



Investment Property Industrial

34-38 ANZAC AVENUE

SMEATON GRANGE, NSW



Located at Smeaton Grange in Sydney's south-western growth corridor, this facility was constructed in 2008 into a multi-unit industrial estate and subdivided into six high-clearance units, combined with high quality office space. The estate is easily accessible from the Hume Motorway and close to the M5/M7 junction.

Summary Information

OWNERSHIP	100%
NLA	22,062 SQM
CAR SPACES	183
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 31 DECEMBER 2024	\$71.9m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Apr-25
Precision Paper Coatings	3,697	Sep-31

Lease Expiry Profile % Income

VACANCY	0.0%
2H25	30.9%
FY26	0.0%
FY27	16.0%
FY28	0.0%
FY29	22.4%
FY30+	30.7%
WALE	3.5 YEARS