



Information Memorandum

8 Geelong Street Fyshwick ACT Block 4, Section 11

Sentia Real Estate

Specifications

Property Type:	Industrial	Zoning:	IZ2
Block Area:	1,219m ²	Warehouse Area:	585.2m ²
Executive Summary:	<p>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.</p> <p>Key Highlights:</p> <ul style="list-style-type: none">- 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 <p>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.</p> <p>Partially leased, the property currently has a passing gross income of approx \$127,000 pa, with an additional 339sqm vacant to either lease or occupy immediately.</p>		
Location:	<p>Situated on Geelong Street, the property offers excellent connectivity to major arterial roads and is surrounded by national operators, trade suppliers, and established businesses.</p> <p>The site is fully fenced and boasts a street frontage of approx. 32m and the depth of the block is approx. 38m.</p>  An aerial photograph of an industrial estate. A red rectangle highlights a specific property in the center of the image. The property is a large, light-colored industrial building with a flat roof. It is surrounded by other industrial buildings, parking lots filled with cars and trucks, and some trees. The street layout is visible, with Geelong Street running horizontally across the top of the image.		

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	\$ 30,000	31 Jan 2027	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:	<ul style="list-style-type: none">Industry or industrie (other than a noxious trade); andSubsidiary 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 				

EXISTING DRIVEWAY

GEELONG STREET

PROPOSED PLANTER BOX

PROPOSED CARPORT

BICYCLE PARKING

BICYCLE PARKING

PROPOSED WAST COLLECTION AREA

EXISTING BUILDING

EXISTING TOILET





PRICE GUIDE

\$3,200,000

Exclusive of GST (if applicable).





CONTACT



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