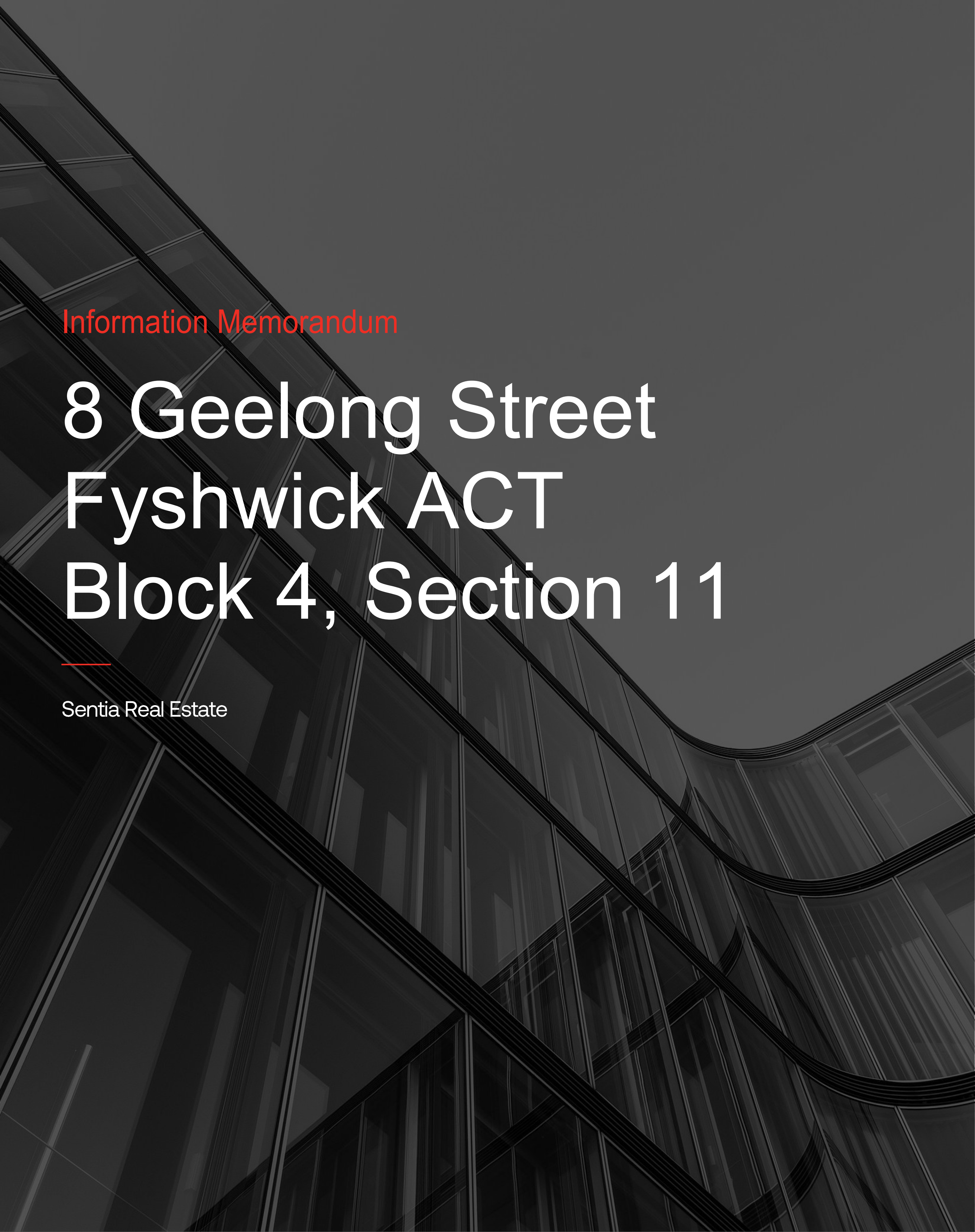
Sentia

Information Memorandum

8 Geelong Street Fyshwick ACT Block 4, Section 11

Sentia Real Estate



Specifications

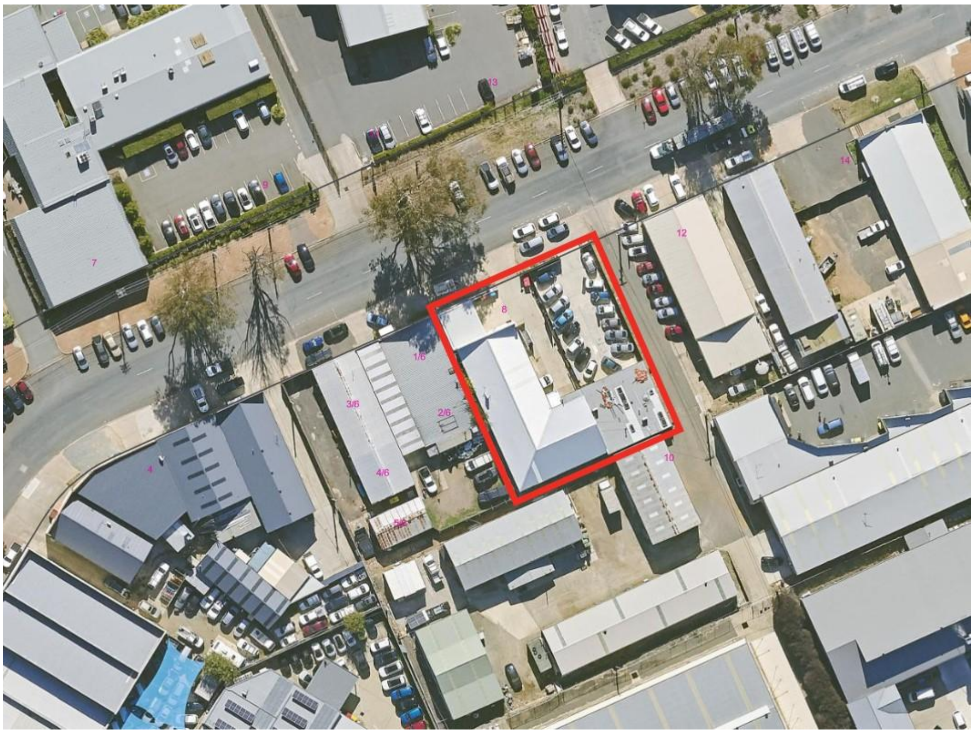
<table>
<tr><td>Property Type:</td><td>Industrial</td><td>Zoning:</td><td>IZ2</td></tr>
<tr><td>Block Area:</td><td>1,219m^2</td><td>Warehouse Area:</td><td>585.2m^2</td></tr>
<tr><td>Executive Summary:</td><td colspan="3">Recently renovated, the property comes with the benefit of an approved Development Application (DA) to expand the warehouse by a further 492.8sqm, unlocking significant future potential.

Key Highlights:
- Territory Plan: IZ2 Industrial Zone
- Total Site Area: 1,219sqm
- Current Building Area: 585.2sqm
- DA approval for additional 360.5sqm warehouse
- Permitted uses include a wide range of industrial activities (excluding noxious trades), with allowance for a subsidiary caretaker’s residence

This is a rare chance to secure a quality site with a high-end existing building plus immediate scope to expand—perfect for owner-occupiers, investors, or developers looking to capitalise on the continued growth of Fyshwick’s industrial market.

Partially leased, the property currently has a passing gross income of approx $131,250 pa, with an additional 339sqm vacant to either lease or occupy immediately.</td></tr>
<tr><td>Location:</td><td colspan="3">Situated on Geelong Street, the property offers excellent connectivity to major arterial roads and is surrounded by national operators, trade suppliers, and established businesses.

The site is fully fenced and boasts a street frontage of approx. 32m and the depth of the block is approx. 38m.

</td></tr>
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Existing Subleases:

1) Lucent Imaging Pty Ltd

Unit	Area	Net Rent (ex GST)	Termination Date	Option
1	151	$ 52,000	31 Jan 2029	3 + 3

2) Absolute Garage Solutions Pty Ltd

Unit	Area	Net Rent (ex GST)	Termination Date	Option
C17	90	$ 34,247	31 Jan 2026	1 + 1

3) Capital AD Pty Ltd

Unit	Area	Net Rent (ex GST)	Termination Date	Option Period
Land	200	$ 45,000	Monthly	1

Outgoings:

FY25-26 Forecasted outgoings:

General Rates:	$ 26,636.40
Building Management, Maintenance, and Water:	$ 4,462.84
Insurance:	$ 3,243.70

Lessee(s) contribution towards outgoings: $8,391.96 PA

Total Owner outgoings payable: $25,950.98 PA

Permitted Use:

- Industry or industrie (other than a noxious trade); and
- Subsidiary to such industry or industrie provided that not more than one residence shall be erected on such land

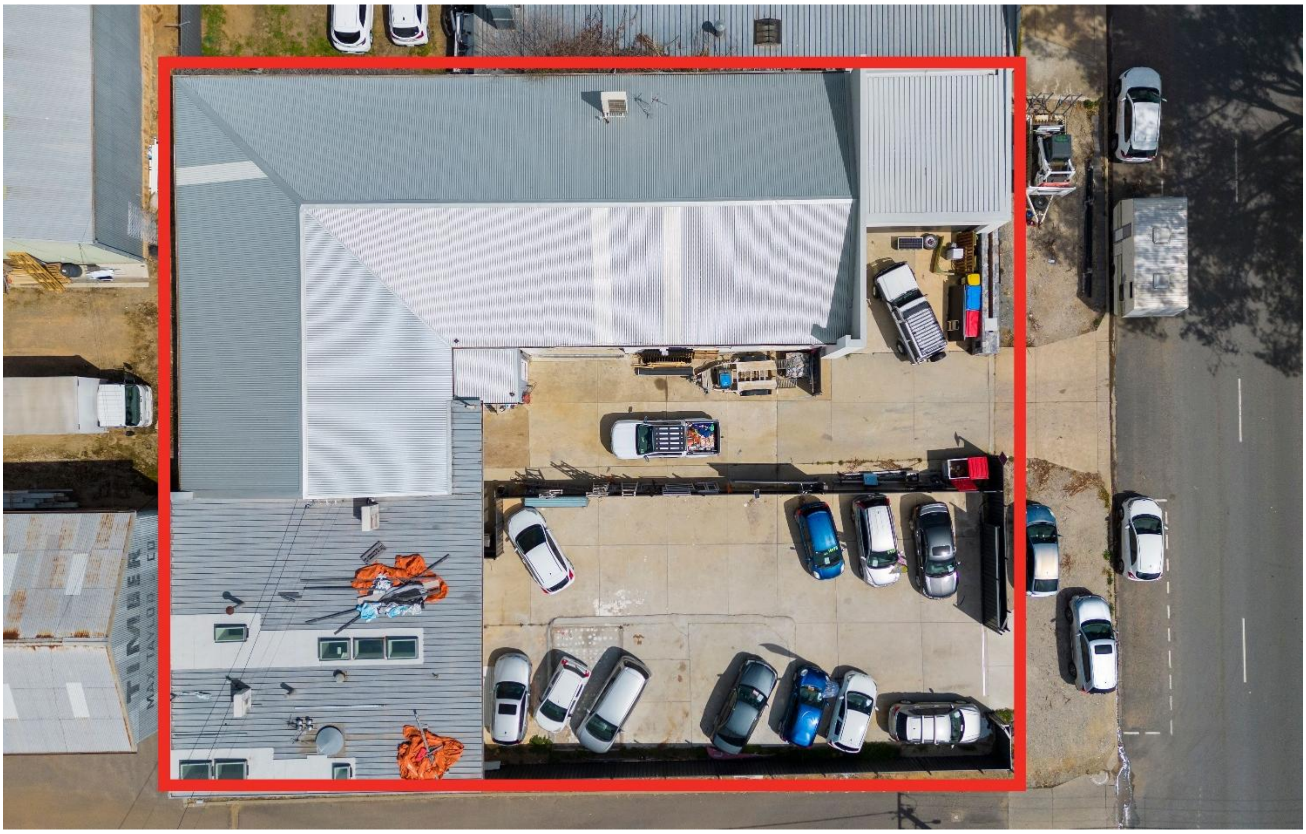
Development Application:

Approval for an additional 360.5m² warehouse to be built on the site. Plans included in the sale.

Ground Floor = 265.2m²

Mezzanine Floor = 95.3m²

GEELONG STREET
EXISTING DRIVEWAY
PROPOSED PLANTER BOX
PROPOSED CARPORT
BICYCLE PARKING
BICYCLE PARKING
PROPOSED WAST COLLECTION AREA
EXISTING BUILDING
EXISTING TOILET
DRIVEWAY
METAL FENCE
METAL FENCE
244°41'23"
32.005
CARPARK
CARPARK
WORKSHOP 1
WORKSHOP 2
WORKSHOP 3
WORKSHOP 4
WORKSHOP 5
WORKSHOP 6
WORKSHOP 7
SUBSIDIARY / WORKSHOP
DA APPROVED ADDITIONAL WAREHOUSES
BLK 4 SEC 11
1219m²
CONCRETE BLOCK BUILDING METAL ROOF FFL:572.27
LANEWAY
154°41'23"
38.1
154°41'23"
38.1
3
244°41'23"
32.005
571.02
571.06
571.08
571.14
571.32
571.38
571.50
571.86
572.18
572.11
572.27
572.25
572.29
572.32
572.44
572.44
572.82
573.29
170



PRICE GUIDE

$3,200,000

Exclusive of GST (if applicable).


Sentia


TIMBER
The Body Shop
SMASH REPAIR CENT
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Sentia

CONTACT

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