

INFORMATION MEMORANDUM

105 - 107

INDUSTRIAL ROAD

OAK FLATS



COMMERCIAL, INDUSTRIAL AND RETAIL PROPERTY NEEDS

 **WHL**
COMMERCIAL PROPERTY

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INTRODUCTION



105 - 107 Industrial Road, Oak Flats

WHK is honoured to present to market this unique Industrial Land with huge development potential.

Located in the Industrial Hub of Oak Flats, with huge street frontage along Industrial Road, this 8,250sqm site is a rare find.

Zoned E4 - General Industrial within 500 metres to key transport options such as Oak Flats Train Station, the Princes Highway, Yallah Bypass and Illawarra Regional Airport, this property lends itself to a multitude of uses and development options, from a Distribution Head Quarters, Transport Company Hub or Warehouse and Production (STCA).

Take a moment to review the following information and please feel free to contact your Agents Harry Stefanou or Mark Marinelli to discuss your needs and interest in this property.



Harry Stefanou
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Mark Marinelli
Buyers & Leasing Agent
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105 - 107 INDUSTRIAL ROAD

OAK FLATS



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



105 - 107 Industrial Road, Oak Flats

TITLE	Lots 63-65 DP 774184	
LGA	Shellharbour City Council	
AREA	Land	8,250 sqm
	Building	1,200 sqm (excluding dwelling)
PROPERTY ZONING	E4 - General Industrial	
HEIGHT	11 m	
FSR	1:1	
FOR SALE	\$6,495,000 + GST	



NOTE
 ALL BOUNDARY DIMENSIONS AND AREAS SHOWN HERE ARE NOMINAL
 AND ARE SUBJECT TO FINAL REGISTERED SUBDIVISION

--- DENOTES NEW BOUNDARY LINE

1 PROPOSED SUBDIVISION
 1 : 750



105 - 107 INDUSTRIAL ROAD

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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 encourage the development of new industries and the diversification of the industrial base of Shellharbour in a way that supports the importance of Shellharbour Airport.

2. Permitted Without Consent

Nil

3. Permitted with Consent

Agricultural produce industries; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Rural supplies; Sawmill or log processing works; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities



NORTH WOLLONGONG



0.81 ha

Land

111-115 MONTAGUE STREET

Sold Price : \$7,500,000

Sold Date : May 2024

Zoned E4 - General Industrial



NORTH WOLLONGONG



3,666 sqm

Land

122-126 MONTAGUE STREET

Sold Price : \$3,150,000

Sold Date : February 2024

Zoned E4 - General Industrial



YALLAH



2,750 sqm

Land

21 & 23 INDIGO LOOP

Sold Price : \$2,100,000

Sold Date : November 2023

Zoned E4 - General Industrial



ALBION PARK RAIL



4,965 sqm

Land

94-102 PRINCES HIGHWAY

Sold Price : \$3,520,000

Sold Date : June 2023

Zoned E4 - General Industrial



LOCATION

105 - 107 INDUSTRIAL ROAD

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LOCATION



105 - 107 INDUSTRIAL ROAD

OAK FLATS



AGENT PROFILE



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Harry Stefanou Principal & Director

0413 737 585

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Harry Stefanou is the *Sole Director* and *Owner* of WHK Commercial Property, Illawarra's one and only dedicated Commercial Real Estate Agency.

With over 30 years of experience in the real estate industry, in both the Residential and Commercial sector, Harry's ability to achieve outstanding results are a testament to his passion and commitment to his *clients*, and with the continued growth and expansion of the WHK Commercial office reflecting this.

Combining his experience with facets of sales, leasing and as a Licenced Valuer, Harry's knowledge of the Illawarra region provides a strong foundation upon which Harry and the WHK team build long standing and trusting relationships with buyers, sellers, tenants, landlords, investors and developers. Harry's history of repeat clients and referrals is testament to his ability and character as a person who can be trusted to look after your property and as well as your interests.



Mark Marinelli Buyers & Leasing Agent

0490 044 102

mark@whkcommercial.com.au

A Member of The Real Estate institute of NSW, Mark is proud to uphold the ethical commitments promoted by his Industry's body. Known for his loyalty, honesty and determination, Mark's reputation for integrity has earned him an *exceptionally* loyal clientele.

Mark is a part of that rare breed within the property sector; he is an agent who is prepared to forgo income in pursuit of maintaining his integrity.

"I am competitive by nature and I take pride in the results I achieve. But the thing I value most highly is my reputation; nothing is more important to me than my ability to look people in the eye and deal with them honestly."

The logo for WHK Commercial Property features a stylized yellow 'W' icon on the left, composed of three horizontal bars of varying lengths. To the right of the icon, the letters 'WHK' are written in a large, bold, white sans-serif font. Below 'WHK', the words 'COMMERCIAL PROPERTY' are written in a smaller, white, all-caps sans-serif font.

WHK

COMMERCIAL PROPERTY

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.