

PRD nationwide

COMMERCIAL

Commercial Property Guide



Market Overview

Welcome to the PRD Commercial property guide. Our aim is to showcase some of the finest offerings in the market.

The Sydney commercial property market continues to go from strength to strength. Enquiry levels are at record highs across all market segments. Generally the commercial market follows the residential cycle and in Sydney we have witnessed significant growth.

Record low interest rates are fuelling demand and falling stock levels are seeing capital values on the rise. Strong demand for income producing commercial properties has compressed yields in retail, office accommodation and the industrial market.

In the current cycle there has been an emergence of the development of apartment buildings. All across Sydney there are cranes in the sky as the construction of residential towers (some with retail/commercial component) are underway to accommodate the rising

population and changing face of lifestyle in a major capital city.

Our office has had huge success in the marketing of John Tipping Grove, Penrith (35 apartments) and 208 Great Western Highway Kingswood (48 apartments) with sales "off the plan".

With the continuing growth in population and the constantly improving infrastructure in Sydney's west the future looks very bright. The improved road network, Badgerys Creek airport and Norwest Rail line have all contributed to the on-going positive sentiment in the market.

We look forward to assisting you in your real estate matters.

Rob Tappouras
Director, Commercial
robert.tappouras@prd.net.au
0413 942 044



146 Great Western Highway, Blaxland

Premier Investment – Returns \$132,081 per annum gross (ex GST)

An exciting investment opportunity that features the following

- 6 individual long standing tenancies
- Huge exposure to The Great Western Highway
- First time offered in over 33 years
- Potential development upside (subject to council approval)
- Located directly opposite Blaxland train station
- Well blended tenancy mix
- Easy access to M4 Motorway and M7 interchange.
- Approximately 28kms to future Badgerys Creek Airport
- Landmark location in the heart of the booming Western Sydney growth corridor

SOLD UNDER THE HAMMER
\$2,530,000



Auction on site. 11am Tuesday 13th September 2016

Robert Tappouras 0413 942 044

Warrimoo

Freehold investment opportunity



For Sale by Auction

On site Tuesday 11am, 22 November 2016

- 184m² (approx.) Net lettable area (+ Residence)
- Long standing individual tenancies
- Huge exposure to the Great Western Highway
- Refurbished building
- Returns approximately \$64,560 per annum gross (ex GST)
- Potential development upside (subject to council approval)
- Zone B1 Local Centre
- Located directly opposite Warrimoo train station
- Total site area 401m² (approx.)

Craig Pressley
Robert Tappouras

0438 813 502
0413 942 044

ST MARYS

For Lease



2370m² (approx.) Office/Warehouse with Crane Capacity

- Stylish office and showroom with amenities
- Clear span warehouse serviced by 2 cranes. 5 tonne and 8 tonne capacity.
- 8m internal clearance in the warehouse (6.5m under the hook)
- Dual driveway and yard area providing easy truck access and manoeuvrability
- Access to the warehouse is via 2 container height electric roller doors (6m x 5m) with awning for all weather loading
- Engineering grade power supply
- Zoned IN1 General Industrial

Asking \$237,000pa net (ex GST)

Robert Tappouras

0413 942 044

SMEATON GRANGE

For Lease



700m² - 2800m² (approx.) Brand New Development

- Premier location adjoining service station
- First class design and construction
- Huge exposure to passing trade
- Showroom style design
- High clearance clearspan warehouse
- The heart of the booming South Western Sydney growth corridor

Robert Tappouras

0413 942 044

St Marys

For Sale

1050m² (approx.) Freestanding building and yard



- High clearance warehouse with mezzanine storage
- Multi purpose industrial facility
- Ground floor office and amenities
- Office includes - reception, 3 separate offices, 3 bathrooms with showers
- Lunchroom and kitchen
- Floodlit concrete yard for external storage
- Zoned IN1 General Industrial
- Only 5kms to M4 and 20kms to M7 Motorway
- Additional 150m² (approx.) awning
- Near new secure boundary fences
- 54m frontage with dual street entry points creating easy access for semi-trailers and b-doubles
- Proximity to the new Badgerys Creek airport site
- Western Sydney growth corridor

Asking \$1,575,000

Craig Pressley

0438 813 502

Robert Tappouras

0413 942 044

Emu Plains

For Sale

5690m² Office / Warehouse upon 12,000m² Site (approx.)



- Current net income (approx.) \$510,869 (ex GST)
- 3 individual tenancies
- Strong tenancy mix including Commonwealth of Australia, Super A-Mart, Express Packaging
- Quality office accommodation
- High clearance warehouse area with multiple roller door entry
- Zoned IN1 General Industrial
- Growth region of Australia, within proximity to proposed Badgerys Creek Airport
- 1.5km to Emu Plains train station, only 3kms to the M4 Motorway and 22kms to the M7 Interchange at Eastern Creek.

Robert Tappouras

0413 942 044

Ingleburn

For Lease

1192m² (approx.) Main Road Office/Warehouse



- Ideal corporate head quarters
- Secure concrete panel construction
- Includes 165m² (approx.) ground floor showroom
- Impressive foyer and ground floor reception/showroom/training room
- Ducted air conditioned office space
- High clearance, clear span warehouse designed for maximum cubic capacity
- Ample car parking (up to 20)
- Truck access via automatic container height roller door with awning for all weather loading
- Located in the heart of the rapidly growing South West Growth Corridor
- The property is approximately 40kms from Port Botany and 27kms to Eastern Creek.

Asking \$119,200 pa net (ex GST)

Robert Tappouras

0413 942 044

Minchinbury

For Lease

Minchinbury Business Park. Sizes from 279m² to 2298m² (approx.)



- 6 multipurpose showroom style units with street frontage and exposure
- 27 industrial style units
- Secure concrete construction all with access via container height roller doors with awning
- Clearspan warehouse floor with high internal clearance
- Secure concrete mezzanine ideal for additional storage or office
- Ground floor amenities and lunchroom
- Dual driveway and full drive around access
- Zoned B5 Business Development which permits bulky goods (STCA)
- Easy access to M4 Motorway and M7 interchange.
- Landmark location in the heart of the booming Western Sydney growth corridor

Craig Pressley

0438 813 502

Robert Tappouras

0413 942 044

Penrith

For Lease

Freestanding 1600m² (approx.) Warehouse



- Ideal corporate head quarters
- Secure concrete panel construction
- Direct truck access via a container height roller door
- Internally the warehouse is high clearance and clear span
- Ground floor reception, warehouse manager's office and amenities
- Mezzanine showroom, boardroom and amenities
- Zoned IN1 General Industrial
- Securely fenced site with 22 car spaces
- Total site area 2308m² (approx.)

Asking \$128,000 net (ex GST)

Robert Tappouras 0413 942 044
Craig Pressley 0438 813 502

SMEATON GRANGE

For Lease



1840m² (approx.) Freestanding Warehouse

- Ideal corporate head quarters
- First class design and construction
- Stylish 145m² (approx.) foyer and ground floor reception/showroom
- 195m² (approx.) mezzanine air conditioned office space
- 1500m² (approx.) high clearance, clear span warehouse designed for maximum cubic capacity
- Direct truck access via automatic container height roller door with awning for all weather loading
- Warehouse has provision for installation of 9 crane
- 19 onsite car spaces
- Approximately 5kms to Hume Hwy providing access to the M5 and M7 Motorway

Asking \$165,600 pa net (ex GST)

Robert Tappouras 0413 942 044

ST MARYS

For Lease



696m² Building on 6725m² Site (approx.)

- Functional warehouse/workshop
- Huge hardstand yard area
- Dual driveway access providing full drive around ability
- Well-presented counter for sales area and reception for customers
- Air conditioned offices and amenities
- Access to the warehouse/workshop is via 2 roller doors
- 3 phase power available.
- Secure staff and customer parking
- Ideal for a transport depot, hire yard, company with general external storage requirement
- Zoned IN1 General Industrial

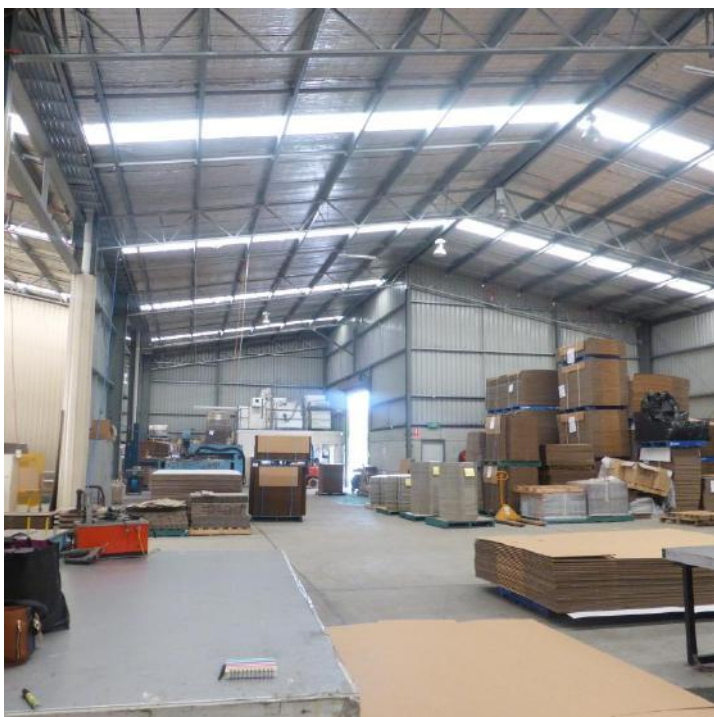
Asking \$150,000 pa net (ex GST)

Robert Tappouras 0413 942 044
Craig Pressley 0438 813 502

Emu Plains

For Lease

2277m² (approx.) Office and Warehouse



- Highly functional industrial facility
- Freestanding building
- Clear span warehouse with access via three roller doors
- High clearance warehouse with awning allowing for all weather loading
- A grade air conditioned offices and full amenities
- Reception area, individual carpeted offices, substantial boardroom, open plan work space and lunchroom
- Securely fenced site with generous turning facilities
- Zoned IN1 General Industrial
- Only 1.5km to Emu Plains train station, only 3kms to the M4 Motorway and 22kms to the M7 Interchange at Eastern Creek

Asking \$193,545pa net (ex GST)

Robert Tappouras
Craig Pressley

0413 942 044
0438 813 502

ARNDELL PARK

For Lease



746m² (approx.) Office/Warehouse

- Office and amenities 176m² (approx.)
- High clearance clear span warehouse area 570m² (approx.)
- Truck access via an automatic container height roller door
- Mezzanine office is carpeted, ducted air, 4 individual offices plus a boardroom
- Secure site with CCTV
- 8 car spaces (2 undercover)
- 4km to M4 / M7 Motorway

Asking \$82,500 pa gross (ex GST)

Robert Tappouras **0413 942 044**

INGLEBURN

For Lease



Premier Building

- 150m² (approx.) prime retail opportunity
- Absolute street frontage
- Level 1 open plan office
- A grade facility with internal lift
- Security on site parking
- Core Ingleburn CBD location

Robert Tappouras
Craig Pressley

0413 942 044
0438 813 502

ST MARYS

Pre Lease



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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0413 942 044

EMU PLAINS

Pre Lease



Main Road Exposure – Rare Purpose Built Opportunity

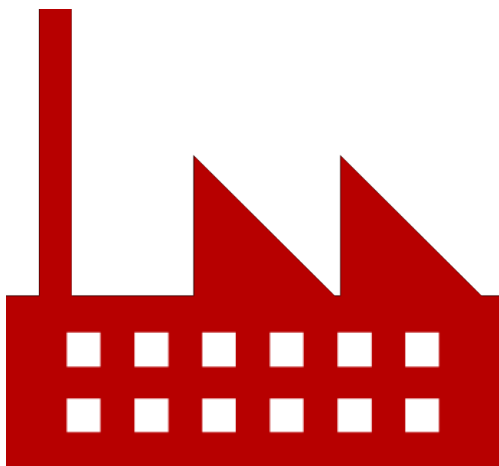
- Site offers dual street frontage
- Buildings can be designed to suit your needs
- State of the art office and warehouse design available.
- Total site area 16,270m² (approx.)

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0413 942 044

ST MARYS

Coming soon!



30 brand new units to be constructed

- Units from 240m² (approx.)
- First class design and construction
- Secure Concrete panel design
- Highly functional high clearance warehouse
- Mezzanine office
- Register your interest today

Robert Tappouras
Craig Pressley

0413 942 044
0438 813 502

NORTH ORANGE

For Sale



Development Opportunity

- Booming regional area
- 6,432m² land (approx.)
- Corner lot opposite Woolworths
- Rare opportunity in growing region
- Exciting chance to acquire a strategically located site
- Terms available

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0413 942 044

Penrith

For Lease

300m² (approx.) Commercial Cottage on High Street



- 300m² (approx.) commercial cottage on High Street
- Ideal for office or medical facility
- Multiple separate offices and common rooms
- Functional kitchen
- Male and Female amenities
- Air conditioned and carpeted through out
- 6 allocated car spaces (additional parking available)
- Approx. 1,500m² site

Asking \$66,500 pa gross (ex GST)

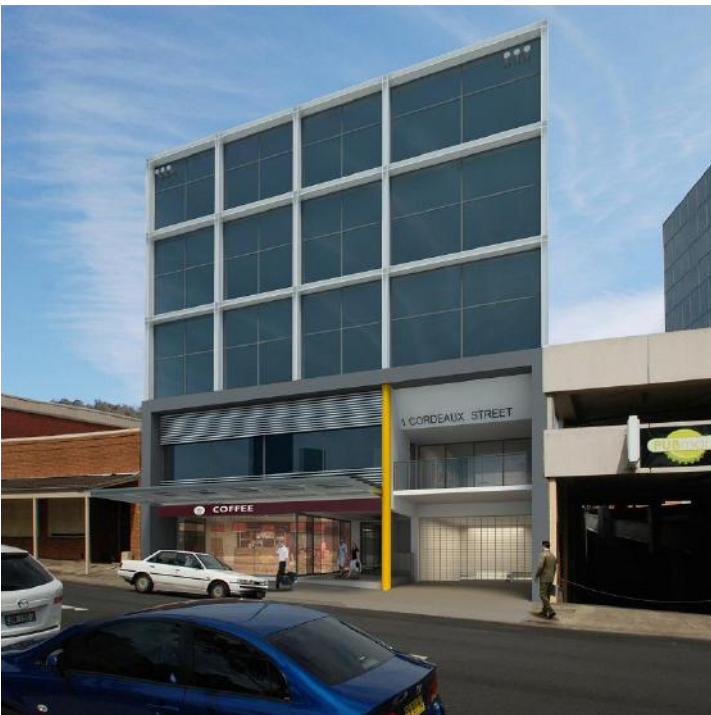
Craig Pressley
Robert Tappouras

0438 813 502
0413 942 044

Campbelltown CBD

For Lease

State of the art Commercial Development up to 2250m² (approx.)



- 5 level - A Grade Commercial building.
- 497m² (approx.) floor plates
- Ground floor retail / opportunity for a quality coffee bar operator in the foyer area
- Two high speed lifts servicing all floors
- Targeting 4.5 star NABERS and 4.5 star energy rating
- Open plan floor layouts with flexible design options
- Amenities servicing each level
- Disability compliant building meeting all DDA regulations
- Secure under cover car parking
- First class developer with a proven track record in delivering high quality projects.
- An exciting opportunity for prospective occupiers to design their operation for maximum efficiency as a workplace environment
- Located in the heart of the CBD within minutes walking distance to all essential services including the Campbelltown Bus & Rail interchange

Robert Tappouras

0413 942 044

PENRITH

For Lease



86m² (approx.) Office Space

- Open plan office
- Windows provide a view and natural light
- Carpeted and air conditioned throughout
- Shared amenities
- Located only 800 metres (approx.) from Penrith Train Station and Westfield's Plaza.

Craig Pressley

0438 813 502

PENRITH

For Lease



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

Craig Pressley

0438 813 502

PENRITH

For Lease



Landmark Opportunity – 374m² (approx.) Retail Space

- Gateway to the Penrith CBD
- Attractive glass frontage
- Major signage opportunity
- Flexible open plan showroom area
- Regular pedestrian traffic as part of the Aldi complex
- Destination style building
- Kitchenette and lunchroom
- On site parking for staff and customers
- Walk to station and Westfield's

Asking \$125,000 pa gross (ex GST)

Craig Pressley

0438 813 502

LAWSON

For Lease



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.

Craig Pressley

Robert Tappouras

0438 813 502

0413 942 044

PENRITH

For Lease



Major Office Leasing Opportunity - Floor area 530m² (approx.)

- Central CBD office space
- Open plan fully refurbished area creating a blank canvas to suit your operation
- Located just 100 metres to Penrith bus and railway station
- Easily accessible to all facilities for dining, banking and entertaining
- Vibrant area with an abundance of natural light.
- Fully air conditioned
- Staff parking available

Craig Pressley

0438 813 502

KINGSWOOD

Sale or Lease



Brand New Development

- 103m² (approx.) Ground Floor Commercial Suite + Residential Apartment
- A premier new apartment building incorporating the latest in design and construction.
- Forms part of a 48 apartment complex
- 3 commercial retail suites with adjoining residential apartments
- Directly opposite Kingswood train station
- Commercial units Zoned B4 Mixed Use
- Walking distance to Hospital precinct, University, public and selective schools

Craig Pressley

0438 813 502



Development Site Sales



PRDnationwide Penrith - real estate excellence since 1977

Commercial, Residential, Property Management & Project Marketing



Rex Ellison
Director



Darren Latty
Director



Robert Tappouras
Commercial Director



Daniel



Matt



Heidi



Joe



Nathan



Zain



Natalie



Anjelica



Tania



Stacy



Tahlia



Kylie



Sophie



Sharon



Amanda



Marnie



Melissa



Craig