

SIGNAGE

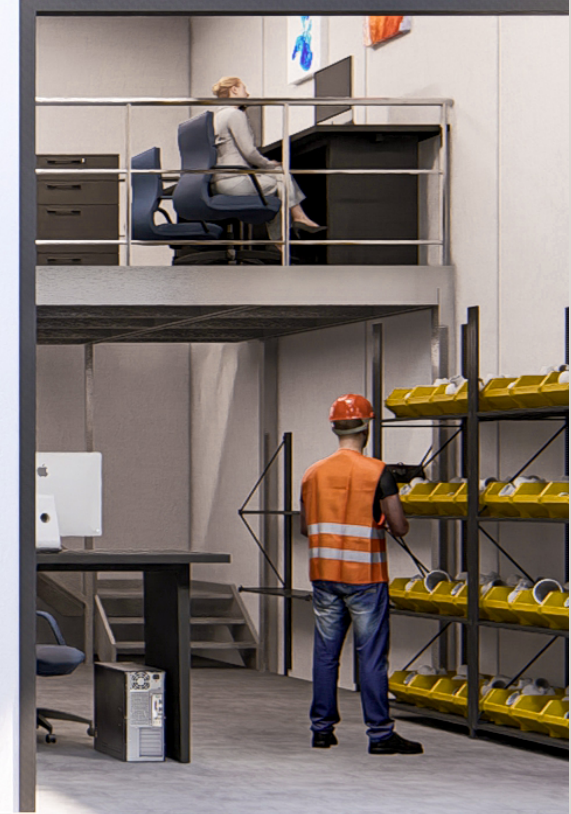


Artist Impression

SIGNAGE



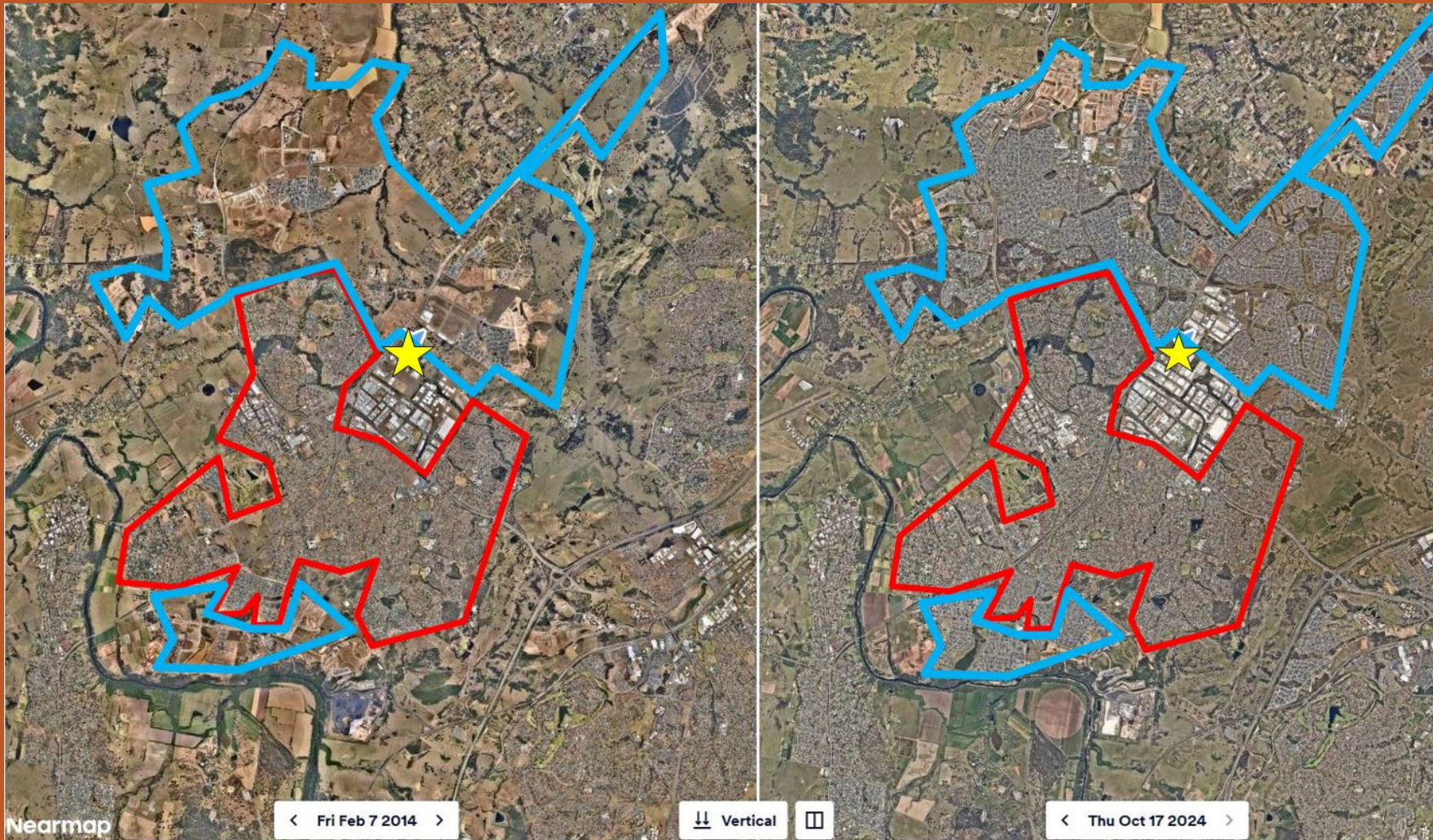
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A SPACE FOR ALL



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Set within Sydney's Southwest Growth Corridor, welcome to a vibrant village atmosphere where industrial and storage offers a space for you to create and succeed. The area has experienced a doubling in the population in just 10 years with more residential development to flow and no more industrial land available.



MIXED USE INDUSTRIAL & STORAGE DEVELOPMENT

A SPACE FOR ALL

63

Industrial units

159

Self storage

1

Takeaway food
& beverage
shop on site

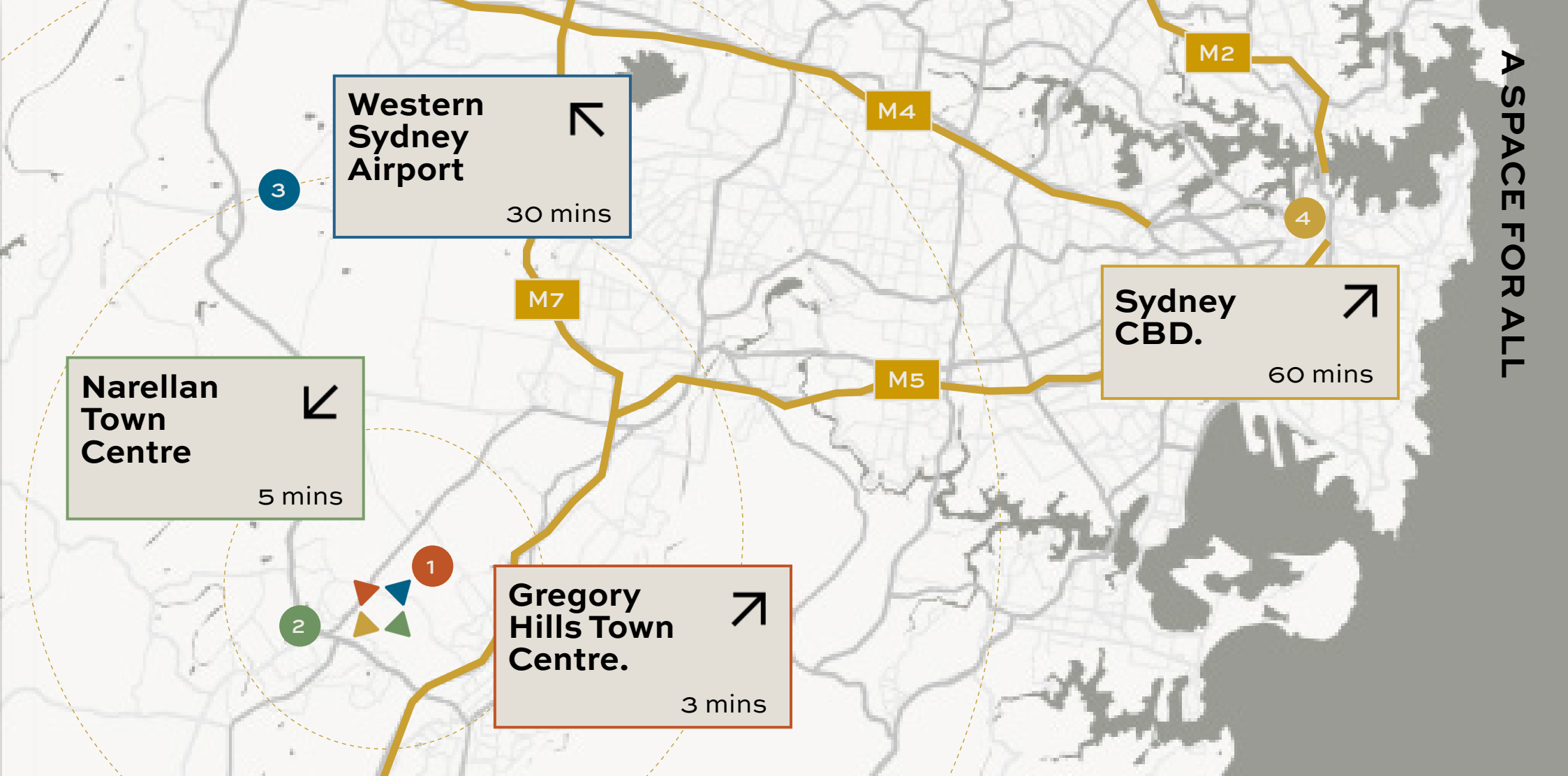
80

Place childcare on
site with exclusive
parking



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REACH 2.4M PEOPLE WITHIN 45MIN OF PODIUM, REPRESENTING 47% OF SYDNEY'S POPULATION

36 Turner Rd Smeaton Grange NSW 2567

Camden Valley Way	05 mins
Gregory Hills	05 mins
MacArthur Intermodal	18 mins
Hume / M5 Motorway	20 mins
Badgerys Creek	25 mins
Port Botany	47 mins
Western Sydney	55 mins
Sydney Airport	60 mins



PODIUM STORAGE offers the final user a diverse space that caters to an abundance of needs, ranging from residential and business owners through to the passionate car enthusiast. Sizes range from approx. 20m² to 120m², with mezzanine space on offer as well. Circa 6m high clearance, 24/7 secure access and security cameras are few of many benefits for owners.

WORK STORE UNITS READY FOR ANYONE



Artist Impression

▶ **PODIUM 03**
64 Self Storage Units

▶ **PODIUM 04**
95 Self Storage Units



Integrated
Mezzanine Offices



Circa 6m
Height Clearance



24/7 Access



CCTV Secure
Facility



Communal
Parking Provided



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Who are the users of these work store units?

- The local resident looking to make some space to store their personal belongings, or simply use it as a man cave for their collector car and toys.
- The tradie who needs a base of operations to store their vehicle and equipment and prepare material for the next job.
- The local e-commerce provider/home business who has grown out of their home. Used as base of operation for collecting packages and preparing for last mile delivery.



*Applies to Podium O2 Industrial Units

Artist Impression

- Strong Historical Capital Growth
- Low outgoings/ Maintenance
- High Demand

Average Historical Capital Growth 10%p.a.*

- 46/10 Yato Road, Prestons 2170 - 30m2 Unit Sold November 2021 - \$192,150
Re-Sold August 2024 - \$352,000
- 26/10 Jubilee Ave, Warriewood 2102 - 25m2 Unit Sold August 2021 - \$220,000
Re-Sold August 2024 - \$280,500
- 100/40 Anzac Street, Chullora 2190 - 26m2 Unit Sold November 2019 - \$145,000
Re-Sold May 2024 - \$200,000
- 75/20 Yalgar Road, Kirrawee 2232 - 30m2 Unit Sold April 2021 - \$165,000
Re-Sold August 2024 - \$214,500
- 16/95 Burrows Road, Alexandria 2015 60m2 + 24m2 Mezzanine Unit Sold August 2014 - \$265,000
Re-Sold Oct 2023 - \$630,000

AGE

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Strong Rental Return

Not all Work Store Units are the same, many can only be configured for storage due to their lack of access and ceiling height. Smeaton Grange and the surrounding suburbs have the typical Self-Storage providers that only offer rental spaces but are much smaller with inferior attributes that doesn't allow the space to be occupied. None the less it is important and encouraging to see that these inferior option have limited availability, are in high demand with strong weekly rental rates.

Rent a Space – 25 Lasso Rd Gregory Hills

- 3m x 9m size 27m² from \$220 per week – limited
- Ceiling 3m high
- No internal power
- Access – 24/7
- Can drive up to unit but external roller door,
- Exposed to elements

Storage King – 10 Cattle Way Gregory Hills

- Double Garage Sizes – Range from 26m² - 44m²
- Ceiling 2.4m
- All leased, normally start @ \$250 per week
- Can't drive up to the unit
- Access 6am – 9pm
- No internal power

Narellan Self Storage – 20 Exchange Parade, Smeaton Grange

- Only 3m x 6m available - \$146 per week rent
- 1 x 3m x 7.5m available soon - \$186 per week rent
- can drive up to access unit, exposed to elements
- Ceiling height 2.5m
- No internal power
- They have 6m x 6m, 3.5m x 9m and 4.8m x 6m but not available last 6m x 6m that was available was 6 years ago
- 24/7 access available



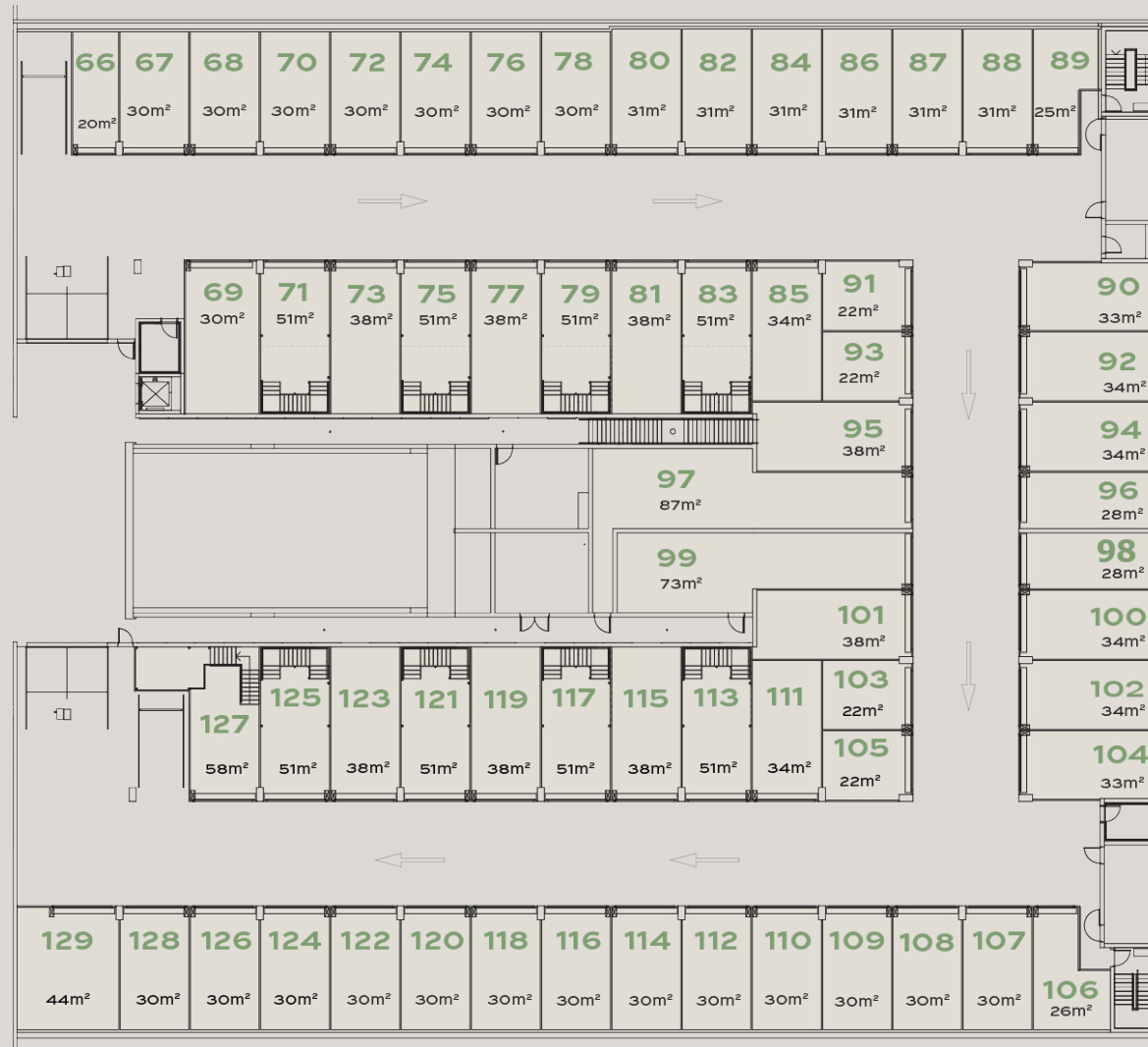


Podium 03

Storage

Floorplan

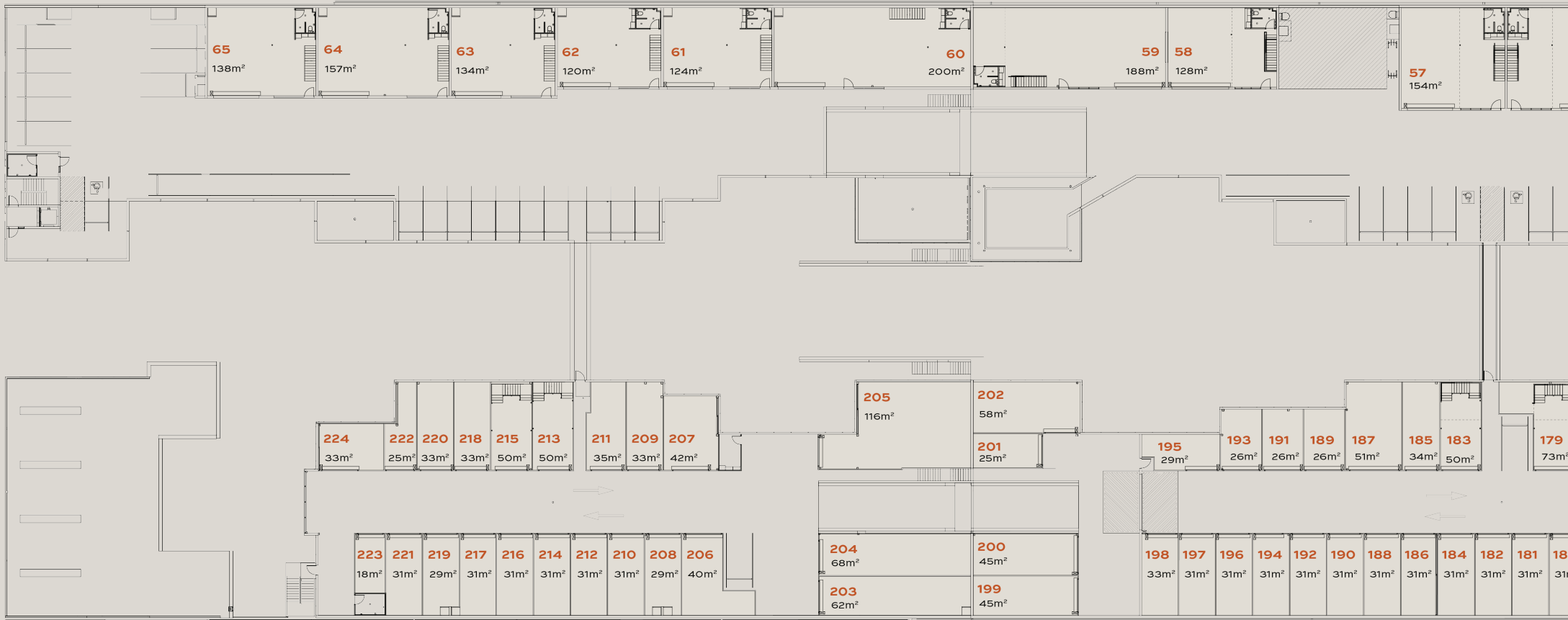
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Podium 04

Floorplan

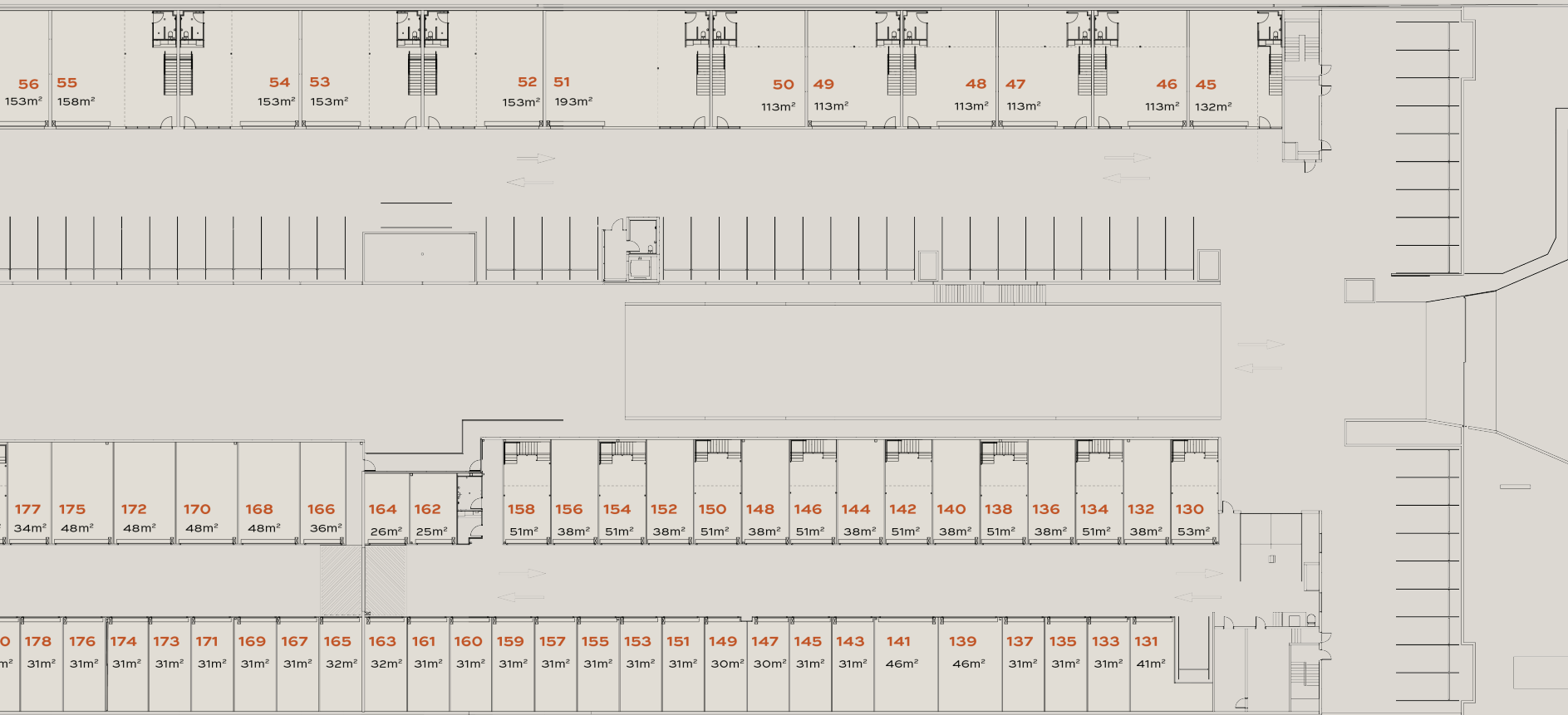




Podium O4

Floorplan

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Turner Rd





THE DEVELOPER

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BELVOIR PROPERTY

We are proud to be the first developers in Australia to build multi-storey Industrial in 2004 in Alexandria as well as constructed a number of other industrial projects including the Carrington at Marrickville.

As a private company, our approach to each project is nimble and innovative, and the importance of builder and developer harmony cannot be underestimated, the integral element of any successful and quality project.

We look forward to delivering another successful project with Donrose Building.



BELVOIR
PROPERTY



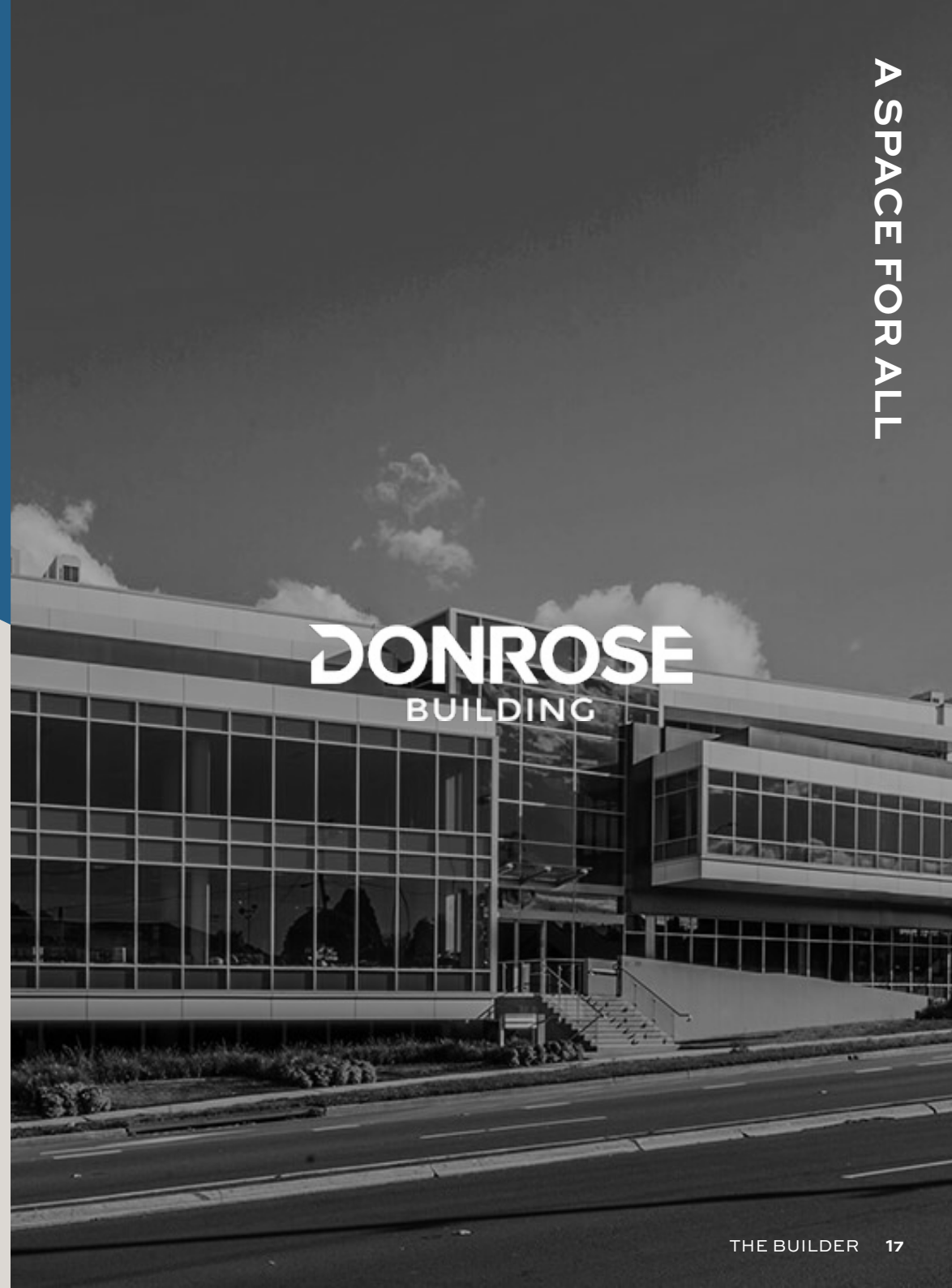
THE BUILDER

DONROSE BUILDING

We at Donrose Building are both excited and honoured to partner with Belvoir Property on this unique and innovative project. The collaboration between Developer and Builder in today's environment has never been more important.

Given our combined reputation and history in delivering high quality projects across Sydney, Donrose is committed and focused on PODIUM being the next outstanding success story.

As AWARD WINNING builders we look forward to the delivery of the PODIUM as our next quality-built project!



DONROSE BUILDING