



Commercial Property Guide

August 2017

Market Overview

Welcome to the latest edition of our Commercial Property Guide.

July marks the start of the new financial year and an exciting time where individuals and companies review last year's performance business refocus and set new goals for the year ahead.

The past 12 months has been game changing in many respects as the commercial market continues to power on. As in any bullish market, capital values continue to rise with new price benchmarks being set with each new sale.

Investor demand continues to be strong and with limited supply of quality stock released to the market yields compressed even further.

Demand for high traffic retail areas increased from both tenants and owner occupiers. The emergence of the high end fast food retailers has seen the expansion into Western Sydney as a direct reflection of the changing marketplace.

Commercial office space is also a highly sought after commodity. There has been strong take up of the new offerings but limited development and new supply has seen both rents and values improve.

The industrial sector continues to be the powerhouse of Western Sydney. With very limited supply land values have spiked in the past 12 months with the flow on effect increasing sale prices across the sector. Demand for strata units has pushed prices into record territory.

We would like to thank our valued clients and look forward to another wonderful year.

If you have any commercial property requirements feel free to contact me.

Wishing you all best for a prosperous 2017 !

Rob Tappouras

Commercial Director

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FOR LEASE

884m² Freehold Warehouse on 4,450m² site



PENRITH

Office	238m ²
Warehouse	648m ²
Total Building Area	884m ²
Land Area	4,450m ²

- Stylish air-conditioned office area. Includes boardroom, kitchen and amenities
- Ground floor foyer entry, reception and amenities (including showers, lunchroom)
- Secure concrete panel construction
- Access to the high clearance warehouse is via 3 roller doors (front, rear and side access)
- Rare air conditioned clear span warehouse area
- Insulated metal deck ceiling
- Designed with crane capacity
- Zoned IN1 General Industrial
- Available 1 February 2018

Asking \$159,950 PA Net (+ GST)

Robert Tappouras
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FOR SALE

Rare B5 Zoned Land For Sale

MARSDEN PARK



- Massive exposure to 35,000 cars per day (approximately)
- 275 metre (approximately) frontage to Richmond Road
- Zoned B5 - permits Large Format Retail, showroom & display coupled with Commercial & Industrial (S.T.C.A.)
- A gateway site to the booming North West growth corridor
- Access via a controlled intersection
- Burgeoning residential catchment precinct
- Surrounded by global giants IKEA, Costco, Lindt
- Ideal for car sales, Large Format Retail, hire companies etc.
- Opposite Sydney Business Park
- Just over 2 kilometres to the M7 Motorway
- 25 kilometres to the new Badgerys Creek airport site

Lot 1 – 3,808sqm	\$4,600,000
Lot 2 – 5,047sqm	\$4,500,000
Lot 3 – 15,408sqm “under offer”	
Lot 5 – 4,793sqm	\$6,250,000
Lot 6 - 6,646sqm	\$6,400,000
Lot 7 – 6,616sqm	\$6,500,000

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FOR SALE/LEASE

KATOOMBA

883m² Freehold Warehouse on 41,625m² site



Office	506m ²
Workshop Warehouse	377m ²
Total Building Area	883m ²
Land Area	41,265m ²

- Substantial multi-purpose freehold facility
- Air-conditioned office and reception area. Includes boardroom and partitioned offices.
- Multiple workshop and warehouse areas
- Large surplus yard area ideal for external storage
- Common room with kitchen and amenities (including showers)
- Secure full brick construction
- 79m² wash bay
- Development potential
- Zoned IN1 Industrial

Expressions of Interest / \$120,000 PA (Ex GST)

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FOR LEASE

SOUTH PENRITH

500m² Showroom/Warehouse on 2,300m² site (approx.)



- Freehold industrial style building with yard area
- Multi-purpose facility ideal for use as a showroom
- Internally the building features a trade counter and office
- Warehouse offers clearance of up to 5.5m (approx.)
- Access to the clearspan warehouse via 2 automatic roller doors
- Existing awning can be removed to create additional yard/customer car parking
- Located in the highly sought after South Penrith Industrial estate
- Zoned IN1 General Industrial

Asking \$82,500 PA Net (Ex GST)

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FOR LEASE

Brand New Unit with Maximum Exposure



MINCHINBURY

Office/Mezzanine	139m ²
Warehouse	626m ²
Total	765m ²

- High clearance concrete panel warehouse with excellent access for trucks
- Insulated metal deck ceiling
- Allocated parking
- Clearspan warehouse floor
- Container access via automatic roller door with awning
- Concrete mezzanine area
- Close proximity to M4 and M7 interchange

Asking \$125,000 PA Gross (+ GST)

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FOR LEASE

1290m² freehold office | Warehouse with yard



PENRITH

Office	120m ²
Warehouse	1170m ²
Total	1290m ²

- High clearance concrete panel warehouse with excellent access for trucks
- Access to the warehouse is via 3 roller doors (5m x 5.7m)
- Internal clearance of 6m to 6.8m
- Full drive around access
- Stylish ground floor office and amenities
- Clearspan warehouse area
- Central location close to Penrith CBD and Station
- External yard area ideal for storage and parking
- 3205m² site area
- Zoned IN1 General Industrial

Asking \$150,000 PA (+ GST)

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FOR LEASE

PENRITH



362m² Restaurant or Office/Retail Space – High Exposure

- 362sqm (approx.) of fully fitted out office space
- 500m to Penrith Train Station
- Grease trap installed
- 5 allocated car spaces
- High traffic area with excellent exposure
- Welcoming reception area, furnished boardroom and M/F amenities

Asking \$140,000 PA (Ex GST)

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FOR LEASE

LAWSON



Join Lawson Village - a thriving retail opportunity

- Brand new development creating a blank canvas
- Suitable for a professional or retail use
- Impressive glass frontage
- Close proximity to train station
- Join a quality retail mix including, liquor store, Thai restaurant, florist, cafe and kebabs
- Available immediately
- Heart of the Lawson CBD.

Asking \$47,660 PA Gross (Ex GST)

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Jay Morosi

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FOR SALE

KINGSWOOD



Investment or Owner Occupy – Mixed Use Commercial/Residential Opportunity

- Brand new 94m² boutique commercial space
- 2 bedroom (83m²) apartment
- Open plan retail area ideal for a cafe, bar or food related use
- Blank canvas opportunity ideal for any fit out
- Ground floor retail with 48 apartments above. Captive market
- Excellent exposure to Great Western Highway
- Directly opposite Kingswood Railway Station
- Walking distance to Nepean Hospital and University
- Dual income opportunity
- Completion expected around early 2018

Asking \$865,000 (Ex GST)

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FOR LEASE

PENRITH



Westfield Plaza – 170m² (approx.) Retail Opportunity

- Well-presented space
- Glass frontage for signage opportunities
- Excellent location close to main entrance to Westfield Plaza Penrith
- Exposure to passing trade
- Available for your immediate occupation
- Staff parking available

Asking \$47,660 PA Gross (Ex GST)

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FOR LEASE

882m² Freehold Warehouse with yard



Office	234m ²
Warehouse	648m ²
Total Building Area	882m ²
Land Area	1,989 ²

- Stylish air-conditioned office area. Includes boardroom, kitchen and amenities
- Ground floor foyer entry, reception and amenities (including showers, lunchroom)
- Secure concrete panel construction
- Access to the high clearance warehouse is via 3 roller doors (front, rear and side access)
- Rare air conditioned clear span warehouse area
- Designated temperature controlled cool room
- Insulated metal deck ceiling
- Designed with crane capacity
- Weighbridge installed
- Can be leased with additional 2462m² (approx.) of yard available. (\$64,500 pa net)
- Zoned IN1 General Industrial
- Available 1 February 2018

Asking \$95,000 PA Net (+ GST)

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FOR LEASE

EMU PLAINS



Main Road Exposure – Rare Purpose Built Opportunity

- Site offers dual street frontage
- Buildings can be designed to suit your needs
- State of the art office and warehouse design available.
- Total site area 16,270m² (approx.)

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FOR LEASE

ST MARYS



2000m² to 10,000m² Warehouse (approx.) – Designed to suit your requirements

- Looking for a purpose built facility?
- 4 separate lots can accommodate an industrial building from 2000m² (approx.)
- Occupy the latest in design and efficiency for your operation
- Buildings constructed of concrete panel
- Total site area 16,000m² (approx.)

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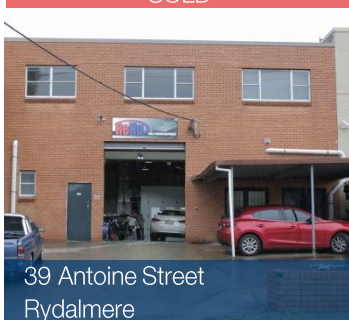
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Recent Transactions

SOLD



SOLD



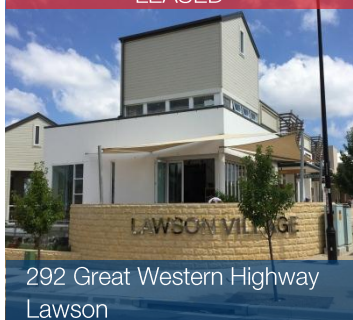
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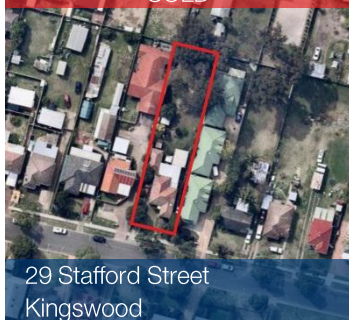
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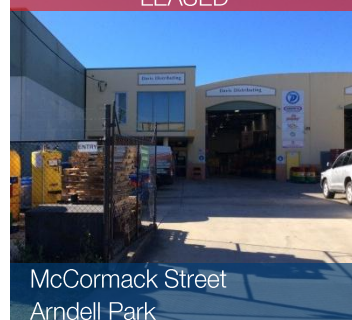
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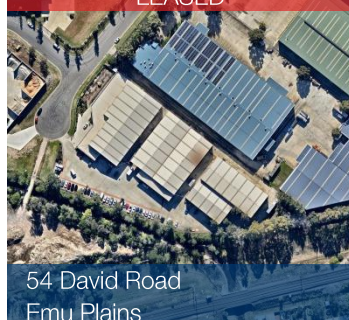
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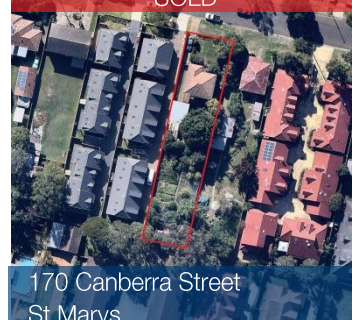
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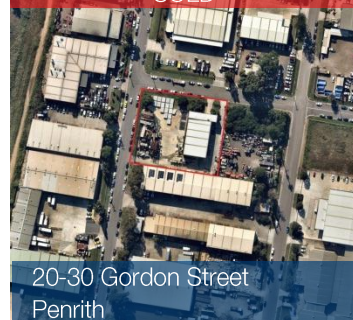
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LEASED



For more details about any of our properties, or for more information about the commercial property market in Western Sydney, feel free to get in touch.

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