

Investment Property Industrial

36 GOW STREET PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high quality offices and is located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	20,389 SQM
CAR SPACES	161
ACQUISITION DATE	Feb-17
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DECEMBER 2023	\$58.4m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
WSI Logistics	20,389	Aug-30

Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	6.7 YEARS