

Investment Property

Industrial

NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE PRESTONS, NSW



Nexus Industry Park comprises a multi-building industrial estate consisting of five modern A grade, freestanding buildings with generous hardstands. It is located on the western alignment of Lyn Parade within the established industrial precinct of Prestons, within close proximity of the M5/M7 interchange, and approximately 40 kilometres south-west of the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	75,791 SQM
CAR SPACES	604
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 31 DECEMBER 2023	\$257.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.49%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia	23,356	Oct-28
De'Longhi	17,267	Feb-31

Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	0.0%
FY27	16.3%
FY28	0.0%
FY29+	83.7%
WALE	5.5 YEARS