

UPDATED STOCKLIST 20/11/2026

* Prices subject to change without notification

for lease

STORAGE VAULTS

7 RODBOROUGH RD, FRENCHS FOREST

100M TO: BUNNINGS FRENCHS FOREST ALLAMBIE HEIGHTS

7 RODBOROUGH RD, FRENCHS FOREST

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prime northern beaches location

MINUTES TO EVERYTHING

MANLY

SYDNEY CBD

MOSMAN

NORTH SYDNEY

CHATSWOOD

PARRAMATTA

Westfield
WARRINGAH MALL
7 MINS

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



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.

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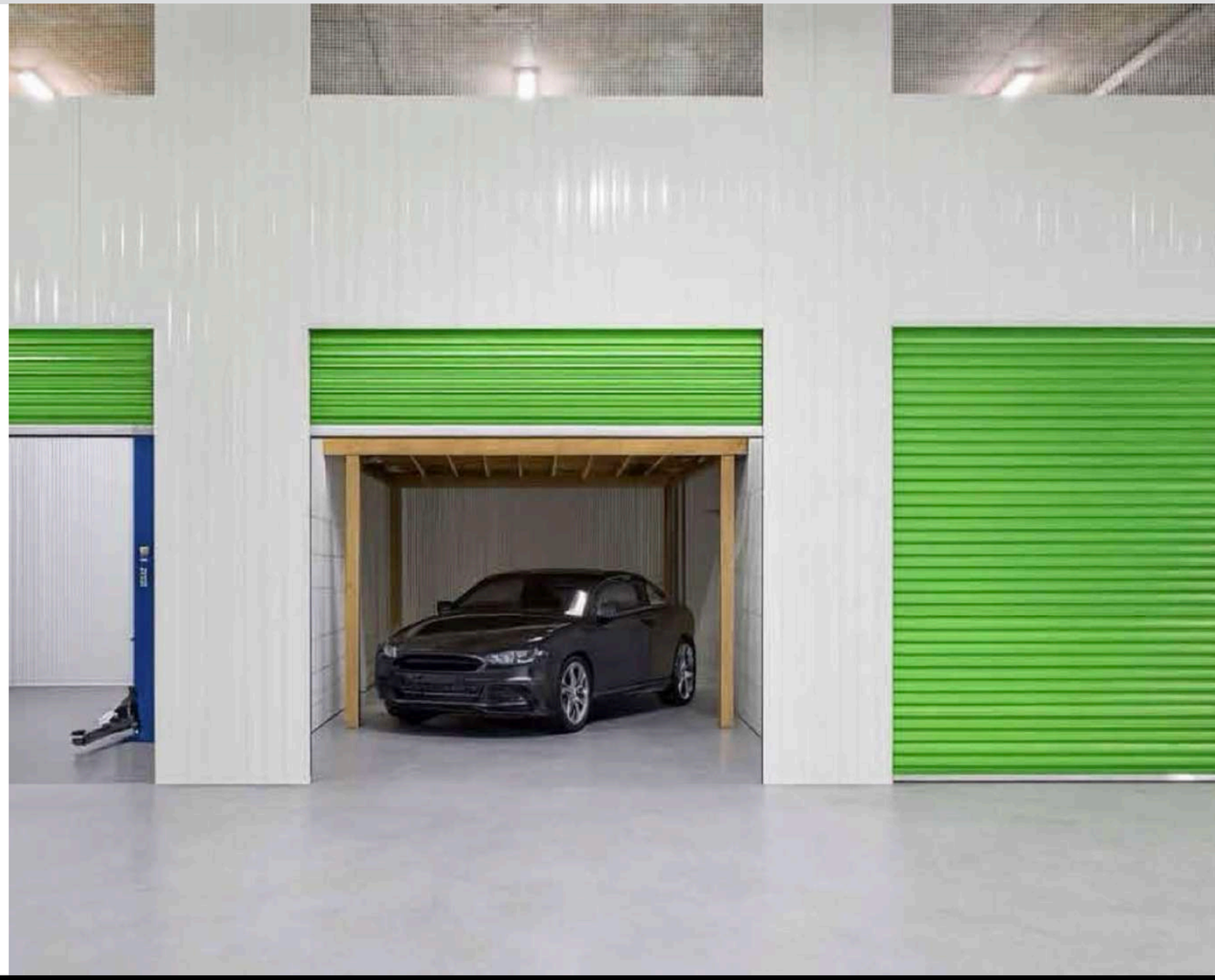
why rent a storage vault?

smart, secure, and simple

Your Storage Vault gives you freedom and flexibility — without the stress or cost of long-term commitments.

Whether you're storing tools, business stock, vehicles, or personal valuables, our premium storage units offer clean, secure, 24/7 accessible spaces in a central location.

- 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



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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.

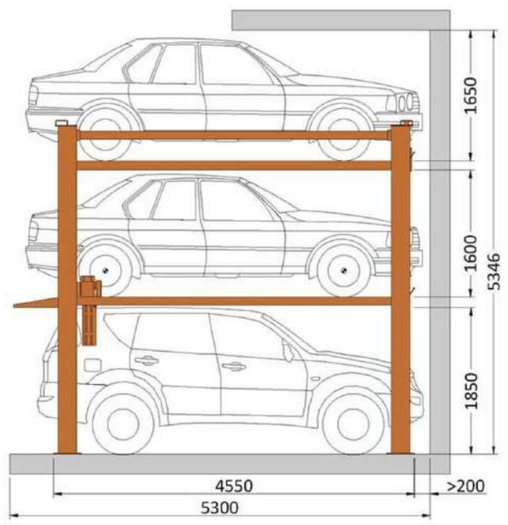
For a budget-friendly upgrade, choose the $5,000 option, or opt for a more extensive, customizable solution at $10,000. Transform your storage vault into an organised, multi-level space.

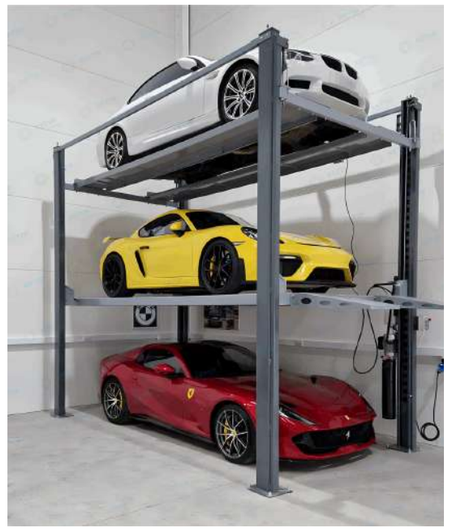


car stacker $8000

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.





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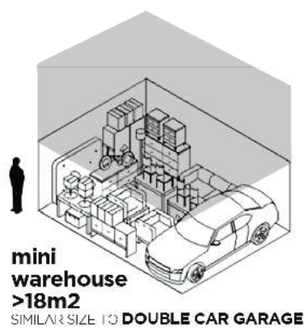
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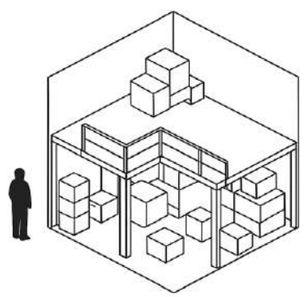
which storage size works for me?

novak offer two storey units with more flexibility

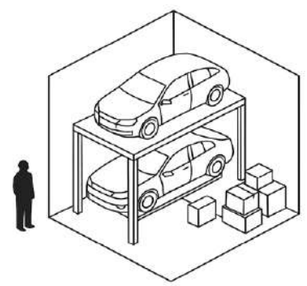
Units with extra-high ceilings unlock a whole new level of versatility. Instead of being limited to a single floor area, you can make full use of the vertical height—effectively giving you the space of a two-storey unit without needing a larger footprint.



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



51 m² unit with mezzanine

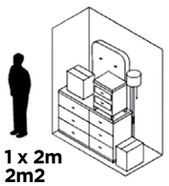


51 m² unit with 2-car stacker

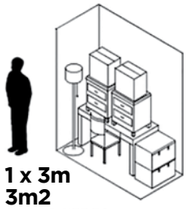
size guide

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.

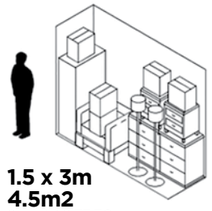
Use our guide to discover the ideal size for your storage requirements.



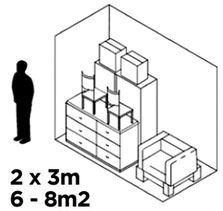
1 x 2m
2m2
SIMILAR SIZE TO:
CUPBOARD



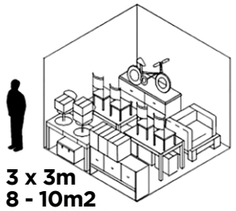
1 x 3m
3m2
SIMILAR SIZE TO:
STUDY NOOK



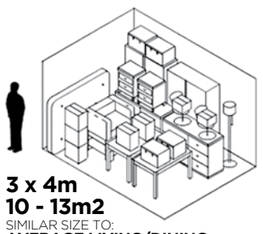
1.5 x 3m
4.5m2
SIMILAR SIZE TO:
WALK IN ROBE



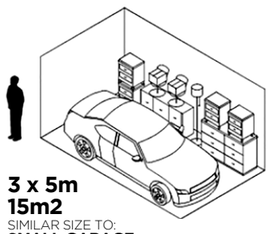
2 x 3m
6 - 8m2
SIMILAR SIZE TO:
BATHROOM



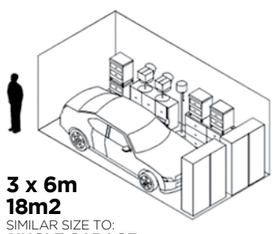
3 x 3m
8 - 10m2
SIMILAR SIZE TO:
AVERAGE BEDROOM



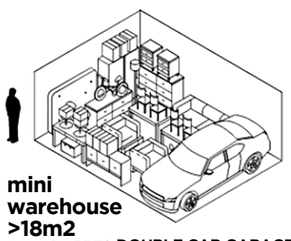
3 x 4m
10 - 13m2
SIMILAR SIZE TO:
AVERAGE LIVING/DINING



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

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FOR LEASE

FOR SALE

SOLD/DEPOSIT TAKEN/ LEASED

ST 98 123m2 8.0 x 15.3
A99 SOLD | A100 SOLD | A101 SOLD | B102 SOLD | B103 SOLD | B104 SOLD | B105 LEASED | C106 SOLD | C107 LEASED | C108 SOLD | D109 LEASED | D110 SOLD | D110A SOLD | E111 SOLD | E112 SOLD | E113 SOLD | E114 SOLD

BONUS DOOR

A97 SOLD | A96 SOLD | A95 FOR LEASE | A94 SOLD | A93 LEASED | ST 92 28m2 8.0 x 3.5 | ST 91 28m2 8.0 x 3.5 | ST 90 28m2 8.0 x 3.5 | A89 DEPOSIT TAKEN | A88M SOLD | A87M LEASED | A86M SOLD

A89 DEPOSIT TAKEN | A88 SOLD | A87 LEASED | A86 SOLD | A85 SOLD | A84 SOLD | A235 SOLD

ST MEZZ 92 23 m² | ST MEZZ 91 23 m² | ST MEZZ 90 23 m²

A

A139 LEASED | A138 SOLD | A137 SOLD | A136 SOLD | A135 SOLD | A134 SOLD | A133 SOLD | A132 SOLD | A131 SOLD | A130 SOLD | A129 SOLD | ST 128 22m2 5.7 x 3.8 | A127 LEASED

B

B140 22M2 | B141 SOLD | B142 LEASED | B143 LEASED | B144 SOLD | B145 LEASED | B146 LEASED | B147 LEASED | B148 LEASED | B149 SOLD | B150 LEASED | B151 LEASED | B152 DEPOSIT TAKEN

B165 LEASED | B164 SOLD | B163 LEASED | B162 LEASED | B161 SOLD | B160 SOLD | ST 159 23m2 5.8 x 3.9 | B158 LEASED | B157 SOLD | B156 LEASED | B155 LEASED | B154 SOLD | B153 LEASED

C

C166 LEASED | C167 SOLD | C168 23M2 | C169 23M2 | C170 SOLD | C171 SOLD | C172 SOLD | C173 SOLD | C174 SOLD | C175 SOLD | C176 LEASED | C177 SOLD | C178 SOLD

C192 FOR LEASE | C191 FOR LEASE | C190 FOR LEASE | C189 LEASED | C188 SOLD | C187 SOLD | B186 DEPOSIT TAKEN | C185 LEASED | C184 SOLD | C183 SOLD | C182 LEASED | C181 SOLD | C180 SOLD | C179 LEASED

D

D193 FOR LEASE | D194 FOR LEASE | D195 SOLD | D196 SOLD | D197 SOLD | D198 SOLD | D199 LEASED | D200 LEASED | D201 SOLD | D202 LEASED | D203 SOLD | D204 SOLD | D205 SOLD | D206 LEASED

D

D220 LEASED | D219 LEASED | D218 LEASED | E217 FOR LEASE | D216 LEASED | D215 LEASED | D214 LEASED | D213 LEASED | D212 LEASED | D211 SOLD | D210 SOLD | D209 SOLD | D208 SOLD | D207 SOLD

E

E221 LEASED | E222 FOR LEASE | E223 LEASED | E224 LEASED | E225 SOLD | E226 SOLD | E227 FOR LEASE | E228 LEASED | E229 LEASED | E230 LEASED | E231 FOR LEASE | E232 FOR LEASE | E233 LEASED | E234 LEASED

E115 SOLD | E116 SOLD | E117 LEASED | E118 LEASED | E119 LEASED | E120 SOLD | E121 SOLD | E122 LEASED | E123 LEASED | E124 LEASED | E125 SOLD | E126 SOLD

PUMP ROOM

6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000

RAMP 1:12

RAMP 1:12

6,535

ST 236 3 m2 2.2 x 1.4 | ST 237 3 m2 2.2 x 1.4 | ST 238 3 m2 2.2 x 1.4 | ST 239 3 m2 2.2 x 1.4 | ST 240 3 m2 2.2 x 1.4 | ST 241 3 m2 2.2 x 1.4 | ST 242 3 m2 2.2 x 1.4 | ST 243 9 m2 4.1 x 2.2 | ST 244 10 m2 5.0 x 2.0 | ST 245 10 m2 5.0 x 2.0 | ST 246 10 m2 5.0 x 2.0 | ST 247 9 m2 4.6 x 2.0 | ST 248 9 m2 4.6 x 2.0 | ST 249 9 m2 4.6 x 2.0

A236 SOLD | B237 SOLD | B238 SOLD | B239 LEASED | B240 SOLD | B241 SOLD | B242 SOLD | B243 SOLD | C244 DEPOSIT TAKEN | C245 DEPOSIT TAKEN | ST C246 10M2 | C247 DEPOSIT TAKEN | D248 SOLD | D249 SOLD

RAMP UP TO GROUND LEVEL

STORAGE UNITS 84-246

UNIT	UNIT AREA M2	MEZZANINE M2	TOTAL AREA M2	PRICE EX GST	
A89M	28	23	51	DEPOSIT TAKEN	
A90M	28	23	51	$349,000	
A91M	28	23	51	$349,000	
A92M	28	23	51	$349,000	
A95	28	0	28	FOR LEASE $300PW	MN
A98	122	0	122	$890,000	
A128	22	11	33	$259,000	
B140	22	0	22	$229,400	
B159	23	0	23	$253,000	
168 + 169	46	46	92	$518,000	
C190	22	0	22	FOR LEASE $230PW	MN
C191	22	0	22	FOR LEASE $250PW	MN
C192	22	0	22	FOR LEASE $250PW	MN

48 storage units leased within 12 weeks and 11 remaining!

UNIT	UNIT AREA M2	MEZZANINE M2	TOTAL AREA M2	PRICE EX GST	
D193	22	0	22	FOR LEASE $280PW	MN
D194	22	0	22	FOR LEASE $280PW	MN
E217	22	0	22	FOR LEASE $200PW	MN
E222	22	0	22	FOR LEASE $270PW	MN
E227	22	0	22	FOR LEASE $200PW	MN
E231	22	0	22	FOR LEASE $270PW	MN
E232	22	0	22	FOR LEASE $270PW	JW
C246	10	0	10	$110,000	

FOR LEASE

FOR SALE

SOLD/DEPOSIT TAKEN

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

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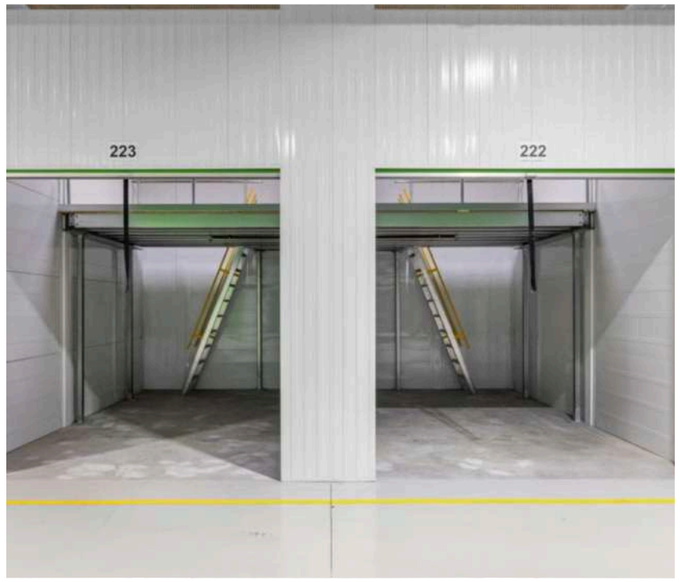
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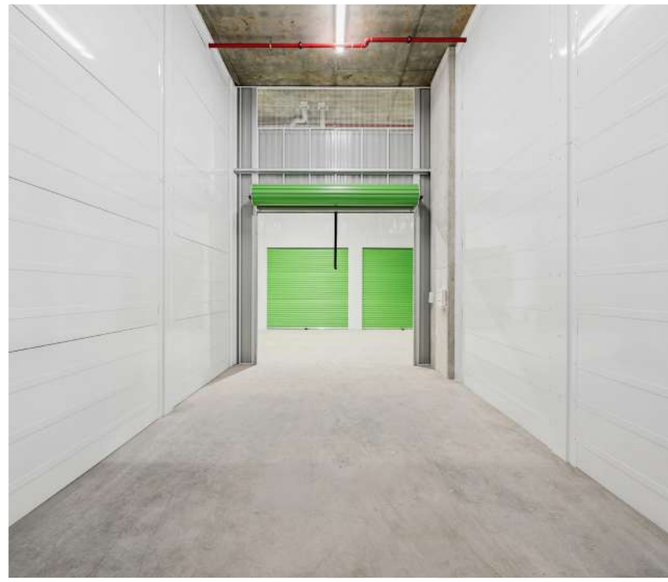
lease details

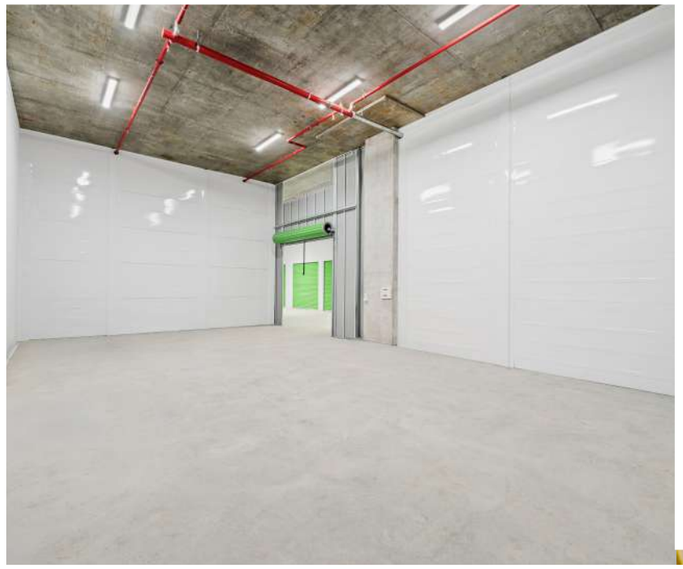
flexible leasing options

Enjoy complete flexibility with a lease designed to suit your lifestyle or business needs. Choose from a variety of unit sizes and lease terms — all with 24/7 secure access and professional on-site management.

- Unit Sizes — From 9m to 120m
- Lease Terms — Short or long-term - 6, 12, 36 month
- Access — 24/7 secure access
- Pricing — From $8.80/M2+ GST per week
- GST — Fully refundable for registered businesses (not a true cost)









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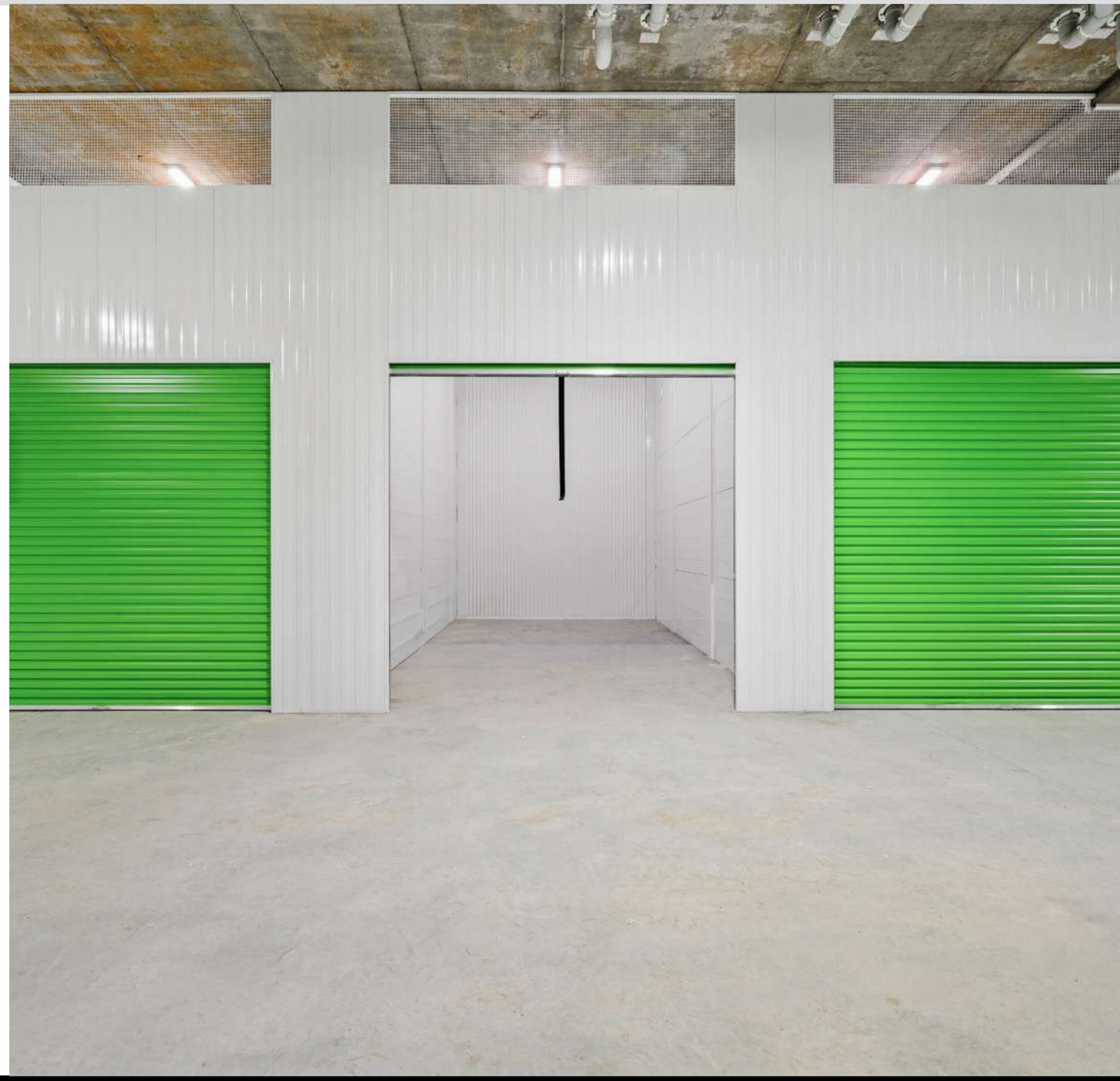
lease today. buy tomorrow. the choice is yours.

next steps...

1. Choose your vault size
2. Contact Novak Properties for current availability
3. Inspect the vault in person
4. Sign your lease and move in

smart, simple storage

Contact Novak Properties: 8978 6888 | novak.com.au | info@novak.com.au | @novakproperties



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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

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bike and scooter parking


looking toward 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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