

Investment Property Industrial

34-38 ANZAC AVENUE SMEATON GRANGE, NSW



Located at Smeaton Grange in Sydney's south-western growth corridor, this facility was constructed in 2008 into a multi-unit industrial estate and subdivided into six high-clearance units, combined with high quality office space. The estate is easily accessible from the Hume Motorway and close to the M5/M7 junction.

Summary Information

| | |
|-------------------------------|---------------------|
| OWNERSHIP | 100% |
| NLA | 22,062 SQM |
| CAR SPACES | 183 |
| ACQUISITION DATE | Jan-15 |
| LAST EXTERNAL VALUATION DATE | 30-Jun-22 |
| VALUATION AT 31 DECEMBER 2023 | \$65.7m |
| VALUER | Directors Valuation |
| CAPITALISATION RATE | 5.25% |
| DISCOUNT RATE | 6.75% |

| Major Tenants | NLA SQM | Lease Expiry |
|---------------------------|---------|--------------|
| Hurford Wholesale Pty Ltd | 7,356 | Apr-25 |
| Precision Paper Coatings | 3,697 | Sep-31 |

Lease Expiry Profile % Income

| | |
|---------|-----------|
| VACANCY | 0.0% |
| 2H24 | 0.0% |
| FY25 | 33.2% |
| FY26 | 0.0% |
| FY27 | 17.2% |
| FY28 | 0.0% |
| FY29+ | 49.6% |
| WALE | 4.4 YEARS |