

March-10

SITE INSPECTIONS:

Mark Wylie
Estate Manager
Mob: 0418 404 134







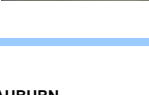




INFORMATION:

Steven Coy
Tel: (02) 9492 7808
Mob: 0418 248 624
Email: scov@fordland.com.au

Keith Weiner

Tel: (02) 9492 7809
Mob: 0419 861 920
Email: kweiner@fordland.com.au

Enquiries: Lane Cove, Rosebery, North Sydney & Parramatta. Seven Hills, Auburn & Lidcombe

SUBURB	PROPERTY	UNIT	AREA SQ.M			NET RENT		OUTGOINGS*	PARKING		AVAIL.	NOTES		
			Office	Warehouse	Total	Plus Yard / Hardstand	\$psm	\$PA	\$psm	Spaces			\$pa each	
GLENDENNING	97 Glendenning Road Cnr.Power St & Whitehead Court		PRE LEASE OPPORTUNITY on site of 4,408sqm in prime emerging corner location close to the M7 western orbital Glendenning on/off ramp. DA approved for 4 unit development											
LANE COVE	Lane Cove Business Park 16 Mars Road & 1 Lincoln Street	Building F 'Parkview'	VISIT www.lanecovebusinesspark.com.au											
		First (top) floor	F702	96.00	0.00	96.00		\$200.00	\$19,200	\$44.80	2	0	Now	Modern Hi-tech/office/warehouse development: Unit F7 now being offered as smaller units Abundant free parking. Reasonable rent & low outgoings. Impressive entry foyer, full security & multi-zone airconditioning. On-site licensed café.
			F703	98.00	0.00	98.00		\$200.00	\$19,600	\$44.80	2	0	Now	
			F704	75.00	0.00	75.00		\$180.00	\$13,500	\$44.00	2	0	Now	
			F705	78.00	0.00	78.00		\$180.00	\$14,040	\$44.00	2	0	Now	
			F706	101.00	0.00	101.00		\$175.00	\$17,675	\$44.00	3	0	Now	
			F707	108.00	0.00	108.00		\$175.00	\$18,900	\$44.00	3	0	Now	
			F13	418.30	0.00	418.30		\$205.00	\$85,752	\$48.20	10	0	Now	
		Ground floor	F37	215.60	130.00	345.60		\$175.00	\$60,480	\$45.00	7	0	Now	GREAT UNIT with warehouse, roller door, & fitted out offices
			F40	196.70	0.00	196.70		\$180.00	\$35,406	\$44.00	5	0	Now	Last "Shell" unit on this level that can be finished to suit an occupier's needs.
		Other office units	G1	150.00	0.00	150.00		\$150.00	\$22,500	\$0.00	3	0	Now	STUDIO WORKSPACE - on first floor with own entrance, good natural light and competitive gross rental.
		Warehouse units	B2	210.00	1,647.00	1,857.00		\$95.00	\$176,415	\$27.15	17	0	Now	EXCEPTIONAL VALUE - entire self contained floor with own loading dock and amenities, separate office entry & basement parking. Office area & quality can be modified to suit.
AUBURN	199 Parramatta Road	4		625.00	751.00	1,376.00		\$ Neg	\$ Neg	\$41.00	26	0	Now	PRIME warehouse/office unit, CORNER LOCATION on Parramatta Rd.with great exposure. Quality office & tech area fitout, 2 roller doors to warehouse. Lots of parking - Great unit!
LIDCOMBE	82 Parramatta Road	3		0.00	1,092.00	1,092.00		\$90.00	\$98,280	\$31.27	11	0	Now	BARGAIN BULKY GOODS/ WAREHOUSE space in same building as Rays Outdoors and The Games Wizards. Rear access for parking and loading.
			4	0.00	749.50	749.50		\$Neg	\$Neg	TBC	8	0	Feb-10	Situated on Parramatta Road and minutes from M4 motorway. Great value showroom/warehouse with ample customer parking.

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			Office	Warehouse	Total	Plus Yard / Hardstand	\$psm	\$PA	\$psm	Spaces	\$pa each		
SEVEN HILLS	16 Powers Road	1	33.00	444.00	477.00		\$100.00	\$47,700	\$34.00	2	0	Now	COMPACT warehouse office unit within easy walk of Seven Hills railway station & bus terminal.
SEVEN HILLS	22 Powers Road	A2	0.00	584.25	584.25		\$95.00	\$55,504	\$20.50	8	0	Now	REDUCED RENT - This efficient warehouse unit has easy truck access, good natural light, 3 roller shutter doors and contained within a secure, established industrial estate that has its own onsite cafe.
		B4	0.00	908.00	908.00		\$110.00	\$99,880	\$23.00	6	0	01-Jan-10	NEW ON MARKET. Functional warehouse/workshop space with 4 roller doors, good natural light & small office component.
		F3A	64.00		64.00		\$250.00	\$16,000	\$27.09	2	0	Now	SMALL OFFICE area in popular security estate. New on market.
SEVEN HILLS	183 Prospect Hwy	Unit B2	0.00	916.00	916.00		Neg	Neg	\$22.50	tba	0	Now	Great value warehouse unit with ample parking and access to both Prospect Hwy and Powers Road. just a short walk (200m) to Seven Hills Railway Station and Bus Terminal. Ample power supply.



COMMERCIAL PROPERTIES FOR LEASE

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SUBURB	PROPERTY	UNIT	AREA SQ.M				NET RENT		OUTGOINGS	PARKING		AVAIL.	NOTES
			Office	Showroom	Warehouse	Total	\$psm	\$PA	\$psm	Spaces	\$pa each		
 NORTH SYDNEY	233 Pacific Highway	Whole building - can split	443.00	0.00	0.00	443.00	\$ 200.00	\$ 88,600	\$67.00	2	4,200	Now	SELF CONTAINED fitted out character building with own entrance, Pacific Hwy exposure and rear access from Angelo St. Unique loft floor - Ideal "straight" or creative space. May split (327 sq.m & 97 sq.m).
	22 Angelo Street	Whole	205.0	0.00	0.00	205.00	\$ 280.00	\$ 57,400	\$79.00	2	4,200	Dec-09	DESIRABLE creative space with own entrance in convenient North Sydney location. Brilliant natural light Parking. A "must" to inspect.
	174 Pacific Highway	7	141.0	0.00	0.00	141.00	\$ 350.00	\$ 49,350	\$0.00	Available	Jan-10	PERFECT self contained office premises with enormous ambience - reception, kitchenette, meeting & storage rooms, partitioned office & open plan area. Balcony . Gross rental.	

DEALS TO BE DONE!! Any of the above can be modified to suit users' requirements.