

UPDATED STOCKLIST 13/11/2026

* Prices subject to change without notification

BUSINESS PARK

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STORAGE VAULTS

10 AQUATIC DRIVE, FRENCHS FOREST

BRAND NEW INDUSTRIAL BUILD ACROSS FOUR LEVELS

X BUSINESS PARK

100M TO THE NEWEST & BIGGEST BUNNINGS

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STORAGE VAULTS

BUSINESS PARK

100M TO THE NEWEST & BIGGEST BUNNINGS

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prime northern beaches location

MINUTES TO EVERYTHING

MANLY

MOSMAN

SYDNEY CBD

NORTH SYDNEY

CHATSWOOD

PARRAMATTA

Westfield
WARRINGAH MALL
7 MINS

AQUATIC BUSINESS PARK

CBD 25 MINS

MANLY 15 MINS

CHATSWOOD 15 MINS

Northern Beaches Hospital by Healthscope
NORTHERN BEACHES HOSPITAL 3 MINS

FORESTWAY SHOPPING CENTRE 5 MINS

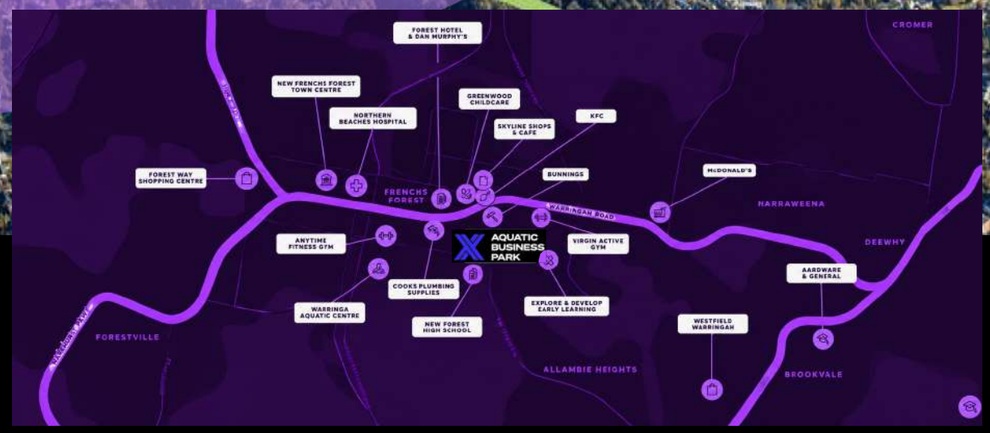
NEW FRENCHS FOREST TOWN CENTRE

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 is also 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.

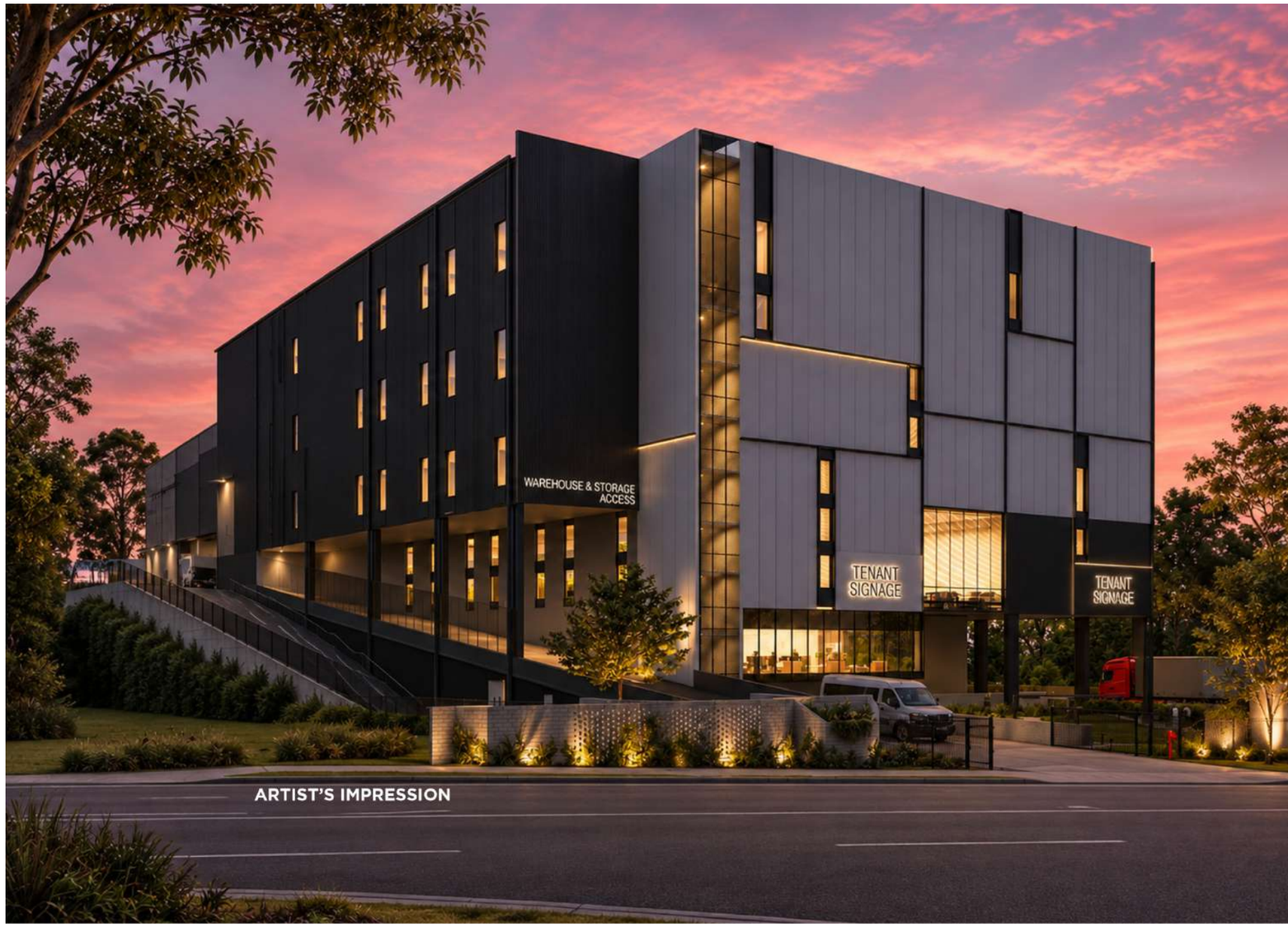
AQUATIC BUSINESS PARK
100M TO THE NEWEST & BIGGEST BUNNINGS

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SCHEDULE OF FINISHES - STORAGE VAULTS

GENERAL FINISHES

| 1 x Double Power Outlet (10amp low cost)
| 1 x Phone/Data/internet point
| Security & Access Control System
| 3.0m x 3.0m Roller Shutter Door (sizes may vary)
| LED Lighting
| Ventilation Panel Above Roller Shutter Door
| Concrete Floor
| Concrete Ceiling (Levels 2 & 3 lots)
| Colorbond Roof (Level 4 lots only)
| Non-Combustible Common Walls
| Windows across various lots
| All lots above ground level
| Incredible crossflow circulation

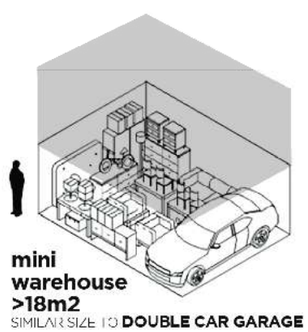


ARTIST'S IMPRESSION

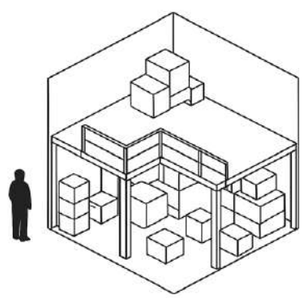
which storage size works for me?

novak offer two storey units with more flexibility

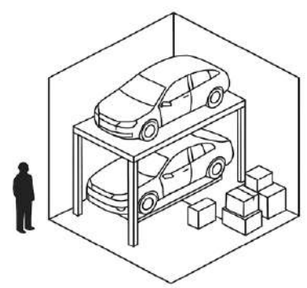
Units with extra-high ceilings unlock a whole new level of versatility. Instead of being limited to a single floor area, you can make full use of the vertical height—effectively giving you the space of a two-storey unit without needing a larger footprint.



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



51 m² unit with mezzanine

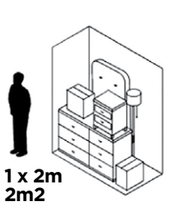


51 m² unit with 2-car stacker

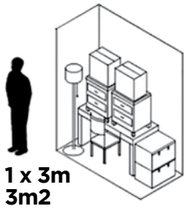
size guide

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.

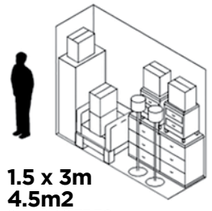
Use our guide to discover the ideal size for your storage requirements.



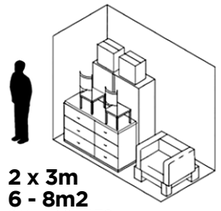
1 x 2m
2m2
SIMILAR SIZE TO:
CUPBOARD



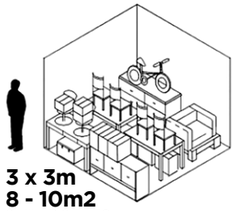
1 x 3m
3m2
SIMILAR SIZE TO:
STUDY NOOK



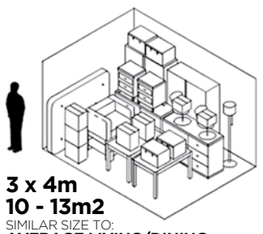
1.5 x 3m
4.5m2
SIMILAR SIZE TO:
WALK IN ROBE



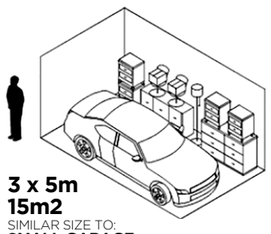
2 x 3m
6 - 8m2
SIMILAR SIZE TO:
BATHROOM



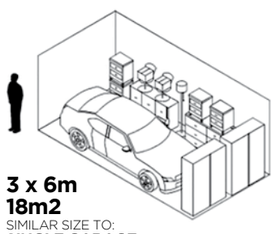
3 x 3m
8 - 10m2
SIMILAR SIZE TO:
AVERAGE BEDROOM



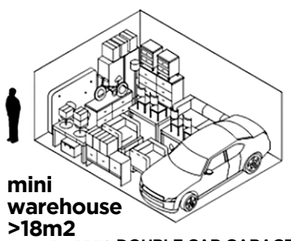
3 x 4m
10 - 13m2
SIMILAR SIZE TO:
AVERAGE LIVING/DINING



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**

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ELEVATE YOUR STORAGE VAULT



storage mezzanine or first floor - very handy $5,000 or $10,000

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

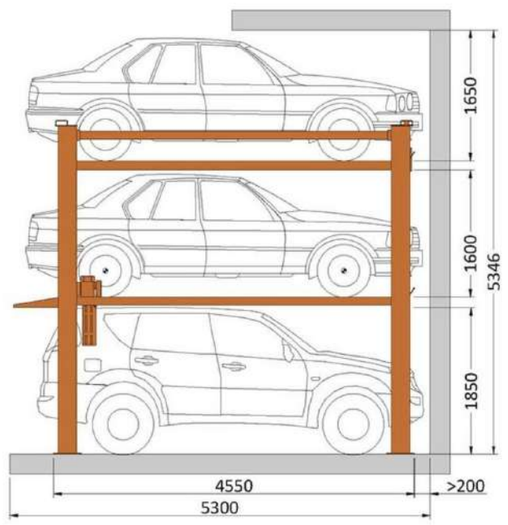
For a budget-friendly upgrade, choose the $5,000 option, or opt for a more extensive, customisable solution at $10,000. Transform your storage vault into an organised, multi-level space.

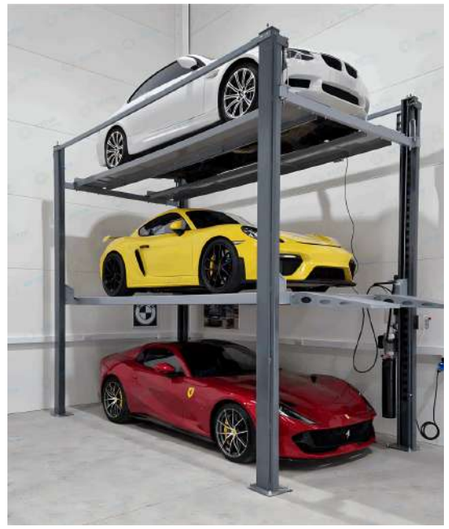


car stacker $8000

Maximise 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 maximizes vertical space efficiently.





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- Pricing is subject to change without notice
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UNIT	TOTAL AREA (M2)	HEIGHT	PRICING (+GST)
2.15	20	5.5M	$170,000
2.16	20	5.5M	$170,000
2.17	20	5.5M	$170,000
2.21	24	5.5M	$204,000
2.22	24	5.5M	HOLD
2.23	26	5.5M	HOLD
2.24	26	5.5M	HOLD
2.25	26	5.5M	HOLD
2.26	26	5.5M	HOLD
2.27	26	5.5M	HOLD
2.28	26	5.5M	HOLD
2.29	26	5.5M	HOLD
2.30	15	5.5M	$127,500
2.31	15	5.5M	$127,500
2.32	15	5.5M	$127,500
2.33	22	5.5M	$187,000
2.34	22	5.5M	$187,000
2.35	22	5.5M	$187,000
2.36	23	5.5M	HOLD
2.37	24	5.5M	$204,000
2.38	24	5.5M	$204,000

STAGE 1 | VIP - DISCOUNTED EARLY ACCESS FOR LOYAL BUYERS

VIP PRICE

STAGE 2 | LAUNCH - PRICES INCREASED 10% AT PUBLIC LAUNCH

+10%

STAGE 3 | TOPPING OUT - PRICES ROSE AS CONSTRUCTION PROGRESSED

+20%

STAGE 4 | COMPLETED - FINISHED UNITS ACHIEVED 30% ABOVE VIP PRICES

+30%

STAGE 5 | SOLD OUT - ALL LOTS SOLD WITH VALUES RISING TO 35% ABOVE VIP PRICES

+35%

STORAGE VAULTS MAP
SECOND FLOOR

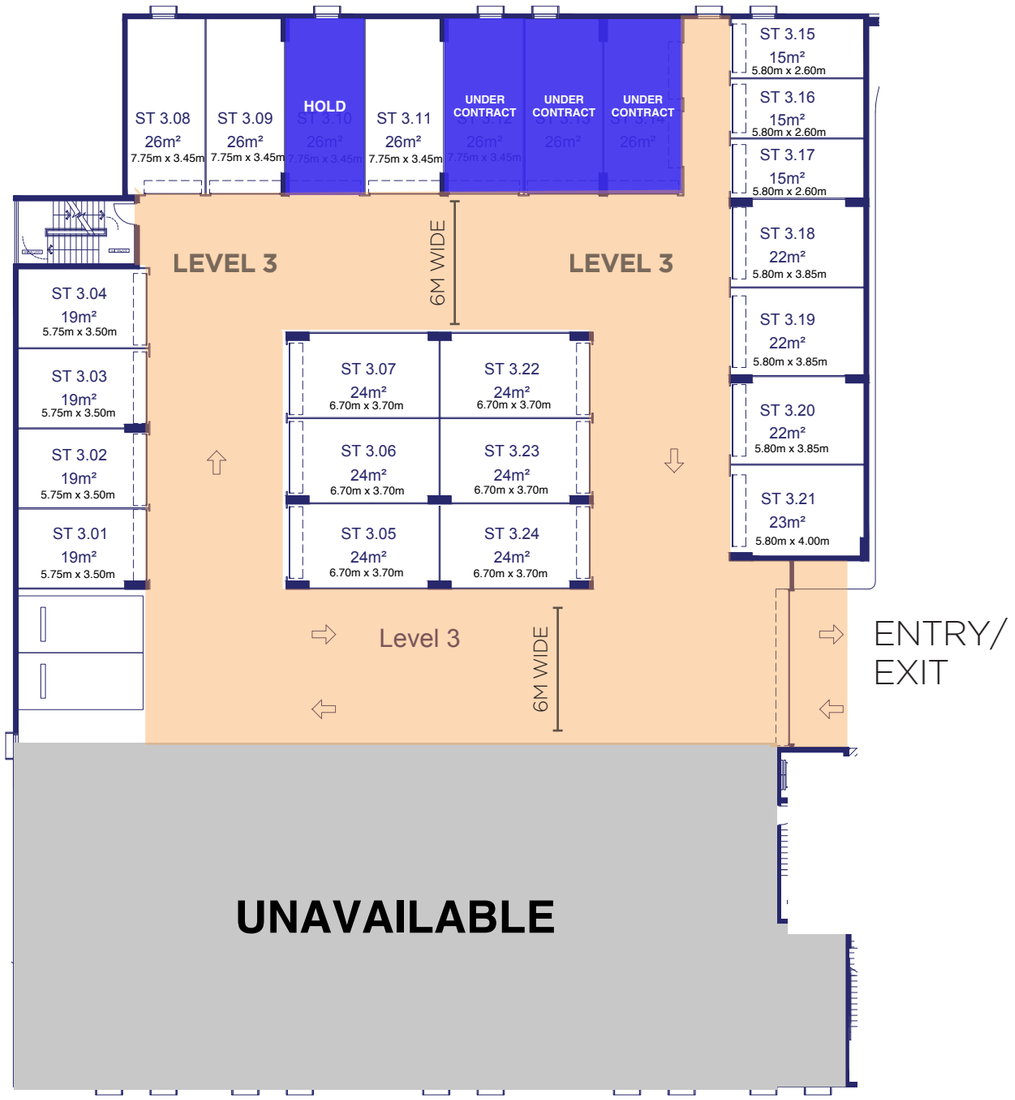


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WINDOW

AVAILABLE

HOLD

SOLD

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UNIT	TOTAL AREA (M2)	HEIGHT	PRICING (+GST)	UNIT	TOTAL AREA (M2)	HEIGHT	PRICING (+GST)
3.01	19	5.5M	$161,500	3.18	22	5.5M	$187,000
3.02	19	5.5M	$161,500	3.19	22	5.5M	$187,000
3.03	19	5.5M	$161,500	3.20	22	5.5M	$187,000
3.04	19	5.5M	$161,500	3.21	23	5.5M	$195,500
3.05	24	5.5M	$204,000	3.22	24	5.5M	$204,000
3.06	24	5.5M	$204,000	3.23	24	5.5M	$204,000
3.07	24	5.5M	$204,000	3.24	24	5.5M	$204,000
3.08	26	5.5M	$221,000				
3.09	26	5.5M	$221,000				
3.10	26	5.5M	HOLD				
3.11	26	5.5M	$221,000				
3.12	26	5.5M	HOLD				
3.13	26	5.5M	HOLD				
3.14	26	5.5M	HOLD				
3.15	15	5.5M	$127,500				
3.16	15	5.5M	$127,500				
3.17	15	5.5M	$127,500				

STAGE 1 | VIP - DISCOUNTED EARLY ACCESS FOR LOYAL BUYERS

VIP PRICE

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+10%

STAGE 3 | TOPPING OUT - PRICES ROSE AS CONSTRUCTION PROGRESSED

+20%

STAGE 4 | COMPLETED - FINISHED UNITS ACHIEVED 30% ABOVE VIP PRICES

+30%

STAGE 5 | SOLD OUT - ALL LOTS SOLD WITH VALUES RISING TO 35% ABOVE VIP PRICES

+35%

STORAGE VAULTS MAP
THIRD FLOOR

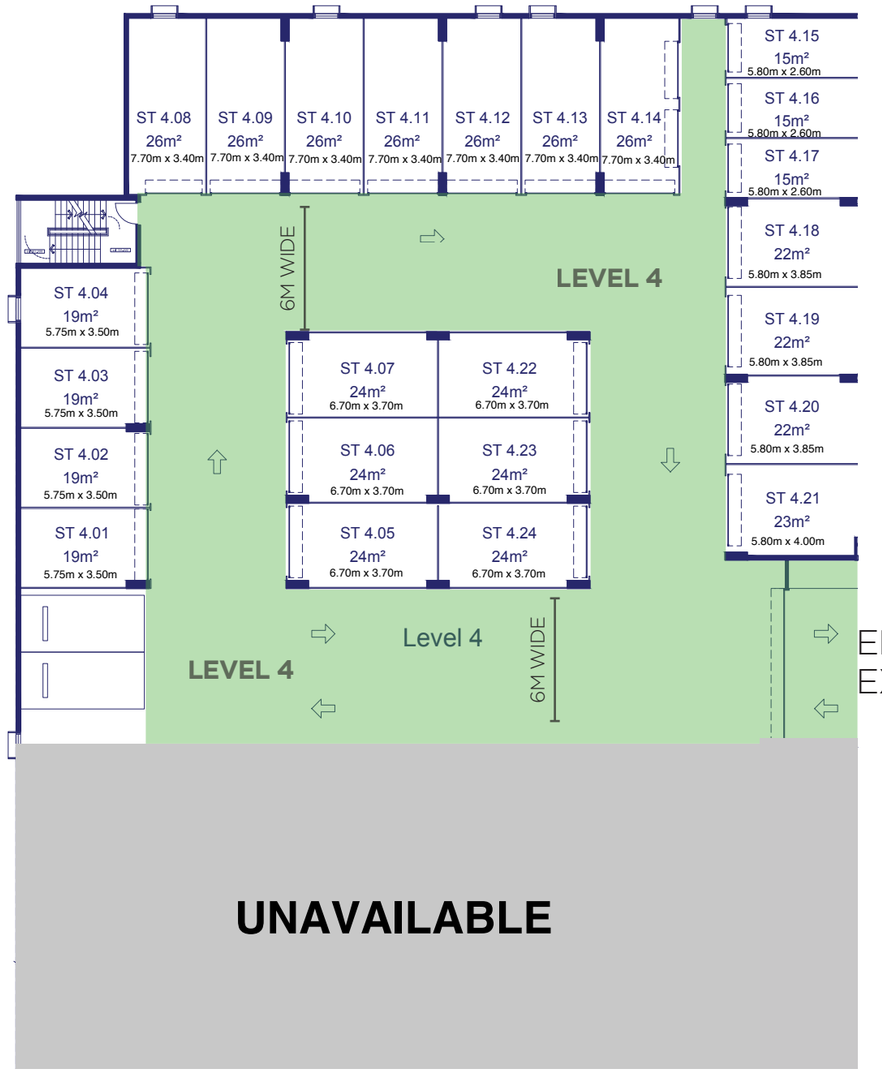


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WINDOW

AVAILABLE

HOLD

SOLD

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UNIT	TOTAL AREA (M2)	HEIGHT	PRICING (+GST)
4.01	19	5.5M	$161,500
4.02	19	5.5M	$161,500
4.03	19	5.5M	$161,500
4.04	19	5.5M	$161,500
4.05	24	5.5M	$204,000
4.06	24	5.5M	$204,000
4.07	24	5.5M	$204,000
4.08	26	5.5M	$221,000
4.09	26	5.5M	$221,000
4.10	26	5.5M	$221,000
4.11	26	5.5M	$221,000
4.12	26	5.5M	$221,000
4.13	26	5.5M	$221,000
4.14	26	5.5M	$221,000
4.15	15	5.5M	$127,500

UNIT	TOTAL AREA (M2)	HEIGHT	PRICING (+GST)
4.16	15	5.5M	$127,500
4.17	15	5.5M	$127,500
4.18	22	5.5M	$187,000
4.19	22	5.5M	$187,000
4.20	22	5.5M	$187,000
4.21	23	5.5M	$195,500
4.22	24	5.5M	$204,000
4.23	24	5.5M	$204,000
4.24	24	5.5M	$204,000

STAGE 1 | VIP - DISCOUNTED EARLY ACCESS FOR LOYAL BUYERS

VIP PRICE

STAGE 2 | LAUNCH - PRICES INCREASED 10% AT PUBLIC LAUNCH

+10%

STAGE 3 | TOPPING OUT - PRICES ROSE AS CONSTRUCTION PROGRESSED

+20%

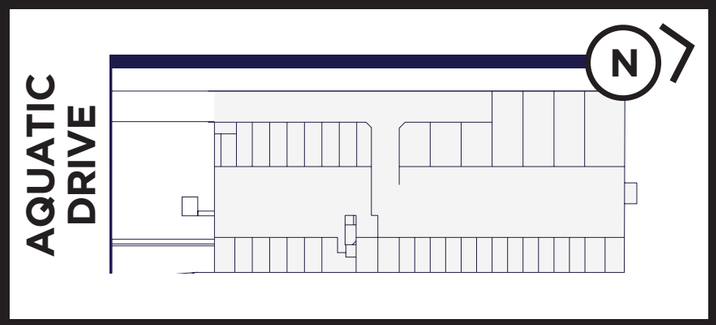
STAGE 4 | COMPLETED - FINISHED UNITS ACHIEVED 30% ABOVE VIP PRICES

+30%

STAGE 5 | SOLD OUT - ALL LOTS SOLD WITH VALUES RISING TO 35% ABOVE VIP PRICES

+35%

STORAGE VAULTS MAP
FOURTH FLOOR

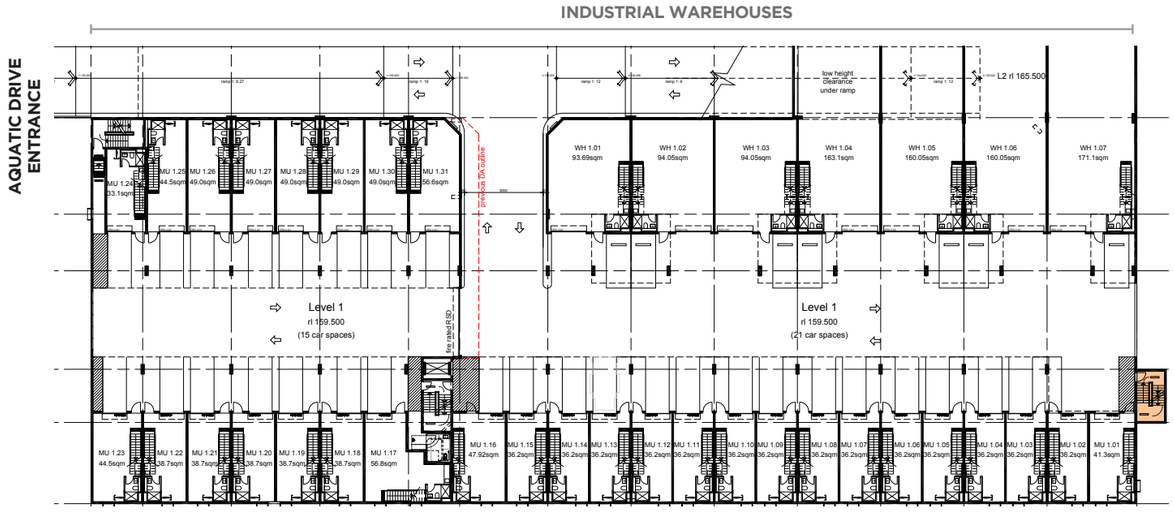


BUSINESS PARK

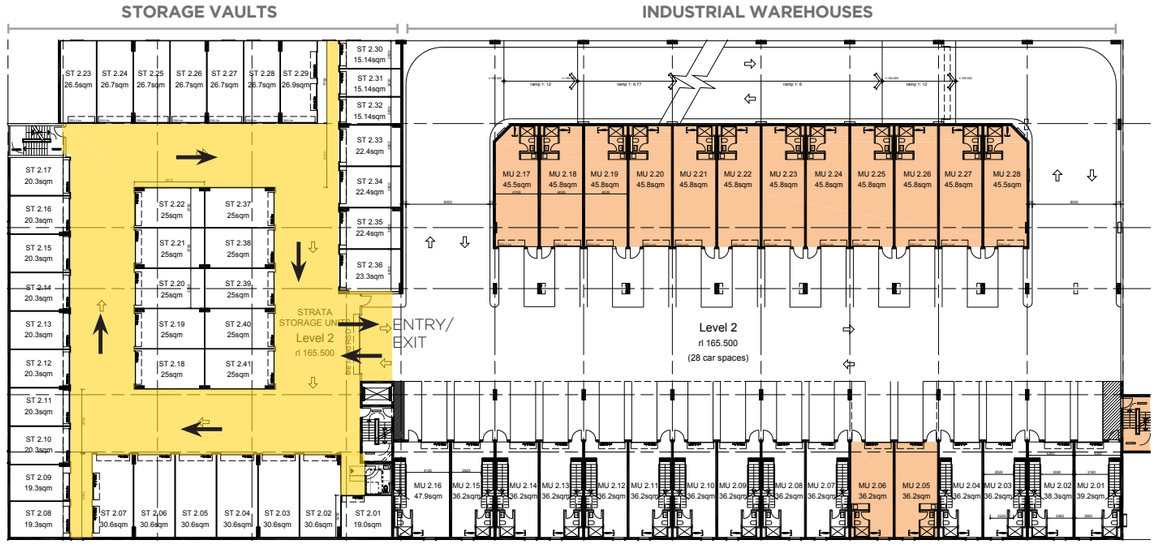
100M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

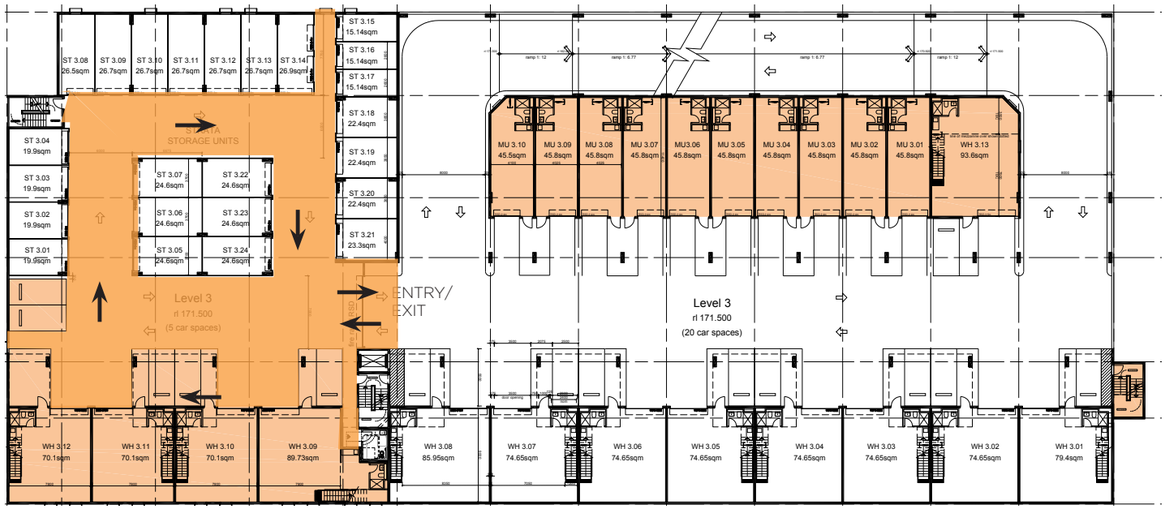
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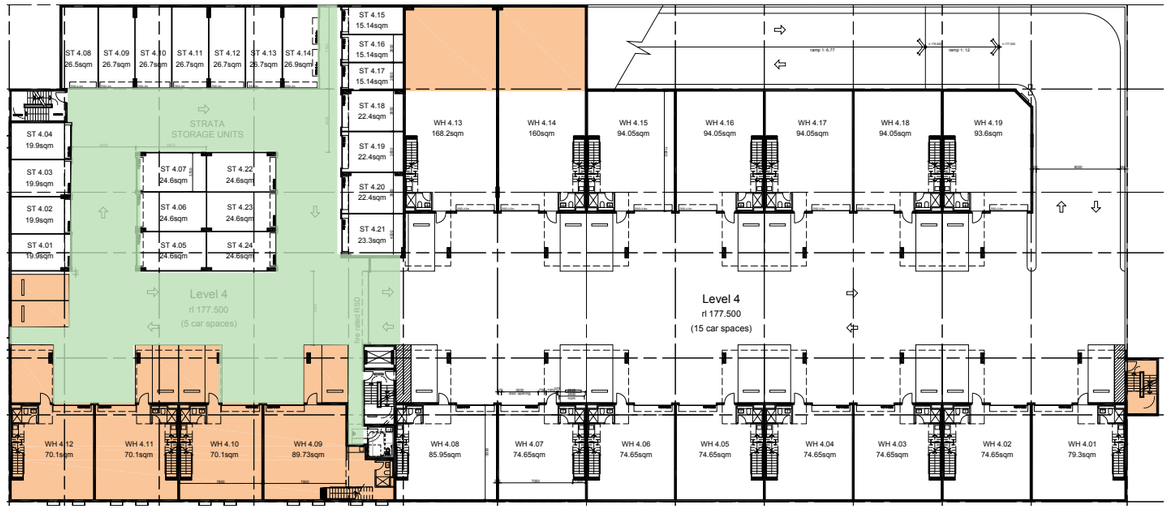
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

STORAGE VAULTS + WAREHOUSES
BUILDING MAP

X BUSINESS PARK
100M TO THE NEWEST & BIGGEST BUNNINGS

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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	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%

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%

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%

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	8/08/2026	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%

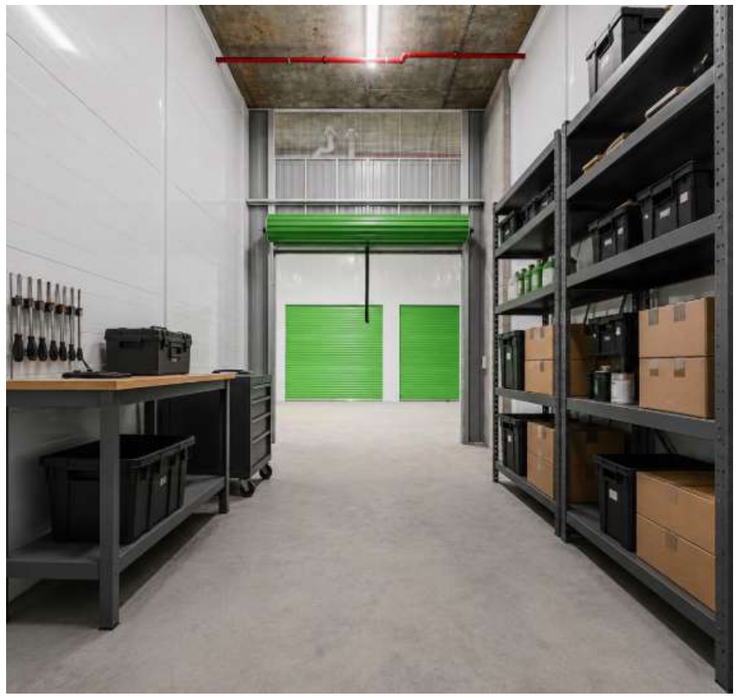
STORAGE INVESTMENT PAST PERFORMANCE

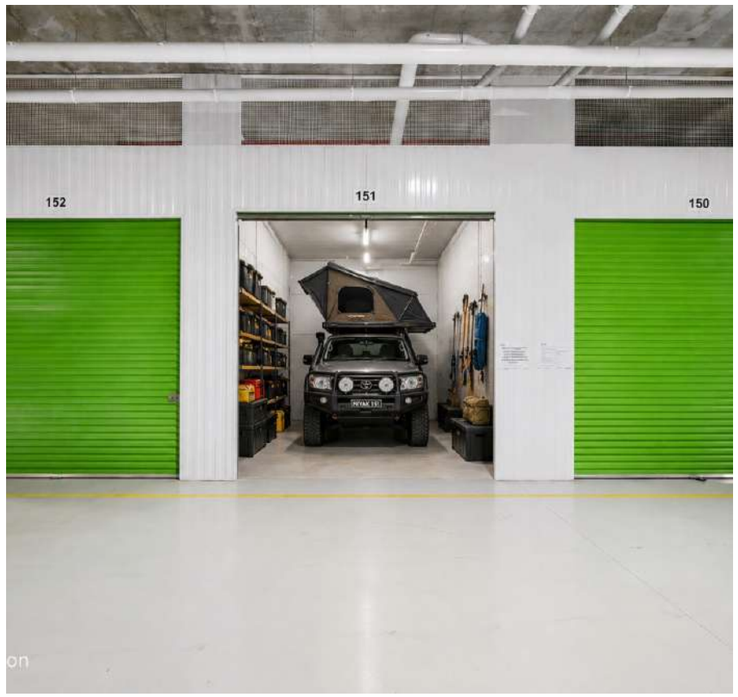


100M TO THE NEWEST & BIGGEST BUNNINGS

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scan
to walk
through

7 RODBOROUGH ROAD, FRENCHS FOREST

RECENTLY COMPLETED PROJECT

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

BUSINESS PARK

100M TO THE NEWEST & BIGGEST BUNNINGS

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

Comprehensive Retail Experience:
Spanning over 20,000 square metres, this is the first Bunnings in New South Wales to feature three levels of retail space. It offers an extensive range of hardware and building supplies, an outdoor garden centre, a large café and a children's playground.

Ample Parking:
Two levels of parking accommodate up to 400 vehicles, providing convenient customer access.

Economic Growth:
The development generates significant employment opportunities, with over 700 construction jobs and approximately 135 permanent positions.

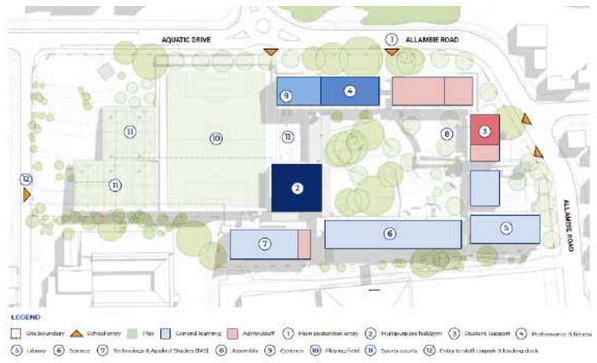
Community Engagement:
A café and children's playground create a family-friendly environment, encouraging community interaction and welcoming visitors of all ages.



bike and scooter 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