

Investment Property

Industrial

CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD EASTERN CREEK, NSW



Calibre Industrial Estate is located in Eastern Creek, NSW, approximately 40 kilometres west of the Sydney CBD and Sydney Airport. The site is positioned on the northwestern corner of the M4 and M7 motorway intersection with an exclusive signalised intersection on Wallgrove Road providing excellent access to the site. The estate comprises of five modern freestanding warehouse buildings that are fully leased.

Summary Information

OWNERSHIP	50% Mirvac, 50% MILP
NLA	110,276 SQM
CAR SPACES	559
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DECEMBER 2023	\$204.1m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.97%
DISCOUNT RATE	6.40%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond	31,221	Jun-28
ACFS Logistics	21,718	Jan-34

Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	15.1%
FY27	0.0%
FY28	64.2%
FY29+	20.7%
WALE	5.2 YEARS

1. Book value represents Mirvac's ownership.