

INFORMATION MEMORANDUM

7

NOWRA HILL
SOUTH NOWRA



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INTRODUCTION



7 Nowra Hill, South Nowra

WHK are proud to present this unique opportunity to Deal Direct with the Developer to purchase or lease these top tier Industrial Units at Nowra Business Park.

Strategically located just off the Princes Highway in South Nowra this high-profile site is at the heart of the Shoalhaven's premier large-format retail precinct. You will be in good company with top national retailers like Harvey Norman, Domayne, BCF, Bunnings, and Spotlight.

South Nowra's excellent connectivity to surrounding towns and cities, along with its proximity to major roads and highways, makes it a highly accessible location. As the commercial and administrative hub of the Shoalhaven region, Nowra also offers various amenities, educational institutions, and employment opportunities.

Stage 3 consists of 35 individual units ranging from 189 sqm to 818 sqm Warehouses with Mezzanine, Undercover Car Parking, High Clearance Roller Doors, Kitchenettes and Bathroom amenities - catering for every usage requirement and need, from the small business requiring more space and central location to tradespeople, investors, downsizers and lifestyle enthusiasts...

The complex provides for all with drive round capabilities, good truck access, security and an abundance of visitor parking.

Whether you are looking to owner occupy or invest, there is space that will fit your requirements. Nowra Business Park caters for the Investor and SMSF buyers looking for a good return with net rentals estimated from \$41,756 + GST annually providing healthy yields.

South Nowra and surrounding Shoalhaven region is experiencing one of Australia's fastest and strongest economic and population growth providing for a rich array of opportunity not to be missed.

Contact your agent today for more information



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Sales & Leasing Agent
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7 NOWRA HILL

SOUTH NOWRA



KEY FEATURES



KEY FEATURES



Nowra Business Park

7 Nowra Hill Road, SOUTH NOWRA

- Stage 3 - Units 36 - 68
- Range from 189.8 sqm - 818.8 sqm
- All Include Mezzanine & 2 car spaces
- Kitchenettes and Bathroom Amenities in all units
- Optional full office mezzanine fit out available
- Precast concrete with steel frame interior, perimeter and steel frame roof
- Steel fencing and electric security gated access to complex
- 3 Phase Power, Fiber communication and automatic roller doors
- E4 - General Industrial Zoning
- Close proximity to Nowra CBD
- SMSF Discounts currently on offer, refer to agent.

7 NOWRA HILL ROAD



UNIT NO.	WAREHOUSE(M2)	MEZZANNIE(M2)	TOTAL AREA	CAR SPACES	NET RENTAL P.A. + GST
36	154.80	35.00	189.80	2	\$ 41,756.00
37	154.80	35.00	189.80	2	\$ 41,756.00
38	154.80	35.00	189.80	2	\$ 41,756.00
39	154.80	35.00	189.80	2	\$ 41,756.00
40	154.80	35.00	189.80	2	\$ 41,756.00
41	154.80	35.00	189.80	2	\$ 41,756.00
42	154.80	35.00	189.80	2	\$ 41,756.00
43	154.80	35.00	189.80	2	\$ 41,756.00
44	154.80	35.00	189.80	2	\$ 41,756.00
45	154.80	35.00	189.80	2	\$ 41,756.00
46	154.80	35.00	189.80	2	\$ 41,756.00
47	154.80	35.00	189.80	2	\$ 41,756.00
48	154.80	35.00	189.80	2	\$ 41,756.00
49	154.80	35.00	189.80	2	\$ 41,756.00
50	154.80	35.00	189.80	2	\$ 41,756.00
51	154.80	35.00	189.80	2	\$ 41,756.00
52	154.80	35.00	189.80	2	\$ 41,756.00
53	154.80	35.00	189.80	2	\$ 41,756.00
54	154.80	35.00	189.80	2	\$ 41,756.00
55	446.94	135.00	581.94	7	\$ 104,749.20
56	187.80	35.00	222.80	2	\$ 49,016.00
57	187.80	35.00	222.80	2	\$ 49,016.00
58	187.80	35.00	222.80	2	\$ 49,016.00
59	187.80	35.00	222.80	2	\$ 49,016.00
60	187.80	35.00	222.80	2	\$ 49,016.00
61	187.80	35.00	222.80	2	\$ 49,016.00
62	187.80	35.00	222.80	2	\$ 49,016.00
63	187.80	35.00	222.80	2	\$ 49,016.00
64	187.80	35.00	222.80	2	\$ 49,016.00
65	187.80	35.00	222.80	2	\$ 49,016.00
66	187.80	35.00	222.80	2	\$ 49,016.00
67	187.80	35.00	222.80	2	\$ 49,016.00
68	674.80	144.00	818.80	10	\$ 147,384.00

Notes: All figures exclude GST and taxes unless noted

UNIT NO.	WAREHOUSE(M2)	MEZZANNIE(M2)	TOTAL AREA	CAR SPACES	NET RENTAL P.A. + GST
36	154.80	35.00	189.80	2	\$ 705,000.00
37	154.80	35.00	189.80	2	\$ 705,000.00
38	154.80	35.00	189.80	2	\$ 705,000.00
39	154.80	35.00	189.80	2	\$ 710,000.00
40	154.80	35.00	189.80	2	\$ 710,000.00
41	154.80	35.00	189.80	2	\$ 710,000.00
42	154.80	35.00	189.80	2	\$ 715,000.00
43	154.80	35.00	189.80	2	\$ 715,000.00
44	154.80	35.00	189.80	2	\$ 715,000.00
45	154.80	35.00	189.80	2	\$ 720,000.00
46	154.80	35.00	189.80	2	\$ 720,000.00
47	154.80	35.00	189.80	2	\$ 720,000.00
48	154.80	35.00	189.80	2	\$ 720,000.00
49	154.80	35.00	189.80	2	\$ 725,000.00
50	154.80	35.00	189.80	2	\$ 725,000.00
51	154.80	35.00	189.80	2	\$ 725,000.00
52	154.80	35.00	189.80	2	\$ 730,000.00
53	154.80	35.00	189.80	2	\$ 730,000.00
54	154.80	35.00	189.80	2	\$ 730,000.00
55	446.94	135.00	581.94	7	\$ 1,700,000.00
56	187.80	35.00	222.80	2	\$ 950,000.00
57	187.80	35.00	222.80	2	\$ 950,000.00
58	187.80	35.00	222.80	2	\$ 945,000.00
59	187.80	35.00	222.80	2	\$ 945,000.00
60	187.80	35.00	222.80	2	\$ 940,000.00
61	187.80	35.00	222.80	2	\$ 940,000.00
62	187.80	35.00	222.80	2	\$ 935,000.00
63	187.80	35.00	222.80	2	\$ 935,000.00
64	187.80	35.00	222.80	2	\$ 930,000.00
65	187.80	35.00	222.80	2	\$ 930,000.00
66	187.80	35.00	222.80	2	\$ 925,000.00
67	187.80	35.00	222.80	2	\$ 925,000.00
68	674.80	144.00	818.80	10	\$ 2,700,000.00

Notes: All figures exclude GST and taxes unless noted

GENERAL

Structure	<ul style="list-style-type: none">■ Structural precast and steel, internal and perimeter columns■ Structural steel frame roof■ External walls and facade built with precast concrete panels
Internal Walls	<ul style="list-style-type: none">■ Precast concrete and steel framed walls■ Optional plasterboard walls to building office and wall tiles to amenities
Ceilings	<ul style="list-style-type: none">■ Optional suspended ceiling grid with insulation and painted flush plaster board ceiling to amenities
Flooring	<ul style="list-style-type: none">■ Reinforced concrete floor slab and tiles to amenities■ Mezzanine comprises engineered timber floor and timber tread stairs
Fencing/Gates	<ul style="list-style-type: none">■ 1.8m* high black palisade fence to street frontage and 2.1m” high black chain wire mesh to other boundaries■ Motorised sliding vehicle gates to entry and exit points. Pedestrian access gates adjacent carpark entry gates

*Approx.

Kitchenettes	<ul style="list-style-type: none">■ White laminate finish joinery, white smart stone benchtop and splash back, four drawer unit and space for dishwasher. Features selected chrome sink and tapware
Amenities	<ul style="list-style-type: none">■ Ambulant/accessible amenities including 900mm* vanity, wall hung mirror
Mezzanine	<ul style="list-style-type: none">■ Steel staircase with a black balustrade and handrail and steel framed floor structure
Building Services	<ul style="list-style-type: none">■ Hot water to amenities and kitchenettes■ Provisions for fibre communications services to each building■ Separately metered three phase power to each building with GPO's to amenities and kitchenettes■ Automatic roller doors: 4m* (width) x 4.5m*(height)







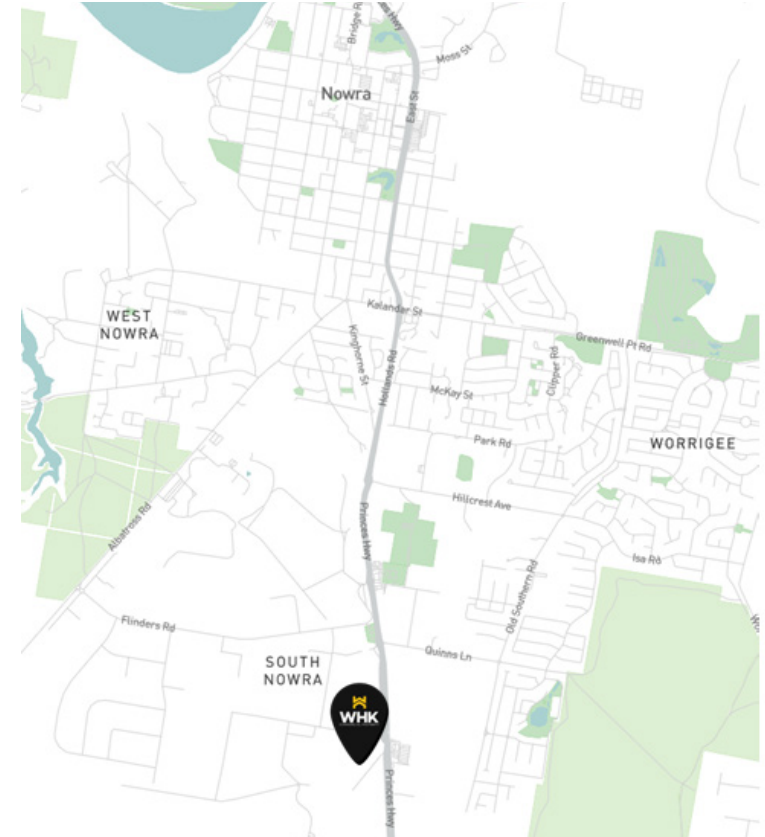


Table of distances:

Sydney - 172 km
 Wollongong - 81 km
 Canberra - 192 km
 Kiama - 42 km
 Shellharbour - 55 km
 Nowra Airport - 14 km
 All distances are approximate



7 NOWRA HILL

SOUTH NOWRA



PROPERTY ZONING



PROPERTY ZONING



ZONE E4 GENERAL INDUSTRIAL

1. Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To allow a diversity of activities that do not significantly conflict with the operation of existing or proposed development.

2. Permitted Without Consent

Nil

3. Permitted with Consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

7 NOWRA HILL

SOUTH NOWRA



AGENT PROFILE



AGENT PROFILE



Tony Moschella **Sales & Leasing Agent**

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Tony has worked in Commercial Sales and Leasing at WHK Commercial since 2020 and has lived and worked in the Illawarra region his entire life. He has a love and passion for the region and has been involved in local property purchasing, selling, leasing and property management since 1998.

Tony has been involved in the management of family and corporate-owned large-scale multi-State businesses for the past 25 years and prior to that, served in the NSW Police Force for 8 years.

Coming from a large Italian family and having two daughters of his own, he prides himself on good family ethics and morals. He has a passion to provide great service to the local community and make a strong contribution to the WHK team.



WHK Commercial Property has not only the skills and experience, but more importantly the local knowledge to efficiently manage the full scope of your commercial real estate needs.

Whether it is the sale or leasing of your office, industrial warehouse or a retail property, Our team will be on hand to ensure that your expectations are not only met but well and truly exceeded.

We are continually striving to be dynamic and innovative in our approach and are constantly exploring ways of being more efficient in our operations. Our sales database contains thousands of current national investors that are categorised relevant to their investment criteria. This has been formulated over 10 years of various sales campaigns.

Our real estate office is situated in the centre of Wollongong's CBD. Our close proximity to various key commercial suburbs throughout the Illawarra, enables us to establish a close professional relationship with our property owners and tenants, and instils a confidence amongst our clients.

Our locality to other Illawarra businesses and services also enables us to establish strong partnerships with various suppliers, keeping business and profits within the region, thus strengthening the local economy.





DISCLAIMER

WHK Commercial has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

"The Agents" reserve the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction). Any price mentioned in the advertisements does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchases are strongly advised to make their own inquiries as to whether any listing price is inclusive or exclusive of GST.

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that "the Agents" are not Registered Valuers and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.