

PROPERTY
INFORMATION
MEMORANDUM

Artist Impression Only



PORT HARBOUR
35 FIVE ISLANDS ROAD, PORT KEMBLA



Wollongong

Your Partners
in **Property**

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Welcome to Port Harbour

A High Calibre Industrial Hub Scheduled for Completion in Early 2019.

33 Industrial Unit Opportunities within a market-leading Estate, positioned at the doorstep to Port Kembla's Outer Harbour.



Artist Impressions Only

The future in industrial unit occupation and investment is here!

Port Harbour features 33 state of the art industrial units, offering a variety of designs from smaller units of 60m² to larger units ranging right up to 273m². Most units boast cantilevered mezzanine office spaces. All units include dedicated on-grade car parking. In addition, in what is a market first, seven units also provide on-title yard areas.

This security gated estate is prominently positioned on Five Islands Road in Port Kembla and is functionally designed with wide entry/exit points.

The efficient “row” design provides options for varying industrial applications, ranging from the business needing exposure to the constant stream of vehicular traffic that Block A offers, to the business wanting the privacy and discretion of Blocks B and C.

Take your opportunity to occupy or invest in a market-leading product in what is a convenient and accessible location.

All warehouses feature:

- Full concrete tilt-up panel construction for security and insulation.
- Translucent roof sheeting strips for maximum natural light and energy savings.
- High internal clearance providing unparalleled cubic meterage.
- Kitchenette with sink, hot water system, bench and cupboards ideal for crib/lunch rooms.
- Most units feature bathrooms, some with both male & female amenities and others also with showers.
- Automatic roller door access.
- 3 phase power will be provided to all units except 7-13 which can be connected post construction.
- All mezzanine offices feature;
 - Commercial grade carpet.
 - Acoustic ceiling tiles set into commercial ceiling grid.
 - Fluorescent lighting to Australian Standard.
 - Wall mounted spilt system air conditioning.-
 - Fully painted internal walls
 - Impressive glass window facades.



BLOCK C

BLOCK B

BLOCK A



FIVE ISLANDS ROAD



Investment Details

Block A

Unit #	Warehouse m²	Office m²	Gross Internal Area	Car Spaces	Price
1	218	55	273m²	3	\$685,000
2	180	45	225m²	4	\$565,000
3	180	45	225m²	4	\$565,000
4	180	45	225m²	4	\$565,000
5	180	45	225m²	4	\$565,000
6	200	52	252m²	4	\$630,000
7	60	0	60m²	2	\$199,000
8	60	0	60m²	2	\$199,000
9	60	0	60m²	2	\$199,000
10	60	0	60m²	2	\$199,000
11	60	0	60m²	2	\$199,000
12	60	0	60m²	2	\$199,000
13	60	0	60m²	2	\$199,000
14	150	54	204m²	4	\$490,000

*All prices EXCLUDE GST
*All areas are GROSS



Block B

Unit #	Warehouse m²	Office m²	Gross Internal Area	Car Spaces	Price
15	176	89	265m²	3	\$640,000
16	130	32.5	162.5m²	3	\$420,000
17	130	32.5	162.5m²	3	\$420,000
18	130	32.5	162.5m²	3	\$420,000
19	130	32.5	162.5m²	3	\$420,000
20	130	33.5	163.5m²	3	SOLD
21	100	25	125m²	2	\$350,000
22	100	25	125m²	2	\$350,000
23	100	25	125m²	2	\$350,000
24	100	25	125m²	2	\$350,000
25	100	25	125m²	2	\$350,000
26	135	64	199m²	3	\$500,000

Block C

Unit #	Warehouse m²	Office m²	Yard Area	Gross Internal Area	Car Spaces	Price
27	161	85	62	246m²	3	\$615,000
28	150	37.5	58	187.5m²	3	\$560,000
29	150	37.5	58	187.5m²	3	\$560,000
30	150	37.5	58	187.5m²	3	\$560,000
31	150	37.5	58	187.5m²	3	\$560,000
32	150	37.5	58	187.5m²	3	\$560,000
33	180	45	69	225m²	3	\$675,000





Exclusive Agents

PORT

HARBOUR

All units are being offered for sale by private treaty at the prices provided within this document.



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