

Investment Property Industrial

39 BRITTON STREET SMITHFIELD, NSW



Developed in 1998, 39 Britton Street is a high clearance standalone warehouse with six loading docks and six on-grade roller doors plus an adjoining two-storey office and amenities block. The property is well positioned to major infrastructure, being approximately one kilometre from the Cumberland Highway and five kilometres to the M4 Motorway providing easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	13,390 SQM
CAR SPACES	34
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 31 DECEMBER 2023	\$41.8m
VALUER	JLL
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%

Major Tenants	NLA SQM	Lease Expiry
Tyres 4u	13,390	Sep-28

Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	4.7 YEARS