


**UPDATED STOCKLIST 13/11/2026**

* Prices subject to change without notification

BUSINESS PARK

NOVAK

novak.com.au | 8978 6888 | @novakproperties

# INDUSTRIAL WAREHOUSES

## FRENCHS FOREST/ALLAMBIE HEIGHTS



# BRAND NEW INDUSTRIAL BUILD ACROSS FOUR LEVELS

BUSINESS PARK

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties




**WAREHOUSE**



**MEZZANINE**




**MULTI-USE UNIT**

# INDUSTRIAL UNITS

X BUSINESS PARK

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties

# 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

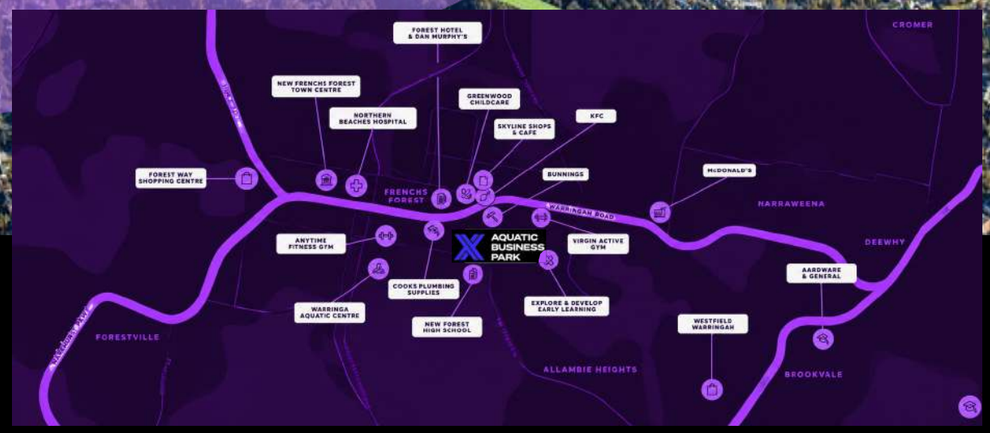
DEE WHY 10 MINS

MONA VALE 10 MINS

WARRINGAH ROAD

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

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties

# SCHEDULE OF FINISHES

## WAREHOUSE

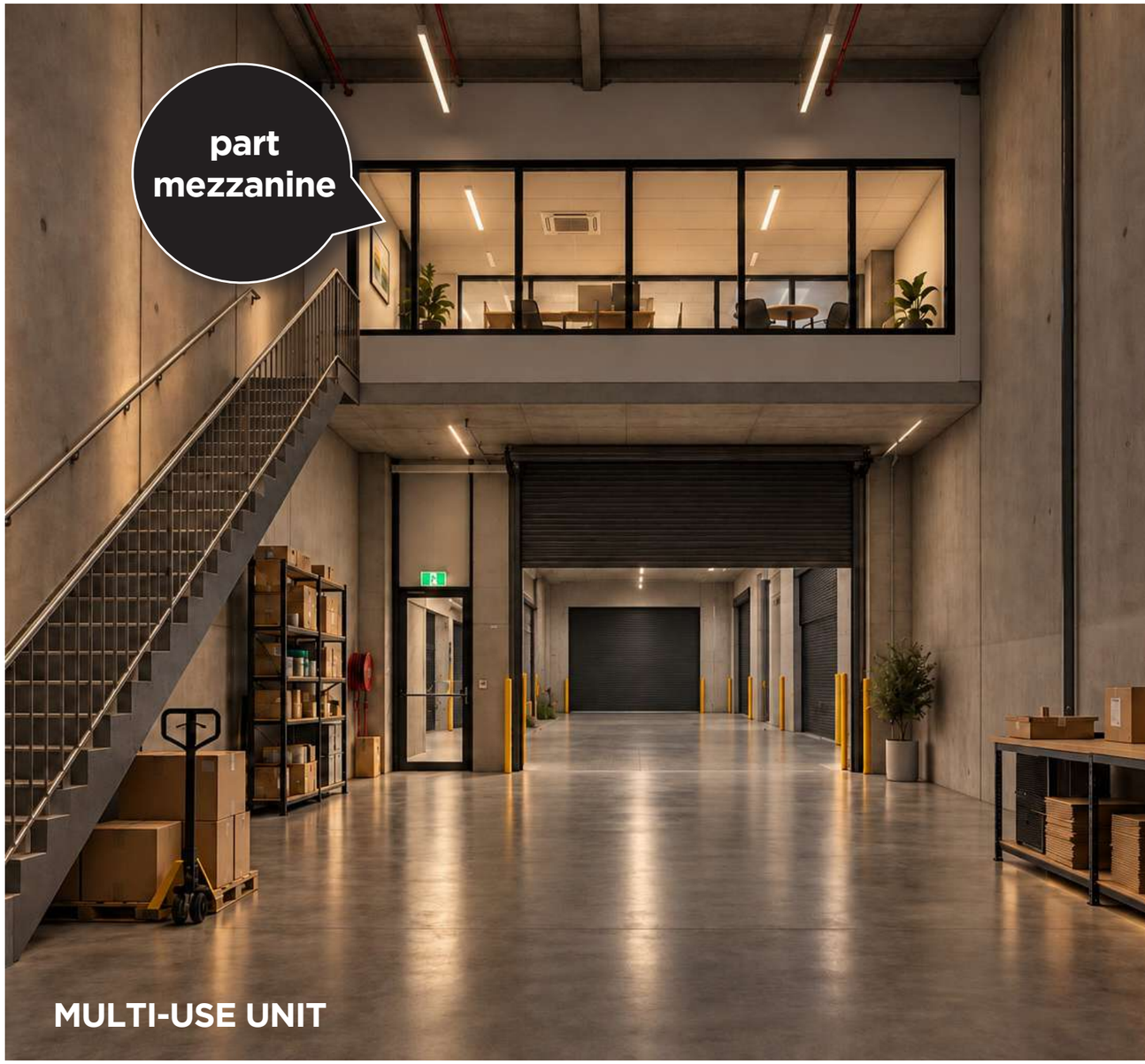
| LED lighting
| Motorised Roller Shutter Door approx. 4.5m high
| Micro warehouse roller doors approx. 2.4m high
| 2 x Double Power Outlets
| Fire Rated Common Walls
| At Least One Transparent Roof Panel (Level 4 Lots only)

## MEZZANINE

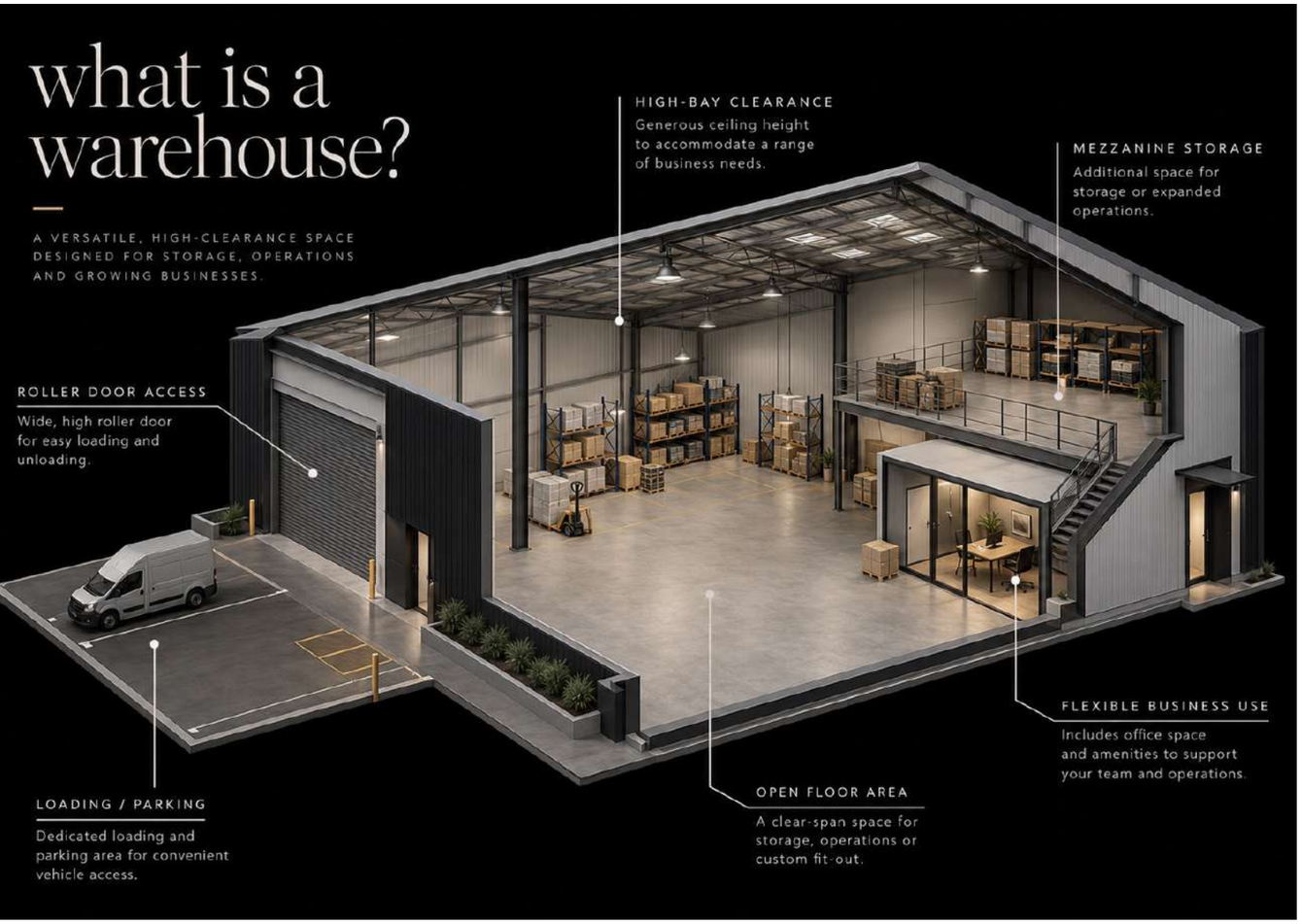
| Split System Air Conditioning Unit
| Suspended Ceilings (ceiling tiles)
| LED Lighting
| Concrete Floor
| Carpet to door
| Steel or Concrete stairs
| 2 x Double Power Outlets
| 1 x Phone/Data Point
| 1 x Window Overlooking Warehouse Area (but not in micro warehouses)

## GENERAL FINISHES

| Bathroom including shower [disability accessible except in micro warehouses
| Kitchenette including Benchtop, Under Bench Cupboard,
| Single sink with mixer/Electric Hot Water System
| Electricity Individually Metered
| For the purposes of the above, a micro warehouse is a smaller warehouse lot, which includes lots 10 - 69



# WHAT IS A WAREHOUSE?




## Space to Operate. Room to Grow.

A well-designed warehouse provides the space, flexibility and functionality businesses need to operate efficiently. From storing stock and equipment to managing deliveries and distribution, warehouse space creates a practical foundation for day-to-day business.

## Designed for business

Offering a functional environment for a range of commercial operations, warehouse spaces can accommodate inventory, trade equipment, wholesale supplies and business resources, with layouts that can be organised around individual operational needs.

## Key advantages:

| Dedicated space for stock, equipment and supplies
| Open floor areas to suit a range of operational layouts
| Convenient access for receiving and dispatching goods
| Greater organisation of inventory and business resources
| Flexibility to adapt as business requirements change
| Suitable for a range of commercial applications, subject to permitted use.

# MIXED USE UNIT

## WHAT IS A MIXED-USE UNIT?

A new generation of commercial ownership, combining the functionality of a high-clearance industrial warehouse with an accessible entry point into commercial property ownership.

Designed for business owners, tradespeople, investors and growing enterprises, a Mixed-Use Unit offers a versatile space with warehouse zoning and permitted uses, a dedicated car space on title and a range of practical inclusions.

## DESIGNED FOR VERSATILITY

**one space. multiple possibilities**
| Business Storage & Equipment
| Trade & operational space
| Dedicated workspace
| Commercial property investment
| Business growth & flexibility

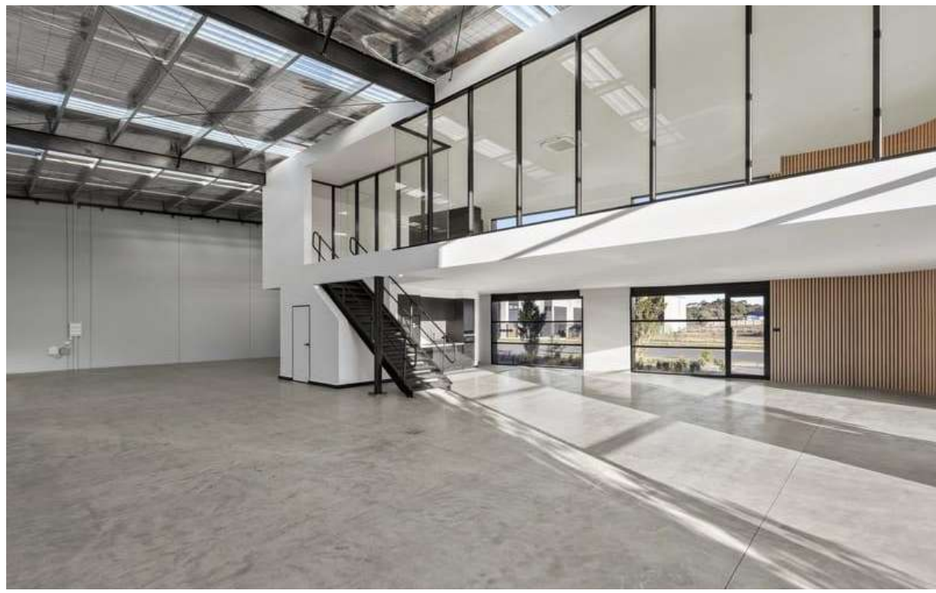
A versatile commercial opportunity offering practical functionality today and potential for the future.

## A SMARTER ENTRY INTO COMMERCIAL INDUSTRIAL PROPERTY

Traditionally, entry-level commercial spaces have often been limited to basic storage facilities. Mixed-Use Units offer a step up, providing the functionality of a purpose-designed warehouse with the flexibility to suit a broader range of permitted commercial uses.

Whether you are securing premises for your own business, creating a dedicated workspace or adding a commercial asset to your investment portfolio, a Mixed-Use Unit presents an opportunity to secure a more versatile property at an accessible price point.

More than storage. A practical commercial asset with room to grow.





# STORAGE UNIT VS WAREHOUSE



STORAGE UNIT



WAREHOUSE

## WHAT'S THE DIFFERENCE

While both offer secure space for storage and business use, a storage unit and a warehouse are designed for different purposes. Understanding the difference can help you choose the right asset for your needs, budget and long-term plans.

## STORAGE UNIT (STORAGE ONLY)

**Simple, secure and space-efficient**

| Typically smaller in size
| Primarily designed for storage
| Ideal for tools, stock, records or overflow items
| Easy lock-up-and-leave ownership
| Lower entry price point
| Best suited to passive holding rather than active operations

## WAREHOUSE (IDEAL FOR BUSINESS USE)

**More space. More flexibility. More potential**

| Allows for customer and visitor access
| Larger floor areas with higher internal clearance
| Suitable for storage, trade, distribution or business operations
| Can allow room for work areas, racking and equipment
| Often includes or allows mezzanine space
| Better suited to owner-occupiers and growing businesses
| Greater flexibility for a broader range of uses

## WHICH ONE IS RIGHT FOR YOU?

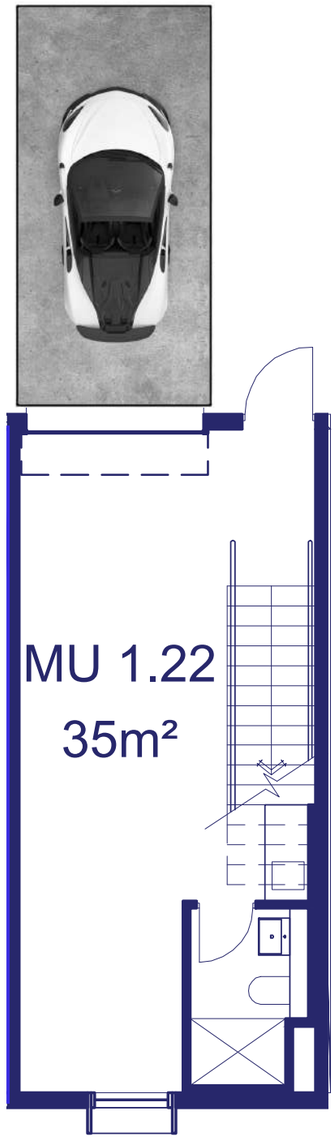
If you simply need secure storage, a storage unit may be the practical choice. If you need room to operate, grow, move stock or run your business, a warehouse generally offers greater utility and long-term versatility.

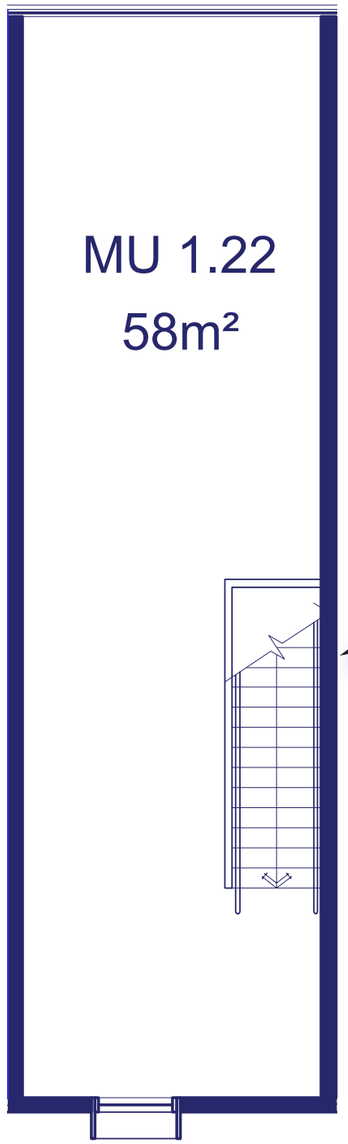
# the new york warehouse
(MULTI-USE)

UNIT NUMBER **1.22**

## area

| | |
|---|---|
| WAREHOUSE | 35M2 |
| MEZZANINE | 58M2 |
| CAR SPACE | 13M2 |
| **TOTAL** | **106M2** |




(UNFURNISHED)

**build your own new york mezzanine**




(FURNISHED)

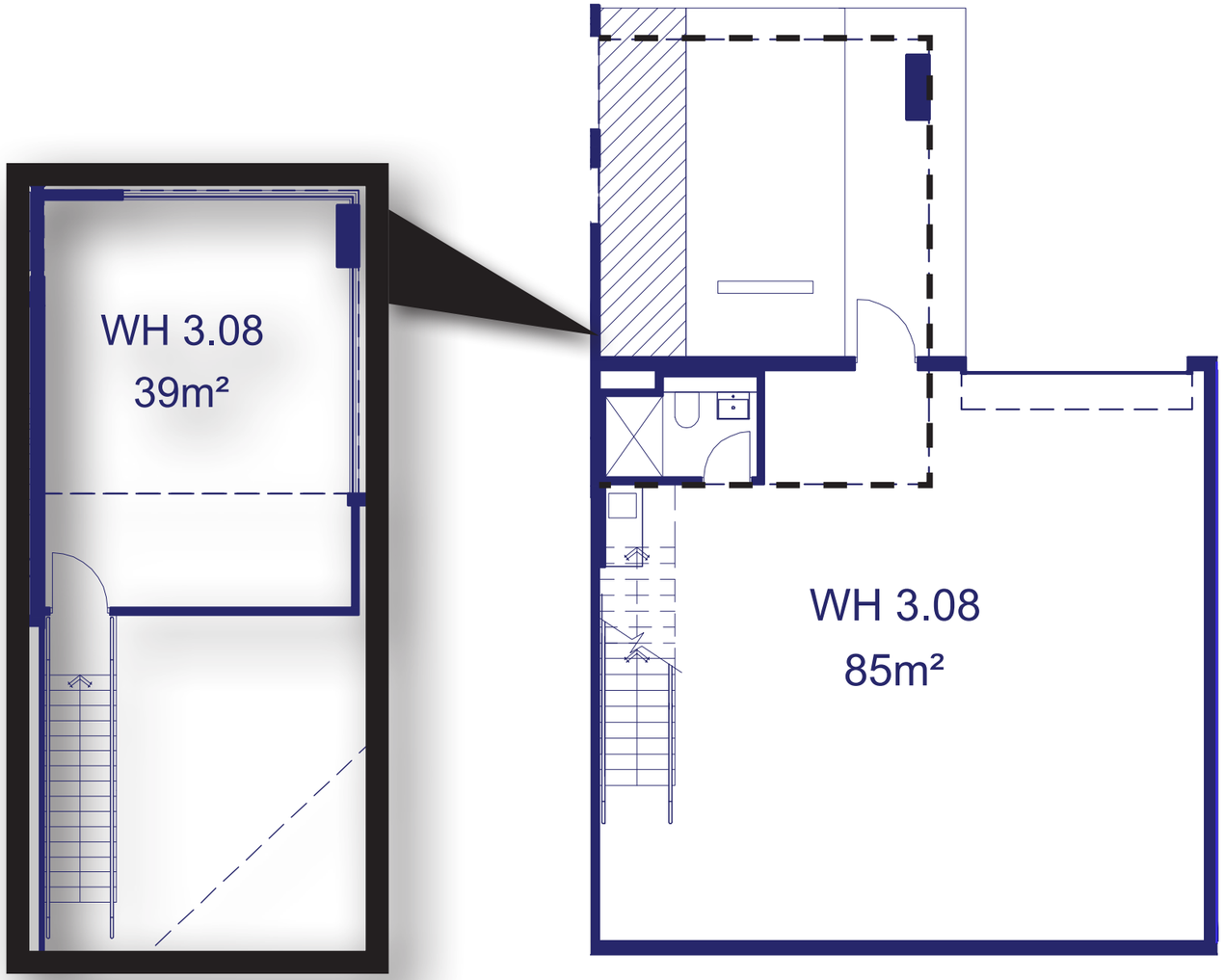
NOVAK
novak.com.au | 8978 6888 | @novakproperties

# unit profile

UNIT NUMBER **3.08**

## area

WAREHOUSE 85M2
MEZZANINE 39M2
**2** CAR SPACE 26M2
**TOTAL** **150M2**






(UNDER MEZZ)

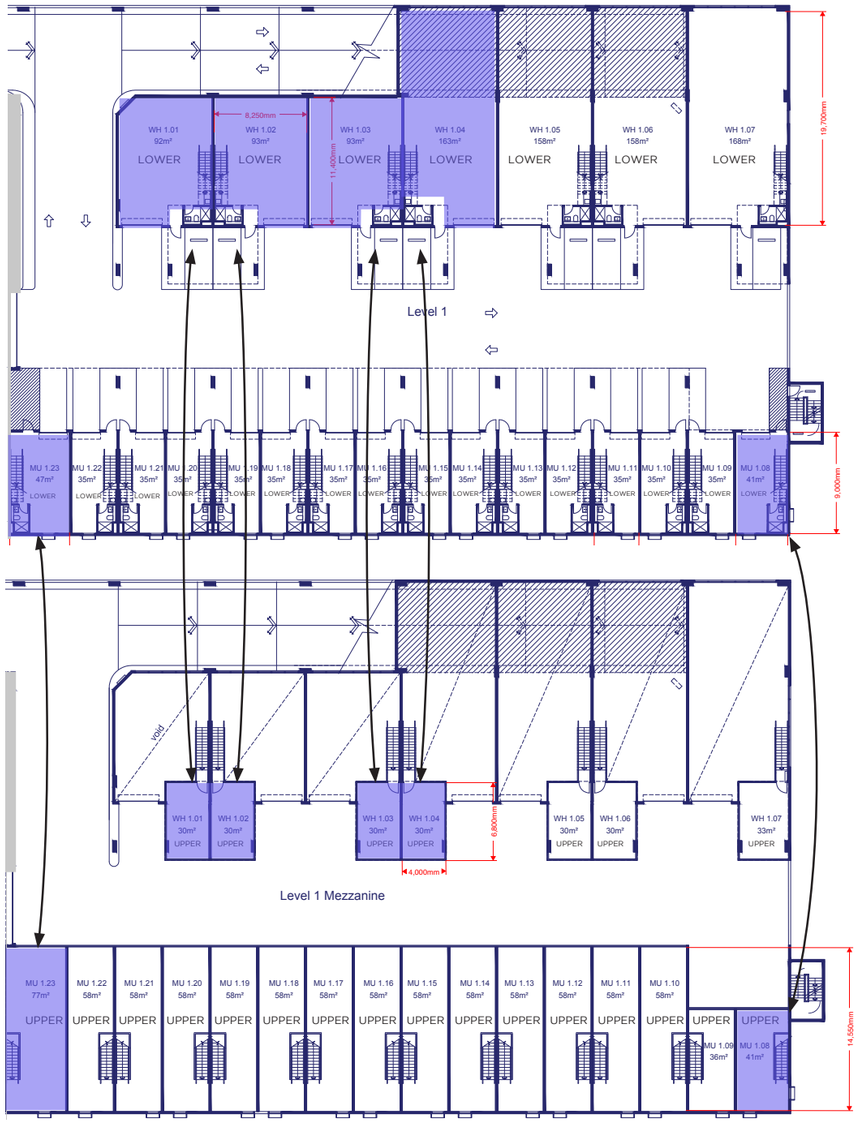


(BASEMENT LVL)

NOVAK
novak.com.au | 8978 6888 | @novakproperties

LVL 1 GROUND

LVL 1 MEZZANINE




AVAILABLE HOLD SOLD

| UNIT | WAREHOUSE (M2) | MEZZANINE (M2) | CAR SPACE (M2) | TOTAL AREA (M2) | PRICING (+GST) |
|---|---|---|---|---|---|
| WH1.01 | 92 | 30 | 26 | 148 | UNDER CONTRACT |
| WH1.02 | 93 | 30 | 26 | 149 | UNDER CONTRACT |
| WH1.03 | 93 | 30 | 26 | 149 | UNDER CONTRACT |
| WH1.04 | 163 | 30 | 26 | 219 | UNDER CONTRACT |
| WH1.05 | 158 | 30 | 26 | 214 | $1,640,000 |
| WH1.06 | 158 | 30 | 26 | 214 | $1,640,000 |
| WH1.07 | 168 | 33 | 26 | 227 | $1,746,000 |
| MU1.08 | 41 | 41 | 13 | 95 | UNDER CONTRACT |
| MU1.09 | 35 | 36 | 13 | 84 | $457,000 |
| MU1.10 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.11 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.12 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.13 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.14 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.15 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.16 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.17 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.18 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.19 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.20 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.21 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.22 | 35 | 58 | 13 | 106 | $501,000 |
| MU1.23 | 47 | 77 | 13 | 137 | UNDER CONTRACT |

**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%**

# **LEVEL ONE** WAREHOUSE (UPPER GROUND)

- 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

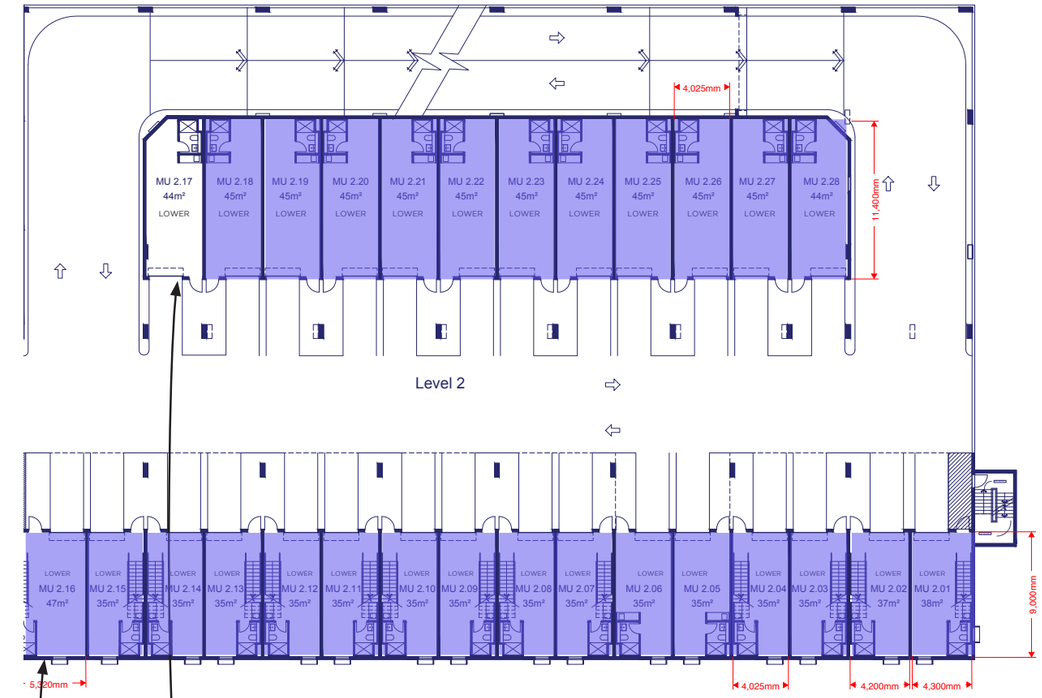
X BUSINESS PARK

300M TO THE NEWEST & BIGGEST BUNNINGS

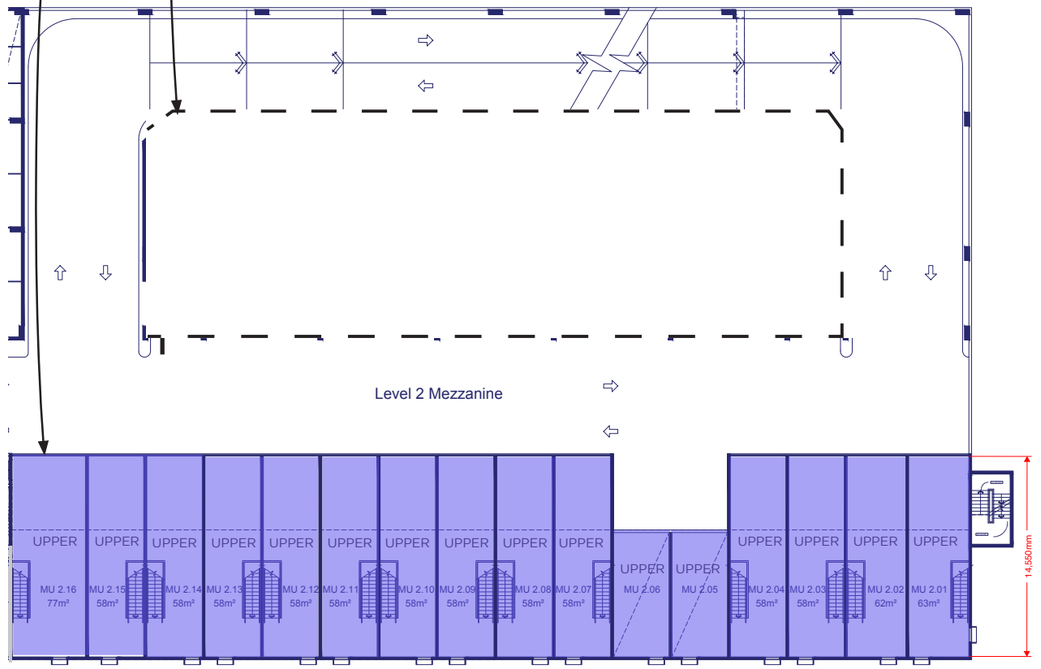
NOVAK

novak.com.au | 8978 6888 | @novakproperties

LVL 2 GROUND




LVL 2 MEZZANINE




AVAILABLE

HOLD

SOLD

| UNIT | WAREHOUSE (M2) | MEZZANINE (M2) | CAR SPACE (M2) | TOTAL AREA (M2) | PRICING (+GST) |
|---|---|---|---|---|---|
| MU 2.01 | 38 | 63 | 13 | 114 | UNDER CONTRACT |
| MU 2.02 | 37 | 62 | 13 | 112 | UNDER CONTRACT |
| MU 2.03 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.04 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.05 | 35 | 0 | 13 | 48 | UNDER CONTRACT |
| MU 2.06 | 35 | 0 | 13 | 48 | UNDER CONTRACT |
| MU 2.07 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.08 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.09 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.10 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.11 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.12 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.13 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.14 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.15 | 35 | 58 | 13 | 106 | UNDER CONTRACT |
| MU 2.16 | 47 | 77 | 13 | 137 | UNDER CONTRACT |
| MU 2.17 | 44 | 0 | 13 | 57 | $484,000 |
| MU 2.18 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.19 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.20 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.21 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.22 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.23 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.24 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.25 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.26 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.27 | 45 | 0 | 13 | 58 | UNDER CONTRACT |
| MU 2.28 | 44 | 0 | 13 | 57 | UNDER CONTRACT |

**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%**

# **LEVEL TWO** WAREHOUSE

- 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

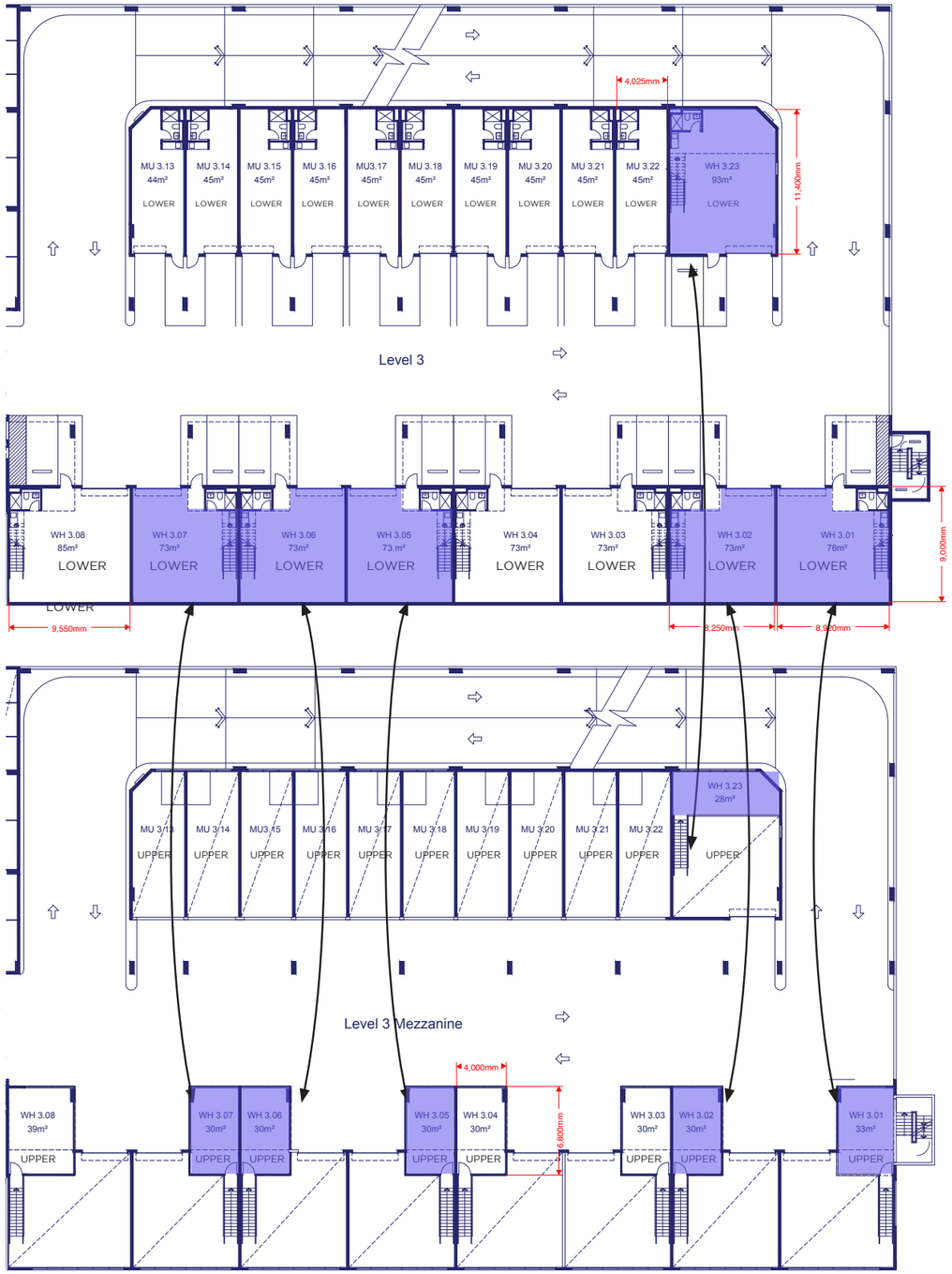
X BUSINESS PARK

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties

LVL 3 GROUND




AVAILABLE

HOLD

SOLD

| UNIT | WAREHOUSE (M2) | MEZZANINE (M2) | CAR SPACE (M2) | TOTAL AREA (M2) | PRICING (+GST) |
|---|---|---|---|---|---|
| 3.01 | 76 | 33 | 26 | 135 | UNDER CONTRACT |
| 3.02 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 3.03 | 73 | 30 | 26 | 129 | $790,000 |
| 3.04 | 73 | 30 | 26 | 129 | $790,000 |
| 3.05 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 3.06 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 3.07 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 3.08 | 85 | 39 | 26 | 150 | $928,000 |
| MU3.13 | 44 | - | 13 | 57 | $484,000 |
| MU3.14 | 45 | - | 13 | 58 | $495,000 |
| MU3.15 | 45 | - | 13 | 58 | $495,000 |
| MU3.16 | 45 | - | 13 | 58 | $495,000 |
| MU3.17 | 45 | - | 13 | 58 | $495,000 |
| MU3.18 | 45 | - | 13 | 58 | $495,000 |
| MU3.19 | 45 | - | 13 | 58 | $495,000 |
| MU3.20 | 45 | - | 13 | 58 | $495,000 |
| MU3.21 | 45 | - | 13 | 58 | $495,000 |
| MU3.22 | 45 | - | 13 | 58 | $495,000 |
| WH3.23 | 93 | 28 | 26 | 147 | UNDER CONTRACT |

**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%

# **LEVEL THREE** WAREHOUSE

- 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

BUSINESS PARK

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties

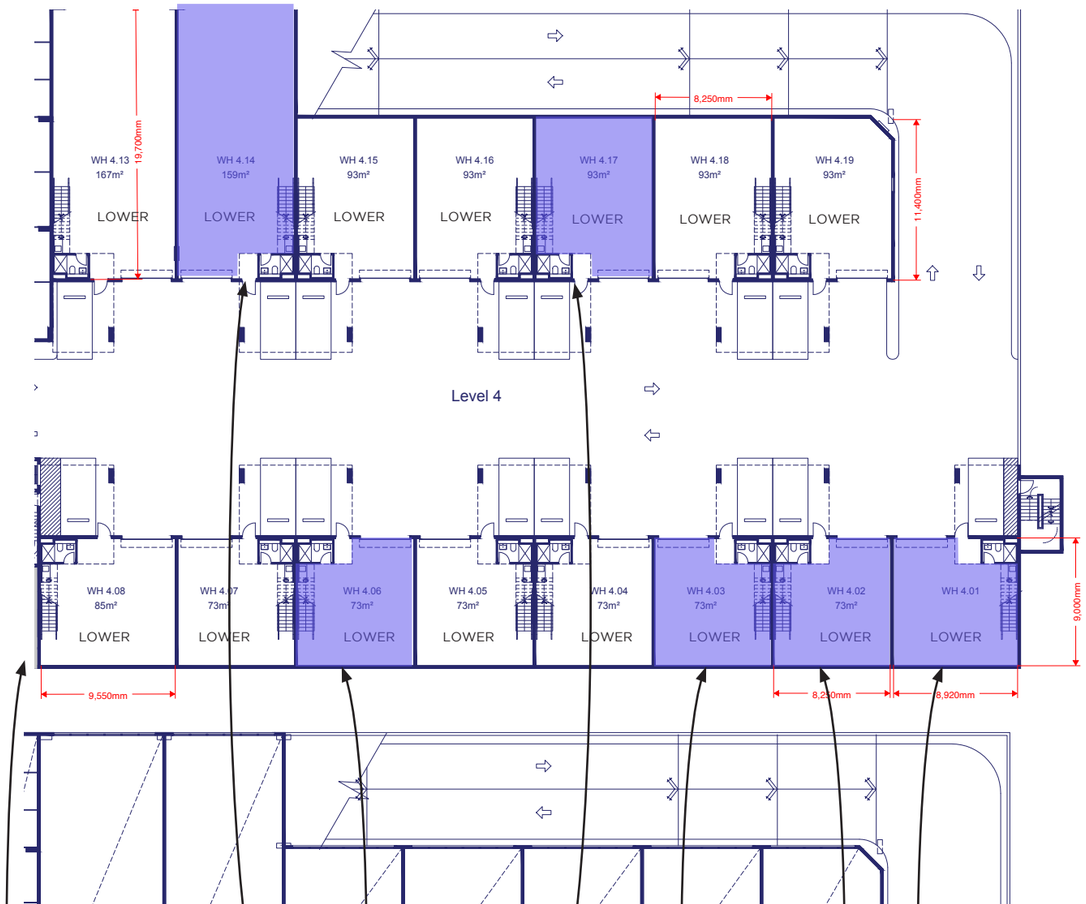
WINDOW

AVAILABLE

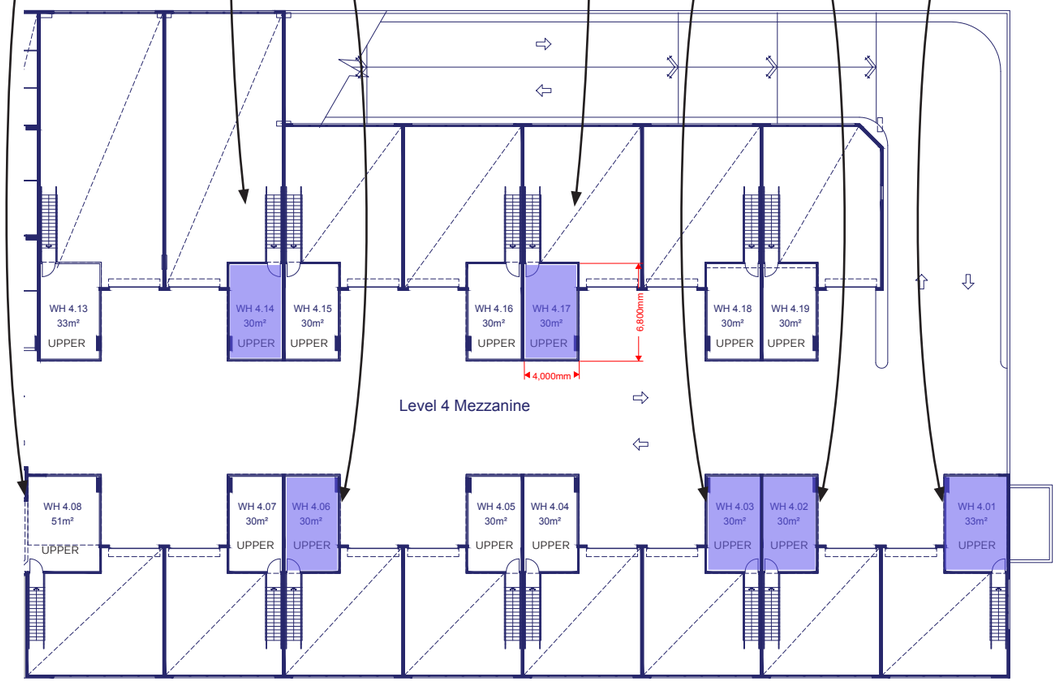
HOLD

SOLD

## LVL 4 GROUND




## LVL 4 MEZZANINE




| UNIT | WAREHOUSE (M2) | MEZZANINE (M2) | CAR SPACE (M2) | TOTAL AREA (M2) | PRICING (+GST) |
|---|---|---|---|---|---|
| 4.01 | 79 | 33 | 26 | 138 | UNDER CONTRACT |
| 4.02 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 4.03 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 4.04 | 73 | 30 | 26 | 129 | $790,000 |
| 4.05 | 73 | 30 | 26 | 129 | $790,000 |
| 4.06 | 73 | 30 | 26 | 129 | UNDER CONTRACT |
| 4.07 | 73 | 30 | 26 | 129 | $790,000 |
| 4.08 | 85 | 51 | 26 | 162 | $952,000 |
| 4.13 | 167 | 33 | 26 | 226 | $1,736,000 |
| 4.14 | 159 | 30 | 26 | 215 | UNDER CONTRACT |
| 4.15 | 93 | 30 | 26 | 149 | $990,000 |
| 4.16 | 93 | 30 | 26 | 149 | $990,000 |
| 4.17 | 93 | 30 | 26 | 149 | UNDER CONTRACT |
| 4.18 | 93 | 30 | 26 | 149 | $990,000 |
| 4.19 | 93 | 30 | 26 | 149 | $990,000 |

**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%**

# **LEVEL FOUR** WAREHOUSE (UPPER LEVEL)

- 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

X BUSINESS PARK

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties

# SMARTER WAYS TO BUY. SMARTER WAYS TO OWN.

Your next commercial property could be closer than you think.

Across our warehouse developments, we've seen buyers from all walks of life take advantage of different purchasing structures — business owners, investors, couples, families, business partners and purchasers using self-managed superannuation funds (SMSFs).

One of the most popular approaches has been purchasing through an SMSF, allowing eligible buyers to put their retirement savings to work in a tangible commercial property asset.

**$200,000 IN SUPER. A $600,000 WAREHOUSE**.

Example purchase structure

| Available SMSF funds | Commercial property loan | Total purchasing capacity | Loan-to-value property |
|---|---|---|---|
| **$200,000** | **$400,000** | **$600,000** | **66.7%** |

Illustrative example before stamp duty, GST (if applicable), legal fees, lending costs and required cash reserves. SMSF borrowing eligibility and lending limits vary.

**WHY ARE SO MANY BUYERS USING THEIR SUPER?**

**Own Commercial Property Through Your SMSF**
Rather than leaving all retirement savings in traditional investments, eligible SMSFs can invest directly in commercial industrial property.

**Your Business Could Become Your Tenant**
Under the right structure, your SMSF may purchase commercial premises and lease them to your own business at market rent, subject to superannuation rules. Your business pays rent, while your super fund owns the asset.

**Potentially Powerful Tax Advantages**
Complying SMSFs generally benefit from concessional taxation during the accumulation phase. In the retirement phase, qualifying rental income and capital gains may be tax exempt, subject to applicable rules and limits.

**Purchase With Others**
We've seen buyers explore combining eligible superannuation balances with spouses, family members and business partners. The appropriate SMSF membership or co-ownership structure requires specialist advice.

**Build Your Retirement Around Property**
A commercial warehouse can provide rental income, potential capital growth and a long-term investment asset within a retirement strategy.

**COMMERCIAL PROPERTY. A DIFFERENT INVESTMENT OPPORTUNITY.**

**New-Build Depreciation**
Brand-new industrial warehouses may provide valuable building and plant depreciation deductions. Depending on the property and purchaser's tax position, the tax benefit could be substantial.

**Negative Gearing Opportunities**
Unlike the proposed restrictions targeting certain established residential investments, commercial industrial property continues to offer potential negative gearing deductions under applicable tax rules.

**Capital Gains Tax Considerations**
Recent federal tax reform proposals create important distinctions between different assets and ownership structures. SMSFs have separate taxation arrangements, while some business owners may qualify for additional small-business CGT concessions.

**A Broader Investment Strategy**
Industrial property offers an alternative to traditional residential investing, with opportunities for business occupation, commercial leasing, rental income and long-term ownership.

## HOW DO YOU GET STARTED?

**01 — SPEAK TO AN ACCOUNTANT**
Review your superannuation balance, SMSF suitability, potential tax benefits, ownership structure and purchasing costs.

**02 — EXPLORE YOUR FINANCE OPTIONS**
Have a suitably qualified SMSF finance specialist assess borrowing capacity, deposit requirements, cash flow and lender conditions.

**03 — OBTAIN LEGAL ADVICE**
Ensure the purchasing entity, contracts, borrowing arrangements and legal documentation are correctly established before committing.

**04 — CHOOSE YOUR WAREHOUSE**
Explore the available commercial warehouses and select a property that suits your investment strategy, business requirements and budget.

## PEOPLE WHO CAN HELP

**ACCOUNTING & SMSF STRUCTURES**
Harry Boghossian
Accounting and taxation advice, including SMSF purchasing structures.

**PROPERTY LEGAL ADVICE**
Anthony Mete — HPL
Experienced in commercial warehouse transactions, including purchases across our previous developments.

Buyers are welcome to consult these professionals or engage their own preferred accountant, financial adviser, finance broker and solicitor.
**Don’t just buy a warehouse. Explore a smarter way to own one.**

Important information: NOVAK is a real estate agency, not a financial, taxation or legal adviser. This material is general information only and does not constitute personal financial, credit, tax or legal advice. SMSF borrowing, tax concessions, depreciation, investment returns and ownership arrangements depend on individual circumstances, eligibility and applicable law. Independent professional advice should be obtained before purchasing.

## 49 MITCHELL ROAD, **BROOKVALE** - PAST PEFORMANCE

| 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** - PAST PEFORMANCE

| 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** - PAST PEFORMANCE

| 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** - PAST PEFORMANCE

| 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% |

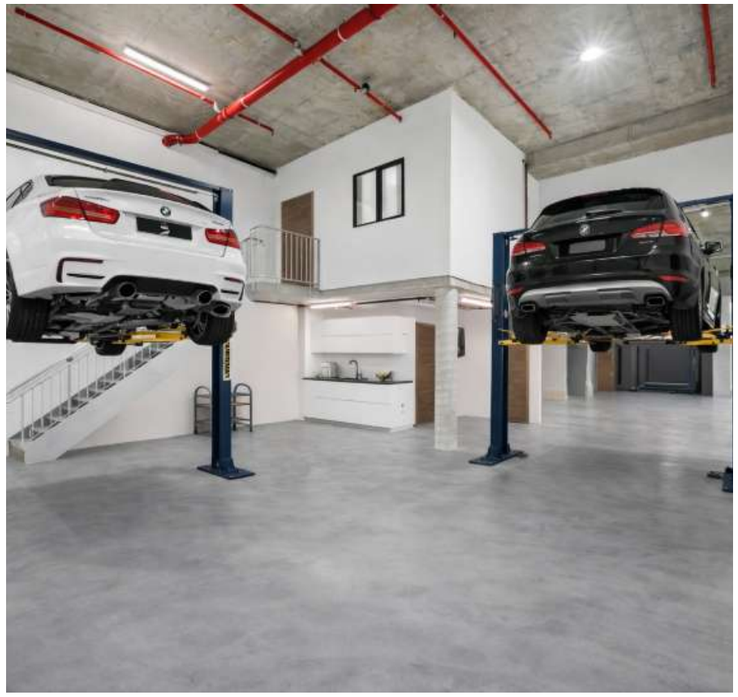
# WAREHOUSE INVESTMENT PAST PERFORMANCE

X BUSINESS PARK
300M TO THE NEWEST & BIGGEST BUNNINGS

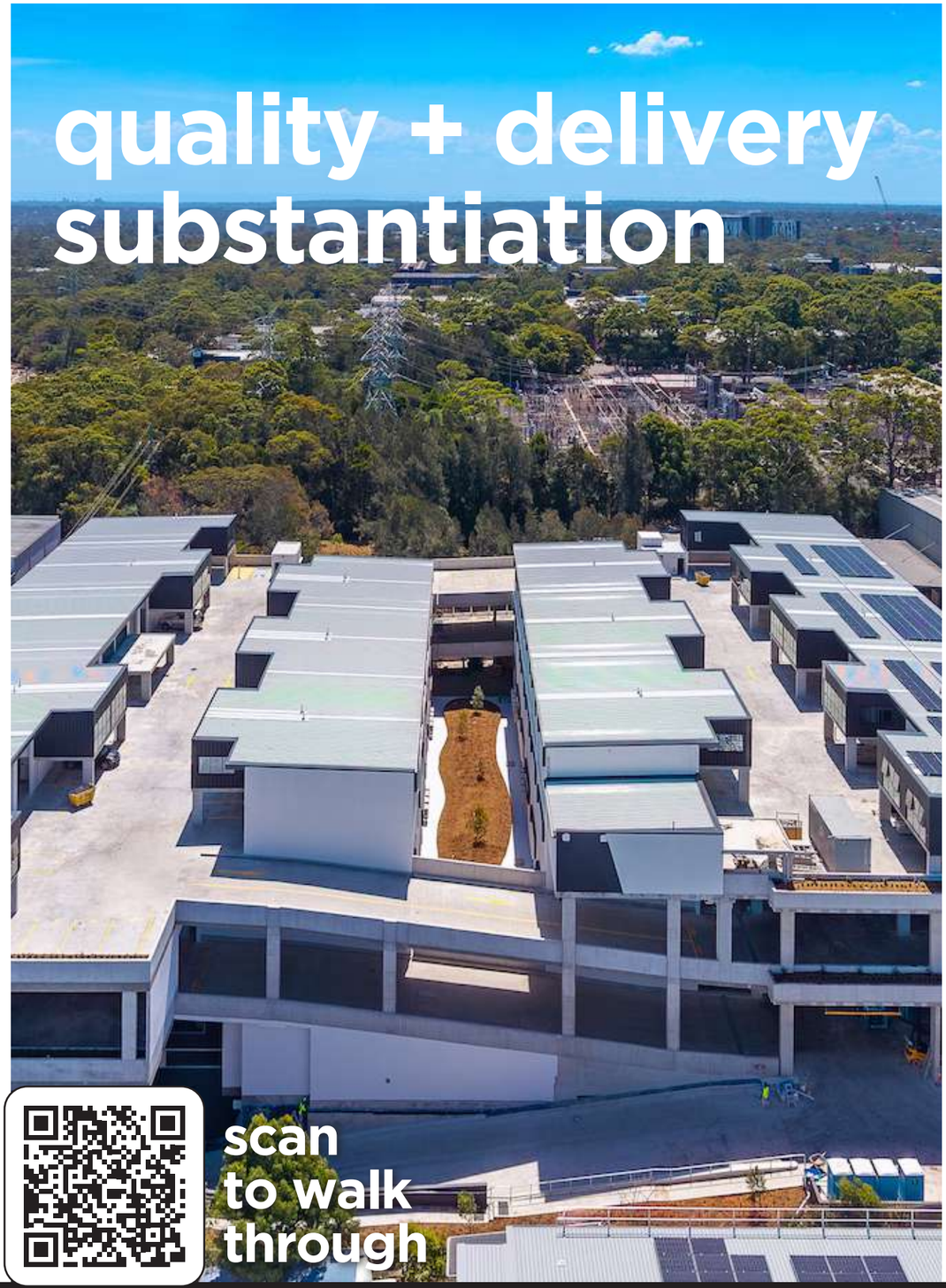
NOVAK
novak.com.au | 8978 6888 | @novakproperties










## 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

300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK

novak.com.au | 8978 6888 | @novakproperties












# 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.

**THE BUNNINGS**
OPEN NOW

BUSINESS PARK
300M TO THE NEWEST & BIGGEST BUNNINGS

NOVAK
novak.com.au | 8978 6888 | @novakproperties



bike and scooter parking entrance


looking towards the main entrance


interior courtyard






# 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 neighbouring 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