

Industrial Property News

BAWDENS
INDUSTRIAL

Edition 88 – September 2016
02 9630 8000

Declining Industrial Property For Lease To Inflate Tenant Rentals

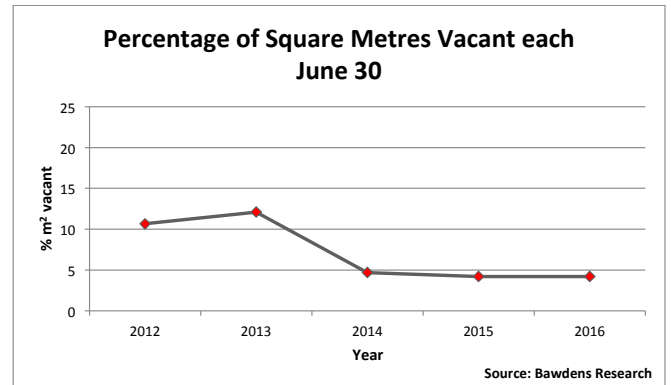
Industrial property rentals are set to experience significant growth in the near future, according to Directors Terry Saba & Robert Ally at leading industrial real estate specialists Bawdens Industrial.

The company is one of Sydney's largest Industrial property asset managers. Specialising in SME Industrial investment management, the company recently released a research paper analysing vacancy metrics over its portfolios since 2012 for its clients.

A key metric in the paper measured the actual total square metres vacant against the total square metres under management across Sydney on June 30 each year since 2012. The results can be seen right.

The falls in available space took place during 2013-2014 and vacancy has remained below 5% thereafter due to no space for SME's being built and broad economic conditions, whilst lacking confidences at times, remaining sound.

However, with Sydney's share of the countries GDP in excess of 23% in 2014-2015 (SMH February 2016) the demand for industrial warehousing is outstripping supply.



The research conclusions also revealed falling times on market, falling incentives and the commencement of some noticeable increase in rentals reviewed to market particularly in 2016.

MONTHLY TRANSACTION FOCUS

Record Price in Wetherill Park by Bawdens Industrial

After increases in offered prices by multiple purchasers, Bawdens secured \$2,750,000.00 for 158 Hassall Street.

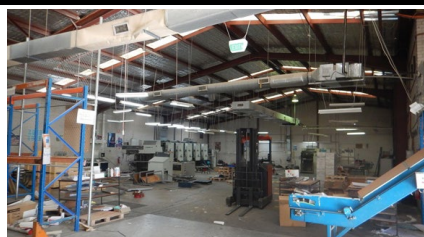
In a deal negotiated by Director Terry Saba, the purchaser will use the property for its auto electrical services business. Situated on 2,545sqm of land, the building constructed in 1985, approximately, provided a total of 1,480sqm inclusive of 180sqm of carpeted and air-conditioned offices.

The warehouse serviced via two (2) roller shutter doors provided 6 metre minimum clearance.

Prestige Seven Hills Building – Leased & Sold

Bawdens Director Robert Ally and General Manager Ben Lindsay have leased and sold 19 Bearing Road. The freestanding high quality property comprises 1,517sqm and includes basement parking, high clearance warehousing and A grade multi-level office space. The Lessee is a building construction group specialising in education and automotive facilities. Leased for a term of one (1) year for \$204,795.00 per annum plus outgoings, the Lessee will purchase the property for \$3,500,000.00 under the provisions of a put and call option exercisable by the Lessor or Lessee, twelve (12) months from date of lease commencement.

FOR AUCTION



SEFTON

INTELLIGENT BUSINESS SOLUTION

808sqm

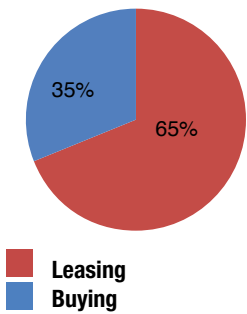
- Prime freestanding opportunity
- 3 phase power available – 200amps per phase
- Efficient dual drive access for car & truck loading
- Busy location – close proximity to Waldron Road shops & station

Auction: Thursday 27th October 2016 at 11am onsite.

Contact: Phil Higgins 0414 608 143 Ref: 32218

RESEARCH

Leasing or Buying?



FOR LEASE NORTH ROCKS



156sqm

- Quality development
- 6 metre clearance
- Minutes from Parramatta CBD
- Available 14 November 2016

Contact: Terry Saba
0416 175 009 Ref: 21853

NEWS

Investor Secures Quality Cash Flow

A private investor has purchased unit 2, 12 Stanton Road, Seven Hills. With immediate income from an initial one (1) year lease back from the vendor, the 112sqm strata unit was sold for \$380,000.00. The deal was negotiated by Director Terry Saba at Bawdens.

NEWS

Custom Built Move to North Parramatta

General Manager, Ben Lindsay has leased 3 Bourke Street to boutique operator, Custom Built Cabinetry. A small freestanding building of 175sqm is a very rare find in the area. Commencing rental is \$26,250.00 pa Gross.

FOR LEASE ARNDPELL PARK



370sqm

- Quality strata development
- Bulky goods trading
- Excellent exposure
- Minutes to M4 Motorway

Contact: James Zerefos
0400 326 828 Ref: 38377

NEWS

Prices Rise With No Supply in Chipping Norton

Units 10 & 11 at 27 Childs Road has been sold by Bawdens. an excellent result for our client, we located multiple buyers with a great price of \$540,000 for 262sqm (\$2,061psm) achieved. To discuss how I can sell your property for the highest price, call Nick Trencovski on 0432 168 524.

NEWS

Lonsdale Shop Fitting Expand in South Windsor

Progressive shop fitting and joinery company Lonsdale have leased unit 4, 3 Sovereign Place. A street front unit in a small modern development, the building comprises 462sqm. Inclusive of 88sqm of office, the facility provides access via a container sized roller door. Associate Director Graeme Scott introduced the lessee who leased the property for a term of three (3) years. Graeme comments the unit was leased as the previous tenant departed in a further sign of limited available space.

NEWS

Lane Cove Property Achieved Rent Increase

Director Robert Ally at Bawdens Industrial has leased 16/2-6 Chaplin Road for a term of two (2) years. With a commencing rent of \$194.00 per square metre, the property was leased with a minimal vacancy period underlining the lack of available space for tenants in this location. Robert commented that the rent struck on this leasing occasion, was significantly higher than that achieved when last leased 4 years ago. The new tenant will use the property for their electrical contracting business.

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Effective 1 July 2014

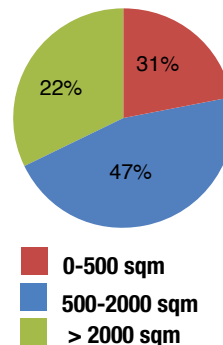
Elite Listing →

Premium Listing →

Enhanced Listing →

RESEARCH

Space Demand



FOR LEASE SEVEN HILLS



556sqm

- Secured modern freestanding warehouse
- Air-conditioned partitioned office
- Container access via 2 roller doors

Contact: Terry Saba
0416 175 009 Ref: 18191



Elite Premium and Enhanced listings ensure your property is found by prospective purchasers and tenants on the internet before any other property for sale or lease.



Elite Premium and Enhanced listing are submitted to prospective buyers and tenants before any other property for sale or lease.

*Discounted Price when advertised with Real Commercial, Commercial Real Estate and Commercial View Real Estate (3 month package) *Prices Include GST

NEWS

Bawdens Achieve Record Rental In Arndell Park

Bawdens Associate Director Graeme Scott has leased 7 McCormack Street in Arndell Park. In one of the areas only brand new buildings completed in October 2015, the building comprises a total area of 1,396sqm. Situated on a site with a total area of 2,107 square metres, the building included 200 square metre of high quality, fully fitted mezzanine level office space. The warehouse area provides a clearance of 9 metres and is fully serviced by a five (5) tonne gantry crane. Tongyu Communications will use the property for warehousing and distribution of communication towers. Graeme commented that the deal was completed within 1 week and this is evidence of lack of buildings available. Graeme further commented the building was leased at a record market area rent of \$138.00 per square metre per annum plus outgoings.

**FOR SALE
CHIPPING NORTON**



262sqm

- High clearance warehouse
- Huge power supply – 300amps
- Container friendly

**Contact: Nick Trenevski
0432 168 524**

Ref-37127

NEWS

Central Coast Industrial Land Heats Up With Large Somersby Land Sale.

General Manager at Bawdens Industrial in Sydney, Ben Lindsay has sold 29 Ghilkes Road in Somersby for \$3,550,000.00. The subject site directly adjoins the Somersby Industrial Estate and comprises approximately 20 Hectares of land, of which 10 Hectares or 25 acres is zoned IN1 General Industrial. The buyer is a large Mining Equipment and Civil Contractor who plans to partially owner-occupy the site. Approximately 6 Hectares has been earmarked for future lease pre-commitment via the delivery of 'design & construct' and 'turn-key' solutions. Ben noted that Somersby has become a serious alternative for many operations being squeezed from traditional Western Sydney and Newcastle based industrial markets, given its significant cost advantage without sacrificing access to major ports and transportation links. The Somersby Industrial precinct is only minutes off the M1 Pacific Motorway and remains in striking distance to Sydney, Newcastle and the Hunter region. Ben expects to see demand for industrial land on the Central Coast to deepen over the near term with the potential for price increases likely.

**FOR LEASE
OLD TOONGABBIE**



255sqm

- Freestanding workshop
- Great exposure passing traffic
- Minutes to Winston Hills Mall & M2 Motorway
-

**Contact:
Robert Ally 0413 758 658**

Ref-29522

FOR LEASE



5,728sqm

- 1400amps of power per phase
- large awning of 1200sqm (approx)
- located just off the M4 Motorway, Great Western Highway
- Ideal distribution facility
- Loading docks

Contact: Robert Ally 0413 758 658

Ref-21725

HUNTINGWOOD

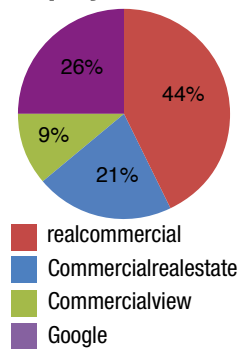
NEWS

Tek Products Settle in at Wetherill Park

In a deal negotiated by Senior Negotiator Phil Higgins at Bawdens, Tek Products a lighting and electrical distribution company have leased unit 1, 13-14 Hallstrom Place. Comprising 265sqm the property offered high clearance and included an office 45sqm. Leased for a term of two (2) years, the initial rental was \$31,800.00 per annum.

RESEARCH

Which Website Enquiry Came From



NEWS

Smithfield Freestanding Building Yard Cranes & Power!

Senior negotiator Phil Higgins at Bawdens Industrial has been appointed to sell by Auction 34-36 Chifley Street Smithfield. Phil, comment that this property offers a rare opportunity to secure a 935sqm freestanding building with high clearance fully serviced by a travelling 5 tonne gantry crane. The property provides further unique features by way of adjoining hard stand yard with separate street access. Further details can be obtained by contacting Phil Higgins on 0414 604 143.

**FOR LEASE
NORTH ROCKS**



93sqm

- Presentable office
- Easy Access
- Internal partitioning
- Minutes to M2 & Parramatta CBD

**Contact:
Robert Ally 0413 758 658**

Ref-28694

Too busy to manage your property?

If you would like us to manage your property, contact

**BAWDENS INDUSTRIAL
02 9630 8000**

Follow us on **LinkedIn**

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- View our Current listings
- Be up to date with the current market

www.linkedin.com/company/bawdens-industrial

BAWDENS INDUSTRIAL

**FOR LEASE
SMITHFIELD**



220sqm

- Modern office/warehouse in quality complex
- High clearance
- Minutes to Cumberland Highway
- Be quick to secure this one!

**Contact: Ben Lindsay
0421 248 587** Ref- 15790

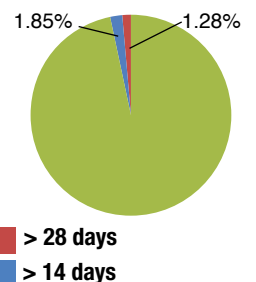
NEWS

GFF Australia Secure Auburn Warehouse

GFF Australia have leased unit 9, 7-9 Percy Street. Leased for an initial term of two (2) years, the lessee was introduced by Senior Negotiator Phil Higgins at Bawdens. The commencing rental of \$42,300.00 will be reviewed annually by the greater of 3% or CPI. The building has a total area of 268sqm.

RESEARCH

% Of Businesses in Arrears



DEALS DONE



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lilliecawthorn.com

FOR LEASE BLACKTOWN

1,470sqm

- Modern warehouse/office
- Secured undercover parking
- Bonus mezzanine of 300sqm – not included in total area
- Fully secure site
- Fantastic location

Contact: Barry Cawthorn 0417 288 975
Ben Lindsay 0421 248 587

Ref-30142

RESEARCH

Where It All Came From

Source	Percentage
Internet	53%
Bawdens Ind Prop News	18%
Signs	11%
Other	18%

RESEARCH

Vacancy Rate by m2

Category	Percentage
Vacant Space	3.17%
Total Space	96.83%

NEWS

Sunlover Heat up Seven Hills

Successful company Sunlover Heating have leased unit 1, 20-22 Foundry Road. The pool heating specialists were introduced to the property by Associate Director at Bawdens Graeme Scott. The company have taken the space for 5 years at a commencing rent of \$66,820 per annum.

NEWS

Corner Location Attracts Tenant Fast

Graeme Scott Associate Director at Bawdens has leased unit 2, 2 Tollis Place. Set in a complex of three (3) and offering an exposure to Station Road, the property comprises 453 square metres. The property was leased by The Good Life Fitness for a term of four (4) years. The commencing rent was \$62,000.00 per annum net reflecting \$136.00 per metre.

NEWS

Bawdens to sell 63 Carlingford Street, Sefton

Senior negotiator Phil Higgins at Bawdens has been appointed to sell 63 Carlingford Street. The building, sold vacant, will suit the many businesses currently seeking to own their own property in this current low interest rate environment. Situated on 1,104sqm of land, the site is one of Sefton's prime industrial positions. With an area of 803sqm, eight (8) car spaces, the freestanding building is serviced by 200amps per phase of power, fully air-conditioned, clear span and offering 104sqm of office space. Phil comments the building is well built, recently renovated externally and ready for a new business. The property will be offered by onsite Auction on October 27 at 11am. More details can be obtained from Phi I Higgins on 0414 608 143.

FOR LEASE SEVEN HILLS

1,162sqm

- Large freestanding warehouse
- Site caters for 40ft containers
- Excellent office facilities
- Easy access to major roads

Contact:
Robert Ally 0413 758 658

Ref: 17595

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