

completed
& READY TO MOVE IN

UPDATED STOCKLIST 20/11/2026

* Prices subject to change without notification

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INDUSTRIAL WAREHOUSES

7 RODBOROUGH RD, FRENCHS FOREST

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS



MEZZANINE INTERIOR

TOP FLOOR INDUSTRIAL UNITS

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

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WAREHOUSE MEZZANINE FLOOR UNIT

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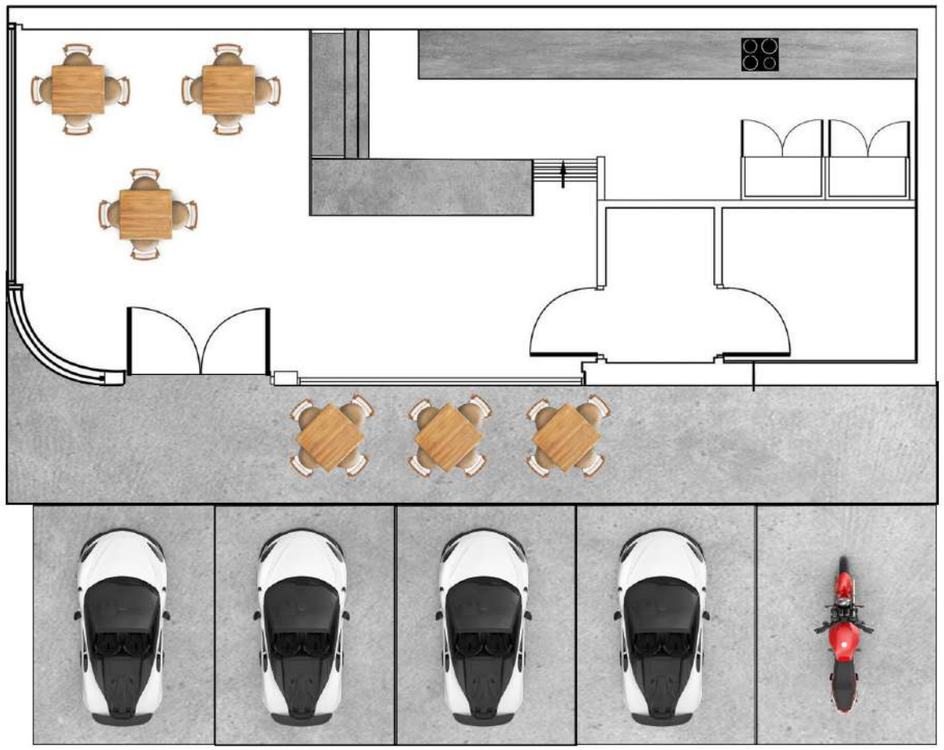
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CAFE 88 | RETAIL + OFFICE GUIDE | **$1.35M**



FIRST FLOOR: OFFICE











| Grease trap & exhaust already installed
| 3 Phase power available (at cost)
| 5 Fast car spaces for cafe guests
| Approx. 60m2 internal space
| Approx. 100m2 massive outdoor covered space

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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.

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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 Benchtop, Under Bench Cupboard, Single sink with mixer
| Electric Hot Water System
| Electricity Individually Metered







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100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

unit profile

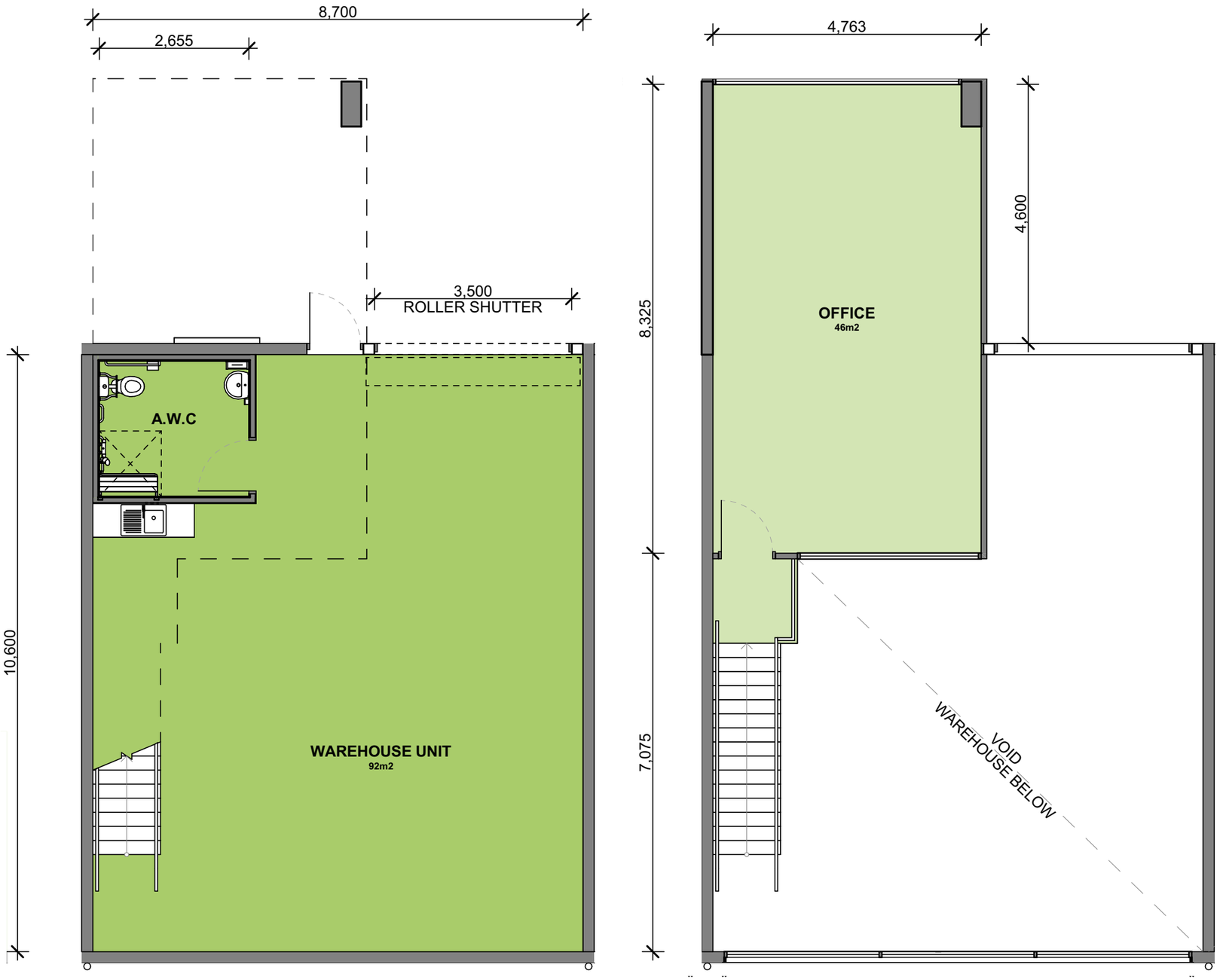
UNIT NUMBER **33**

area

WAREHOUSE 92M2
MEZZANINE 44M2
TOTAL 136M2

CAR SPACES 2

PRICE (EX GST)
$1,224,000



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100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

unit profile

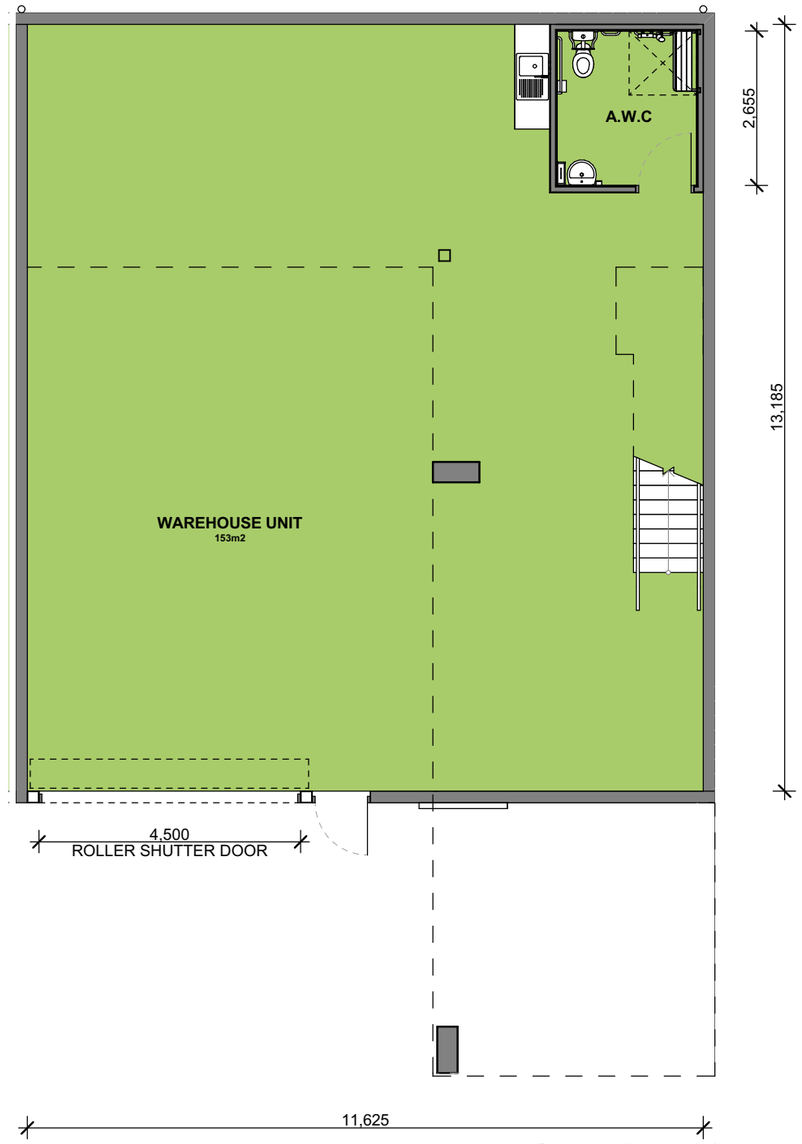
UNIT NUMBER **47**

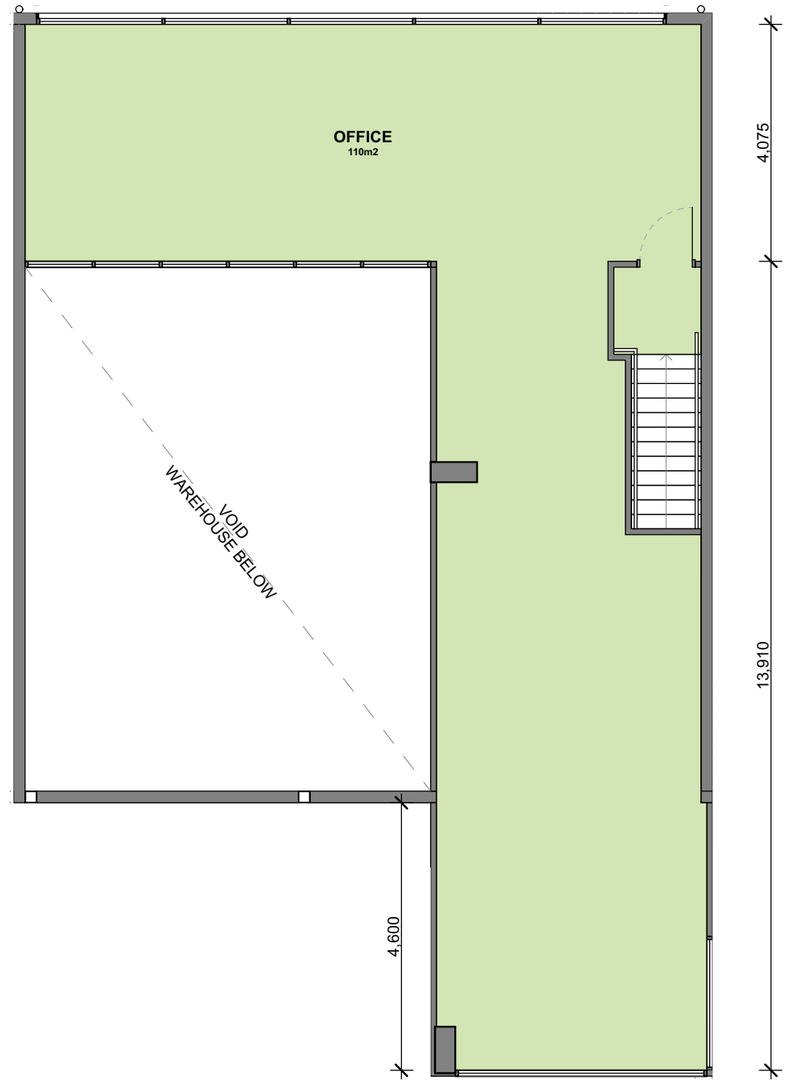
area

WAREHOUSE 153M2
MEZZANINE 59M2
TOTAL 212M2

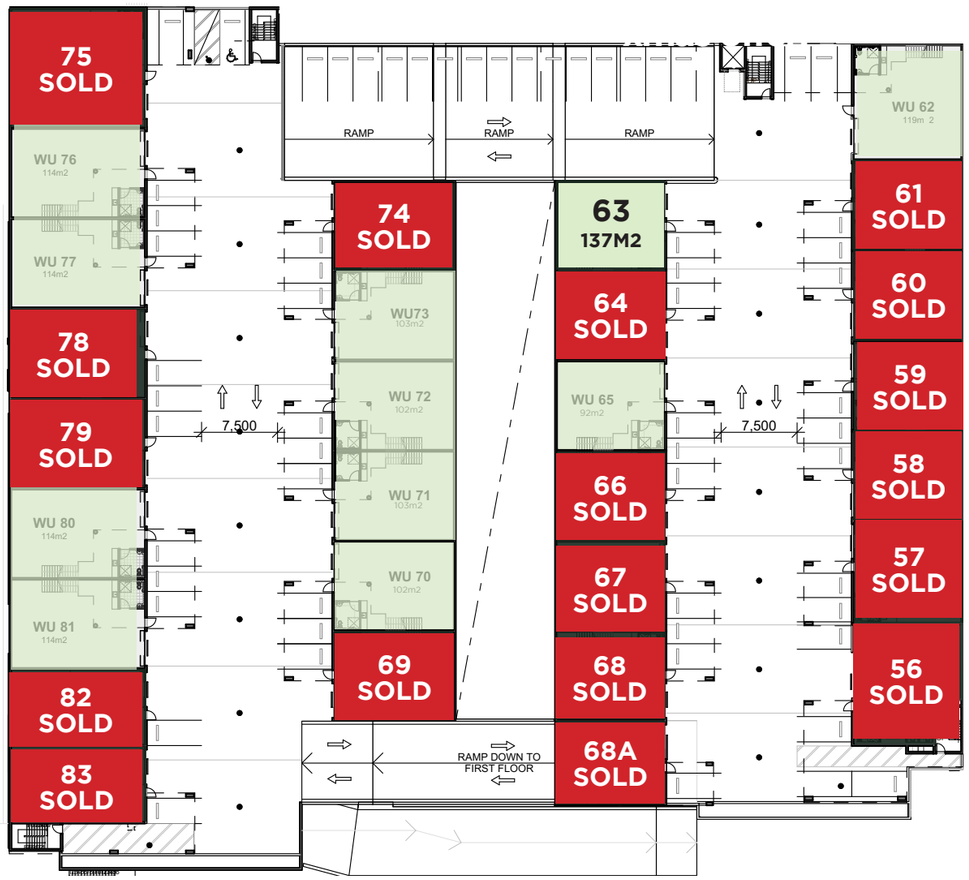
CAR SPACES 3

PRICE (EX GST)
$1,908,000





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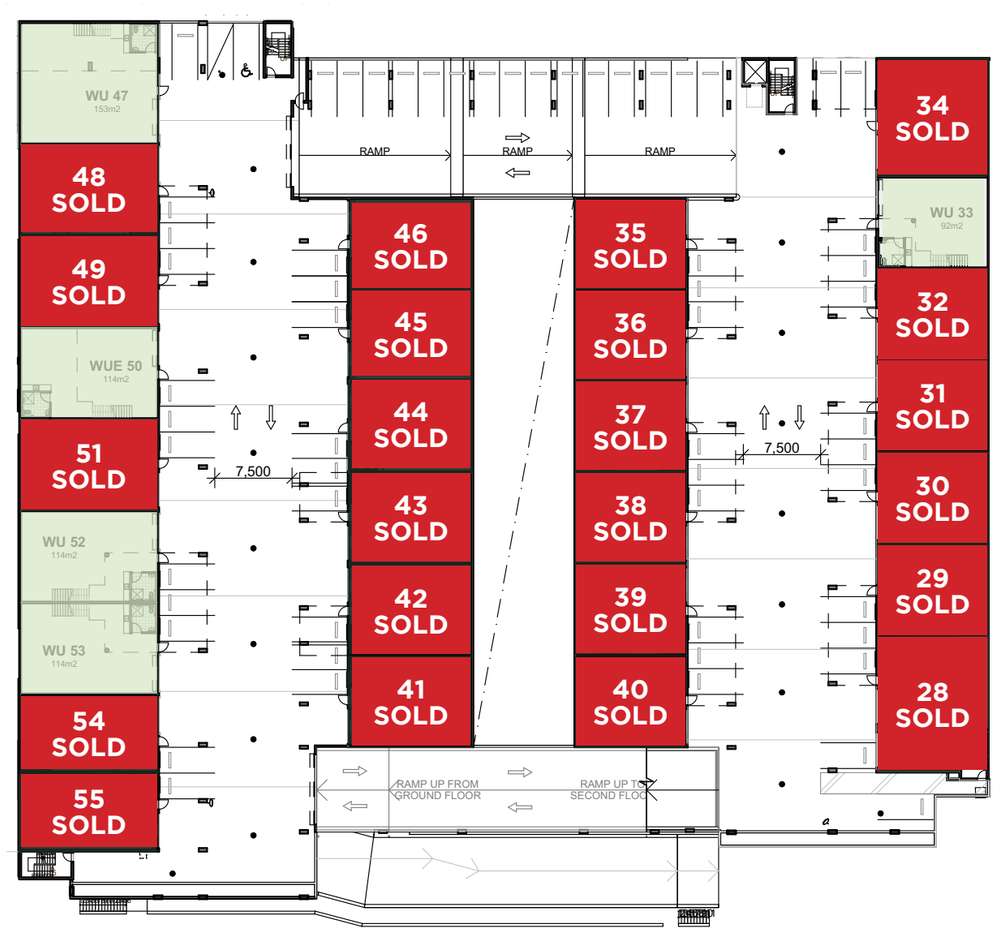
AVAILABLE SOLD DEPOSIT TAKEN

- 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	SOLD
57	92	46	138	2	SOLD
58	92	44	136	2	SOLD
59	92	46	138	2	SOLD
60	92	44	136	2	SOLD
61	92	46	138	2	SOLD
62	119	56	175	2	$1,575,000
63	91	46	137	2	$1,149,000
64	92	46	138	2	SOLD
65	92	44	136	2	$1,224,000
66	92	46	138	2	SOLD
67	92	46	138	2	SOLD
68	91	46	137	2	SOLD
68A	85	-	85	1	SOLD
69	99	45	144	2	SOLD
70	102	44	146	2	$1,314,000
71	103	44	147	2	$1,323,000
72	102	44	146	2	$1,314,000
73	103	44	147	2	$1,323,000
74	99	45	144	2	SOLD
75	153	52	205	3	SOLD
76	114	51	165	2	$1,650,000
77	114	51	165	2	$1,650,000
78	114	53	167	2	SOLD
79	114	53	167	2	SOLD
80	114	52	166	2	$1,660,000
81	114	52	166	2	$1,660,000
82	97	46	143	2	SOLD
83	97	46	143	2	SOLD

PRICING
LEVEL TWO - TOP FLOOR

* Prices subject to change without notification



AVAILABLE SOLD DEPOSIT TAKEN

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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	138	2	SOLD
33	92	44	136	2	$1,224,000
34	118	48	166	2	SOLD
35	91	-	91	2	SOLD
36	92	-	92	2	SOLD
37	92	-	92	2	SOLD
38	92	-	92	2	SOLD
39	92	-	92	2	SOLD
40	91	-	91	2	SOLD
41	99	-	99	2	SOLD
42	100	-	100	2	SOLD
43	100	-	100	2	SOLD
44	100	-	100	2	SOLD
45	100	-	100	2	SOLD
46	99	-	99	2	SOLD
47	153	59	212	3	$1,908,000
48	114	52	166	2	SOLD
49	114	52	166	2	SOLD
50	114	52	166	2	$1,494,000
51	114	53	167	2	SOLD
52	114	51	165	2	$1,485,000
53	114	51	165	2	$1,485,000
54	97	46	143	2	SOLD
55	97	46	143	2	SOLD

PRICING
LEVEL ONE - MIDDLE FLOOR

* Prices subject to change without notification



AVAILABLE SOLD DEPOSIT TAKEN

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- 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	SOLD
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	118	50	168	2	SOLD
8	88	46	134	2	SOLD
9	90	47	137	2	SOLD
10	92	45	137	2	SOLD
11	90	47	137	2	SOLD
12	90	47	137	2	SOLD
13	88	46	134	2	SOLD
13A	92	20	112	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	SOLD
23	114	40	154	2	SOLD
24	114	40	154	2	SOLD
25	114	40	154	2	$1,232,000
26	114	40	154	2	SOLD
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	82%
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%

49 MITCHELL ROAD, **BROOKVALE** (BUILT BY SAME DEVELOPER)

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
41	151	$370,000	13/12/2012	$1,065,000	5/11/2025	187.84%
39	150	$313,000	31/12/2007	$1,025,000	29/08/2025	227.48%
4	145	$285,000	21/10/2010	$795,000	20/06/2024	178.95%
40	123	$332,000	9/07/2008	$1,060,000	17/10/2023	219.28%
58	100	$370,000	08/03/2010	$1,050,000	21/09/2023	183.78%
20	226	$325,000	04/12/2014	$800,000	20/06/2023	146.15%
4	340	$480,000	8/11/1990	$1,700,000	8/07/2022	254.17%
33	111	$323,000	15/09/2014	$700,000	18/03/2022	116.72%
38	120	$370,000	23/11/2007	$786,900	15/07/2021	112.68%

1 JUBILEE AVENUE, **WARRIEWOOD**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
22	302	$341,000	9/01/1989	$1,770,000	02/04/2026	419.1%
21	366	$682,000	29/08/1988	$1,963,500	28/11/2025	187.9%
34	540	$590,000	9/07/1993	$2,500,000	10/04/2025	323.7%
14	371	$270,000	9/12/1993	$1,060,000	17/10/2023	292.6%
33	302	$260,000	28/10/1993	$1,800,000	8/09/2023	592.3%
35	535	$575,000	21/11/1991	$2,450,000	3/12/2021	326.1%
17	231	$260,000	26/03/1993	$1,094,500	12/04/2021	321%
29	302	$376,000	27/09/1990	$1,100,000	7/08/2019	192.6%
6	371	$265,000	27/04/1994	$1,067,000	15/11/2018	302.6%

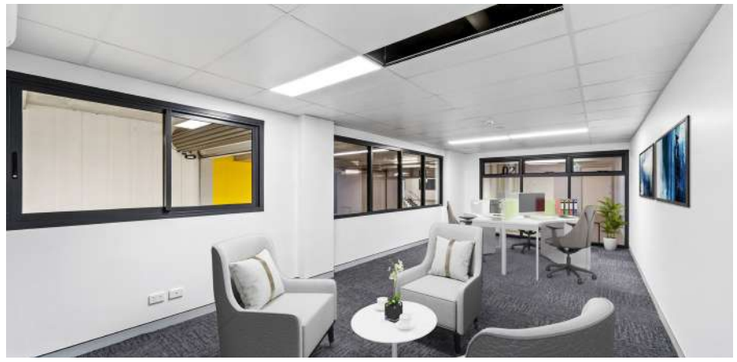
14 POLO AVENUE, **MONA VALE**

UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
6	163	$406,000	22/12/2006	$1,050,000	19/02/2026	158.62%
30	162	$280,000	13/02/2004	$850,000	9/12/2024	203.57%
29	85	$261,800	17/12/2001	$850,000	25/07/2024	224.68%
14	130	$308,000	1/11/2005	$1,045,000	4/06/2024	239.29%
18	68	$324,500	23/12/2003	$1,125,000	27/03/2024	246.69%
20	124	$396,000	27/06/2003	$900,000	21/06/2023	127.27%
28	85	$261,800	17/12/2001	$810,000	14/07/2022	209.40%
16	175	$506,000	20/08/2003	$1,045,000	18/12/2019	106.52%

108 OLD PITTWATER ROAD, **BROOKVALE**

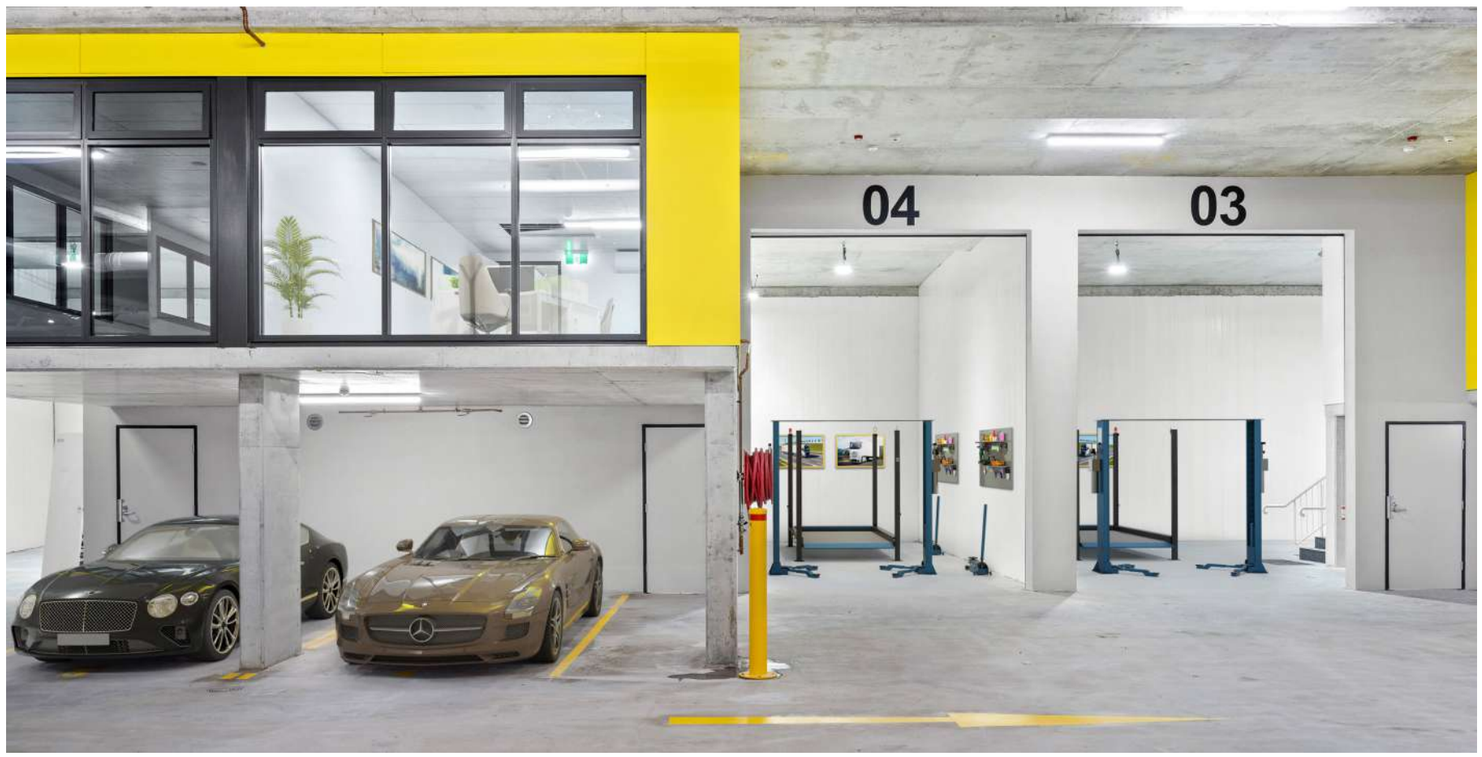
UNIT #	FLOOR SIZE M2	PURCHASE PRICE	PURCHASE DATE	SALE PRICE	SALE DATE	GROWTH
24	135	$262,500	28/02/2001	$1,237,000	19/06/2026	371.24%
3	618	$1,675,000	22/12/2006	$3,800,000	13/10/2025	126.87%
6	131	$340,000	13/08/2001	$1,100,000	17/02/2025	223.53%
019	140	$335,000	31/07/2001	$1,300,000	31/01/2024	288.06%
18	159	$330,000	4/05/2001	$1,100,000	7/09/2023	233.33%
22	153	$260,000	18/11/1999	$642,000	23/07/2020	147%

WAREHOUSE INVESTMENT GROWTH
ACTUAL FIGURES

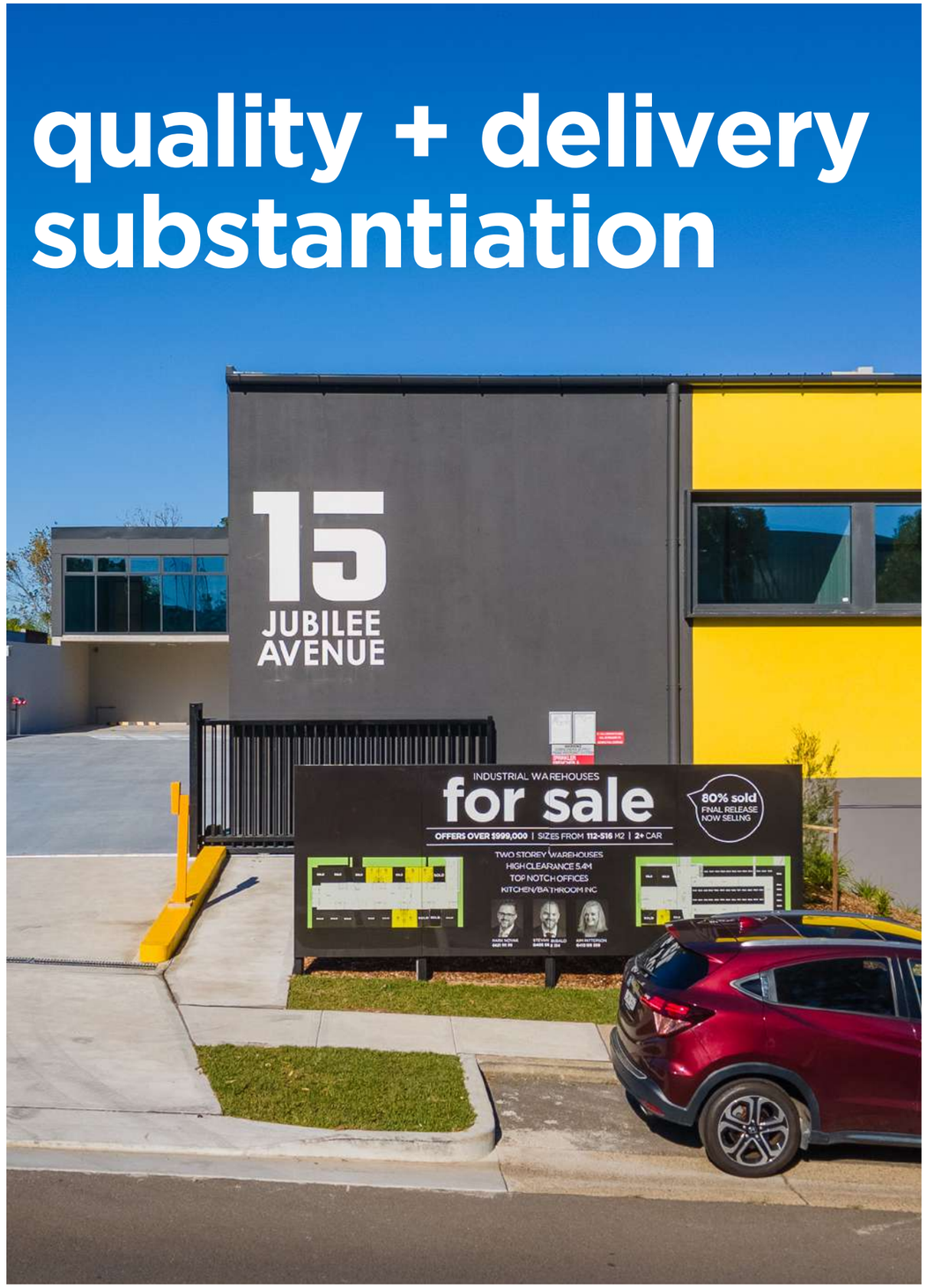








quality + delivery substantiation



15 JUBILEE AVE, WARRIEWOOD

RECENTLY COMPLETED PROJECT

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

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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.



bike and scooter parking entrance


looking towards the main entrance


interior courtyard



revised site layout


the forest 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

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