



Investment Property Industrial

8 BRABHAM DRIVE

HUNTINGWOOD, NSW



8 Brabham Drive is an A-grade industrial logistics facility designed as a cross-dock incorporating a high clearance, column-free warehouse. Leased to a specialist logistics operator BagTrans, it also features over one hectare of heavy duty, concrete hard stand areas, as well as a truck washing facility.

Summary Information

OWNERSHIP	100%
NLA	6,084 SQM
CAR SPACES	83
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-24
VALUATION AT 31 DECEMBER 2024	\$35.5m
VALUER	Urbis
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.88%

Major Tenants	NLA SQM	Lease Expiry
BagTrans	6,084	Apr-31

Lease Expiry Profile % Income

VACANCY	0.0%
2H25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	100.0%
WALE	6.3 YEARS