

## Investment Property Industrial

### 8 BRABHAM DRIVE HUNTINGWOOD, NSW



8 Brabham Drive is an A-grade industrial logistics facility designed as a cross-dock incorporating a high clearance, column-free warehouse. Leased to a specialist logistics operator BagTrans, it also features over one hectare of heavy duty, concrete hard stand areas, as well as a truck washing facility.

#### Summary Information

OWNERSHIP	100%
NLA	6,084 SQM
CAR SPACES	81
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$32.9m
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
BagTrans	6,084	Apr-31

#### 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	7.3 YEARS