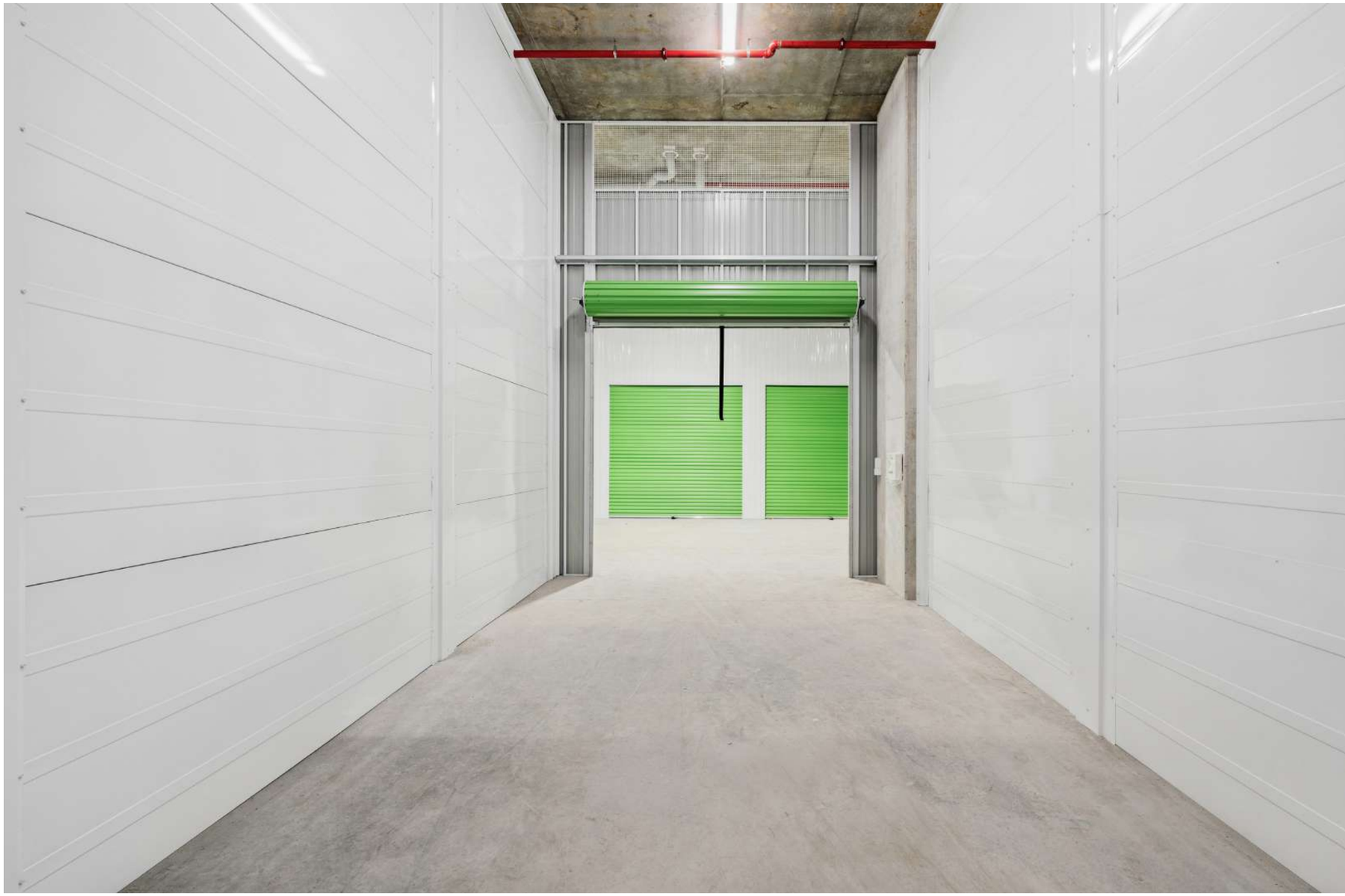
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SCHEDULE OF FINISHES - STORAGE VAULTS

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.



ELEVATE YOUR STORAGE VAULT



storage mezzanine in a 22m2 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.

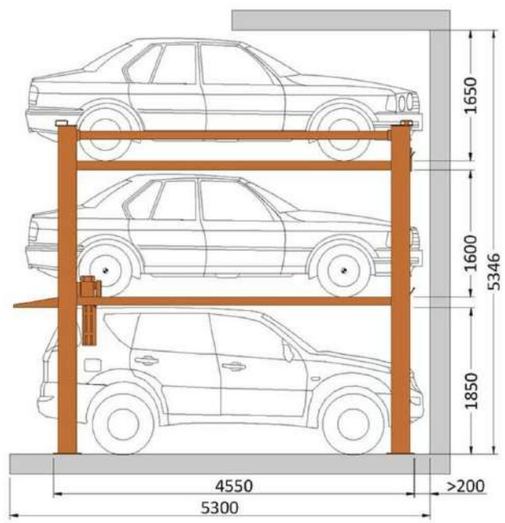
For a budget-friendly upgrade, choose the $5,000 option, or opt for a more extensive, customizable solution at $10,000. Transform your storage vault into an organised, multi-level space.

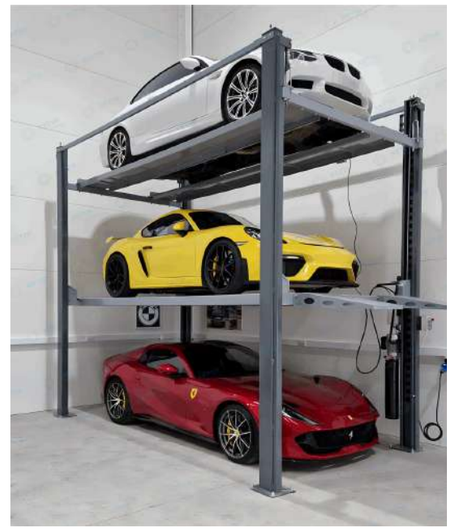


car stacker $8000

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

7 RODBOROUGH RD, FRENCHS FOREST

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AVAILABLE

DEPOSIT TAKEN

SOLD

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

STORAGE VAULTS MAP
LOWER GROUND

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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STORAGE UNITS 84-120

UNIT	UNIT AREA M2	MEZZANINE M2	TOTAL AREA M2	PRICE EX GST
84	29			SOLD
85	29			SOLD
86	28	23	51	SOLD
87	28			SOLD
88	28	23	51	SOLD
89	28	23	51	DEPOSIT TAKEN
90	28	23	51	$349,000
91	28	23	51	$349,000
92	28	23	51	$349,000
93	28			SOLD
94	28			SOLD
95	28			SOLD
96	28			SOLD
97	28			SOLD
98	122			$890,000
99	41			SOLD
100	41			SOLD
101	41			SOLD

UNIT	UNIT AREA M2	MEZZANINE M2	TOTAL AREA M2	PRICE EX GST
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			SOLD
111	28			SOLD
112	27			SOLD
113	27			SOLD
114	83			SOLD
115	27			SOLD
116	27			SOLD
117	27			SOLD
118	27			SOLD
119	27			SOLD
120	27			SOLD

AVAILABLE DEPOSIT TAKEN SOLD

STORAGE VAULTS PRICING LOWER GROUND

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100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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STORAGE UNITS 121-192

UNIT	UNIT AREA M2	PRICE EX GST
121	27	SOLD
122	27	SOLD
123	27	SOLD
124	27	SOLD
125	27	SOLD
126	27	SOLD
127	22	SOLD
128	22 + mezz	$259,000
129	22	SOLD
130	22	SOLD
131	22	SOLD
132	22	SOLD
133	22	SOLD
134	22	SOLD
135	22	SOLD
136	22	SOLD
137	22	SOLD
138	22	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
139	22	SOLD
140	22 & BONUS DOOR	$220,000
141	22	SOLD
142	22	SOLD
143	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
152	20 + MEZZ	SOLD
153	22	SOLD
154	22	SOLD
155	22	SOLD
156	23	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
157	23	SOLD
158	23	SOLD
159	23	$253,000
160	23	SOLD
161	23	SOLD
162	23	SOLD
163	23	SOLD
164	23	SOLD
165	22	SOLD
166	22	SOLD
167	23	SOLD
168 + 169	46 + mezz	$518,000
170	23	SOLD
171	23	SOLD
172	23	SOLD
173	23	SOLD
174	23	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
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
185	22	SOLD
186	22	SOLD
187	22	SOLD
188	22	SOLD
189	22	SOLD
190	22	SOLD
191	22	SOLD
192	22	SOLD

AVAILABLE DEPOSIT TAKEN SOLD

STORAGE VAULTS PRICING LOWER GROUND

* Prices subject to change without notification

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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STORAGE UNITS 193-249

UNIT	UNIT AREA M2	PRICE EX GST
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

UNIT	UNIT AREA M2	PRICE EX GST
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
220	22	SOLD
221	22	SOLD
222	22	SOLD
223	22	SOLD
224	22	SOLD
225	22	SOLD
226	22	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
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	53	SOLD
236	3	SOLD
237	3	SOLD
238	3	SOLD
239	3	SOLD
240	3	SOLD
241	3	SOLD
242	3	SOLD
243	9	SOLD

UNIT	UNIT AREA M2	PRICE EX GST
244	10	SOLD
245	10	SOLD
246	10	$110,000
247	9	SOLD
248	9	SOLD
249	9	SOLD

AVAILABLE DEPOSIT TAKEN 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

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100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

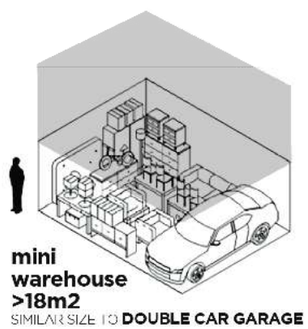
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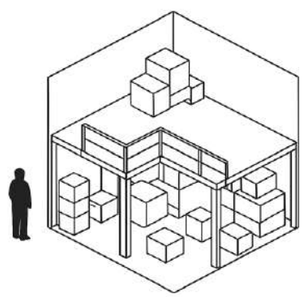
which storage size works for me?

novak offer two storey units with more flexibility

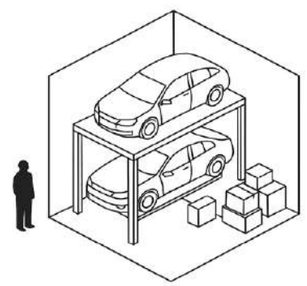
Units with extra-high ceilings unlock a whole new level of versatility. Instead of being limited to a single floor area, you can make full use of the vertical height—effectively giving you the space of a two-storey unit without needing a larger footprint.



mini warehouse >18m2
SIMILAR SIZE TO **DOUBLE CAR GARAGE**



51 m² unit with mezzanine

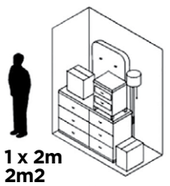


51 m² unit with 2-car stacker

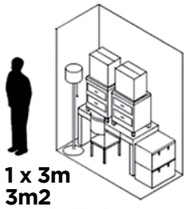
size guide

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.

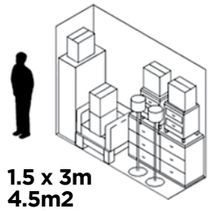
Use our guide to discover the ideal size for your storage requirements.



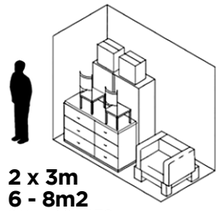
1 x 2m
2m2
SIMILAR SIZE TO:
CUPBOARD



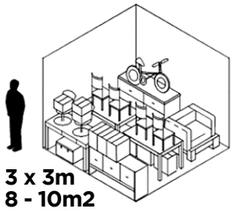
1 x 3m
3m2
SIMILAR SIZE TO:
STUDY NOOK



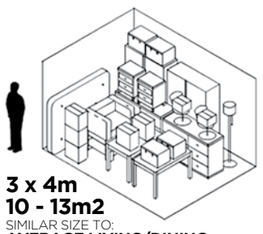
1.5 x 3m
4.5m2
SIMILAR SIZE TO:
WALK IN ROBE



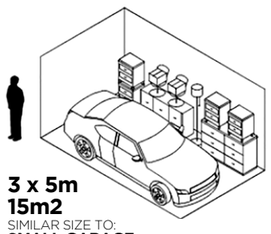
2 x 3m
6 - 8m2
SIMILAR SIZE TO:
BATHROOM



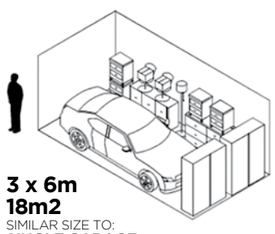
3 x 3m
8 - 10m2
SIMILAR SIZE TO:
AVERAGE BEDROOM



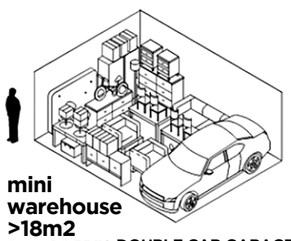
3 x 4m
10 - 13m2
SIMILAR SIZE TO:
AVERAGE LIVING/DINING



3 x 5m
15m2
SIMILAR SIZE TO:
SMALL GARAGE



3 x 6m
18m2
SIMILAR SIZE TO:
SINGLE GARAGE



mini warehouse >18m2
SIMILAR SIZE TO **DOUBLE CAR GARAGE**

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

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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13 ORCHARD ROAD, **BROOKVALE**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
119	23	$125,000	20/12/2014	$214,500	25/05/2026	71.6%
50	20	$74,000	24/04/2018	$198,000	15/05/2026	167.7%
37	23	$62,100	21/02/2002	$212,000	26/01/2026	241%
93	23	$74,000	1/10/2015	$178,200	17/12/2025	140.8%
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	508.8%
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

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS
7 RODBOROUGH RD, FRENCHS FOREST

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14-18 ETHEL AVENUE, **BROOKVALE**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
127	26	$121,000	2/03/2017	$195,000	08/08/2026	61.2%
228	26	$115,500	10/03/2017	$212,500	16/01/2026	84%
11	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%

4-8 WAINE STREET, **FRESHWATER**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
47	47	$167,500	16/08/2013	$425,000	26/03/2026	153.7%
18	16	$80,000	23/07/2013	$192,000	22/12/2025	140%
9	22	$105,000	27/05/2012	$260,000	30/10/2025	147.6%
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%

15 JUBILEE AVENUE, **WARRIEWOOD**

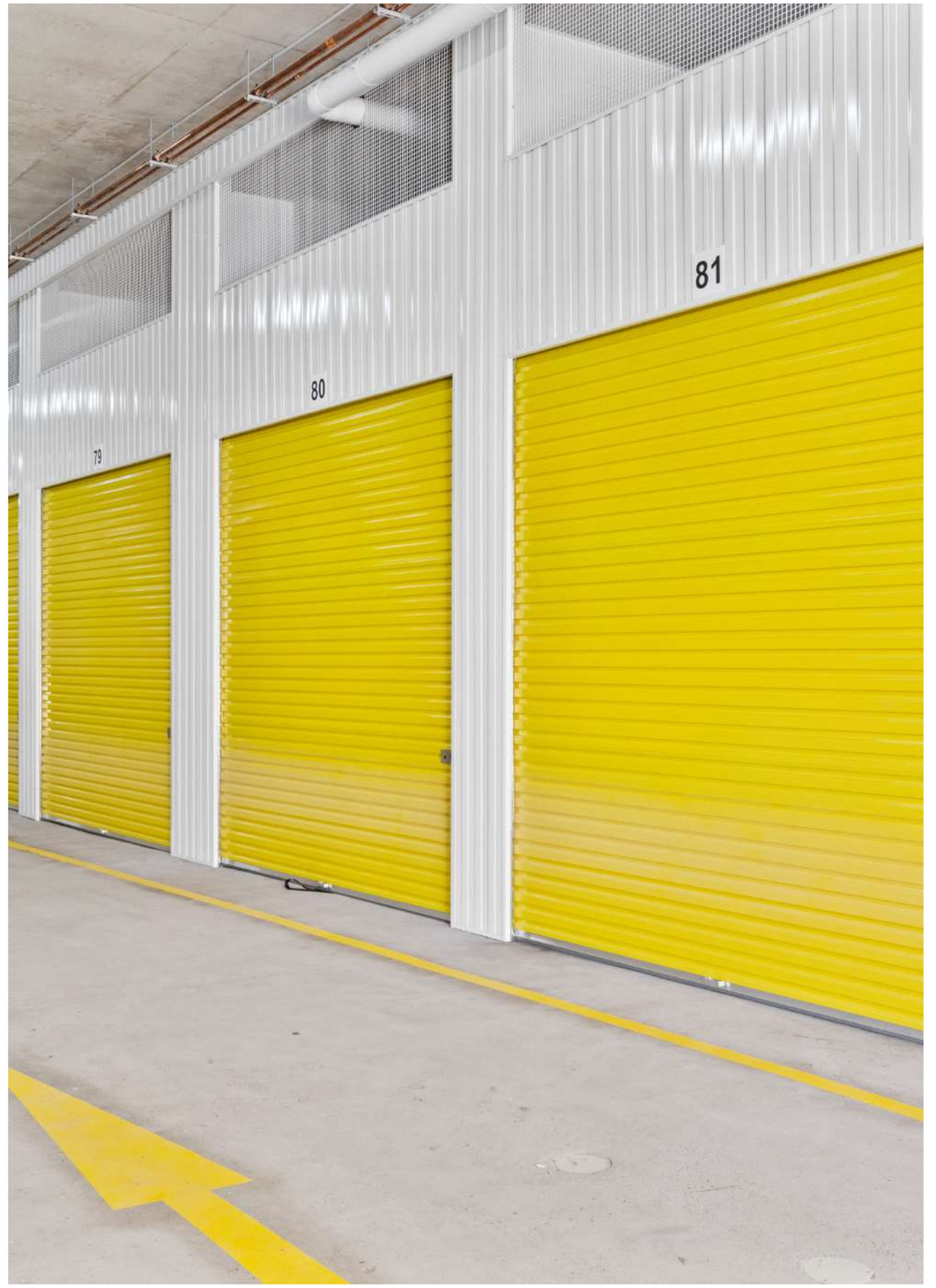
UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
16	156	$1,254,000	27/06/2023	$1,300,000	14/07/2026	3.7%
63	21	$207,900	16/12/2021	$253,000	09/09/2025	21.7%
59	21	$180,400	9/08/2021	$230,000	23/04/2025	27.5%
41	27	$247,500	27/08/2021	$302,500	22/11/2024	22.2%
26	25	$220,000	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%

69 MIDDLETON ROAD, **CROMER**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
74	31	$220,000	4/05/2021	$270,000	06/05/2026	22.7%
66	32	$209,000	04/05/2021	$258,500	13/02/2026	23.7%
50	36	$204,050	04/04/2019	$240,000	08/12/2025	17.6%
9	50	$277,750	13/01/2021	$429,000	25/09/2025	54.5%
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%









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

7 RODBOROUGH RD, FRENCHS FOREST

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

OPEN NOW

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

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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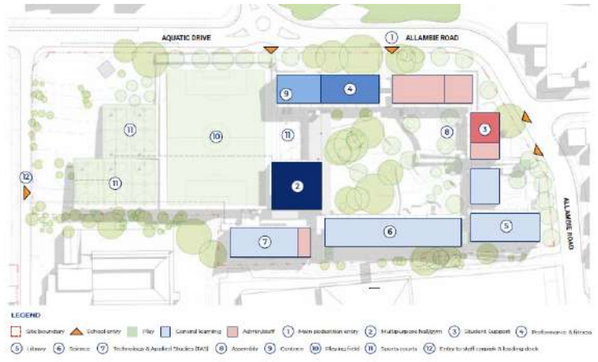
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bike and scooter entrance


looking towards the main entrance


interior courtyard



revised site layout


the forst high school

The opening 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

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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