

Investment Property Industrial

39 HERBERT STREET ST LEONARDS, NSW



39 Herbert Street is a high quality 3.7 hectare business park on Sydney's lower North Shore, located three kilometres from North Sydney CBD, six kilometres from the Sydney CBD in close proximity to St Leonards train station. It comprises two commercial buildings, 21 industrial/warehouse/office units as well as a childcare centre and a multi-storey carpark.

Summary Information

OWNERSHIP	100%
NLA	36,407 SQM
CAR SPACES	625
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 31 DECEMBER 2023	\$264.0m
VALUER	Colliers
CAPITALISATION RATE	5.34%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
Interactive	12,897	Nov-30
Arrow ECS	2,785	Jun-24

Lease Expiry Profile % Income

VACANCY	3.1%
2H24	7.1%
FY25	4.2%
FY26	13.0%
FY27	14.0%
FY28	3.2%
FY29+	55.4%
WALE	4.6 YEARS