



# FOR SALE OR FOR LEASE

## 7 RENS HAW STREET CRANE BROOK

14th September 2023



# PRESIDA

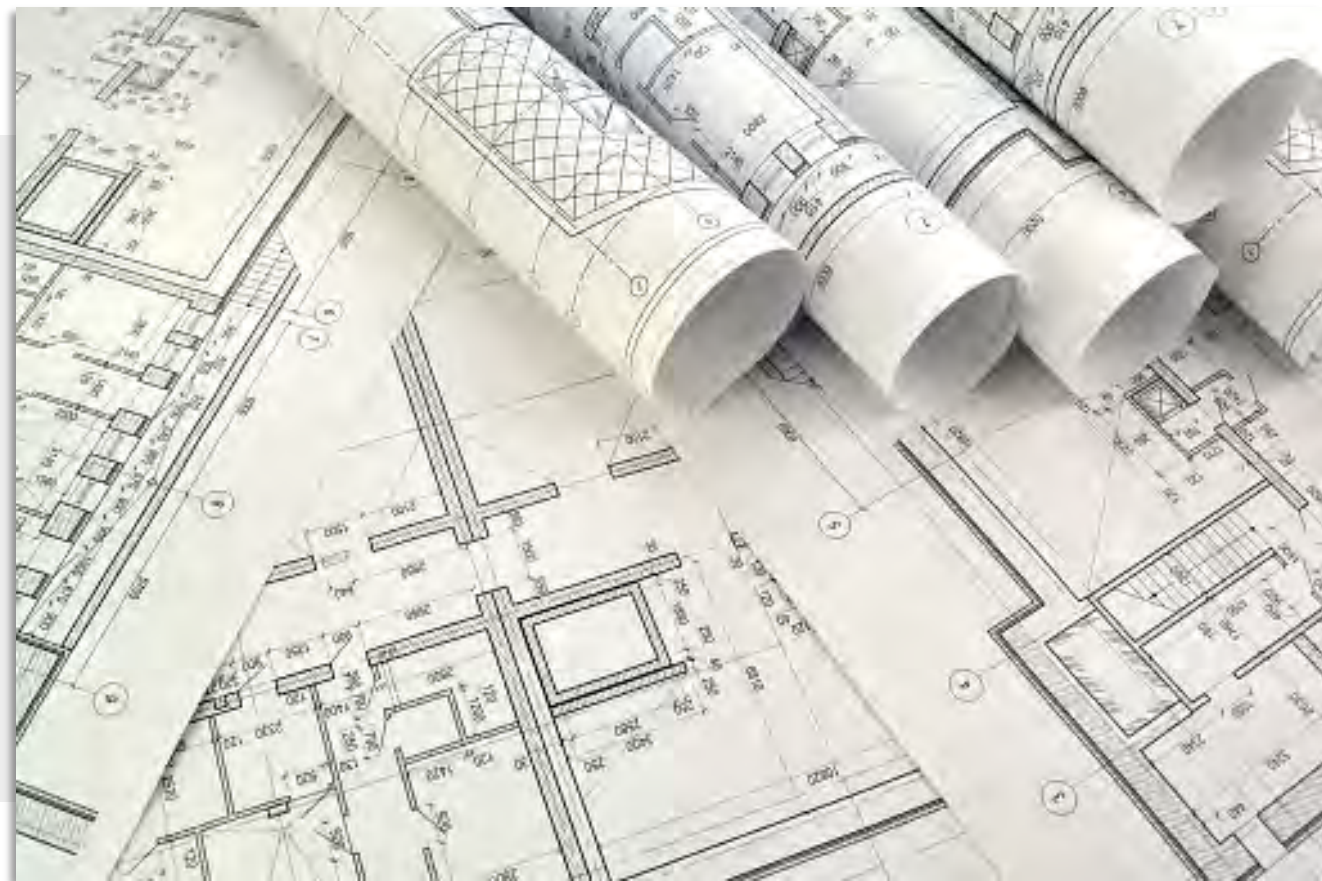
INFORMATION MEMORANDUM

# 7 RENSHAW ST

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# 7 RENSHAW ST INTRODUCTION CRANE BROOK

Presida Constructions Pty Ltd is proud to present an exciting new industrial estate located at the epicentre of the growing Penrith region.

Showcasing this cutting edge development is a dedicated network of specialised marketing agents exclusively appointed by Presida Constructions Pty Ltd.

Forward thinking investors will be impressed with the quality of design and construction, and the potential return of investment.

Comprising of 27 industrial units, each is finished to the highest standard by a developer with proven performance.

The property itself is located in the Waterside Corporate Precinct, just 3km's (approx.) to Penrith Station and CBD, and 6km's (approx.) to the M4 Motorway.

With adaptable unit sizes ranging from 136sqm – 340sqm, it is a development which is suitable for many small to medium sized applications.

A LUCRATIVE INVESTMENT OPPORTUNITY— DUE FOR COMPLETION IN 2022.



# 7 RENS HAW ST

## EXECUTIVE SUMMARY

### CRANEBROOK

<b>Property:</b>	7 Renshaw Street, Cranebrook
<b>Estate Name:</b>	Renshaw Industrial Estate
<b>Legal Description:</b>	Lot 14 Deposited Plan 286568
<b>Title:</b>	Neighbourhood Scheme
<b>Gross Land Area:</b>	10,280 square metres
<b>Parking Spaces:</b>	73 allocated onsite
<b>Zoning:</b>	IN2
<b>Method Of Sale:</b>	Private Treaty
<b>Pricing:</b>	Priced from \$568,000

ANOTHER PREMIUM DEVELOPMENT BY PRESIDA CONSTRUCTIONS PTY LTD



# 7 RENSHAW ST LOCATION CRANE BROOK



A STUNNING NEW INDUSTRIAL DEVELOPMENT IN THE WATERSIDE PRECINCT

Renshaw Industrial Estate, located at **7 Renshaw Street Cranebrook**, is a landmark industrial property which is:

- ◆ 3kms to the Penrith CBD, Westfield Plaza and Station.
- ◆ 6kms to the Mulgoa Road on/off ramp providing access to the M4 Motorway.
- ◆ Strategically located in a popular new industrial estate and surrounded by other quality businesses including KFC and Plus Fitness.
- ◆ 27kms to the new Badgerys Creek Airport site.
- ◆ 36kms west of the Parramatta CBD.
- ◆ 56kms west of the Sydney CBD.



**Renshaw Industrial Estate** is uniquely positioned between the north-west and south-west growth centres, and is at the gateway to the new Western Sydney Airport and Aerotropolis. It will be the only area fully connected to the new Western Sydney Airport by road, rail and rapid bus services from day one of airport operations.

# 7 RENS HAW ST

## WHY INVEST IN THE CRANE BROOK PENRITH REGION?

The Penrith region is the leading edge of Western Sydney's future—full of opportunity and connected to the infrastructure of tomorrow.

In recent years, there has been a significant increase in economic activity and employment—which is set to continue in the future.

Specifically, the Western Sydney International Airport is estimated at creating 28,000 jobs and the Nepean Business Park is estimated at creating 18,450 jobs.

Over \$20 billion is being invested into Western Sydney infrastructure including \$5.3 billion for the Airport, \$11 billions for the first stage of the North South Rail Link, and \$1 billion already committed into the redevelopment of the Nepean Hospital.

The current population of 213,000 is estimated to reach 258,000 by 2036—with a continuing population increase predicted.

The availability of land, and the fast-growing workforce, combined with massive Government investment in rail, road and air transport, create endless potential for visionary businesses and investors.

The Penrith region is a key part of Western Sydney's growth—and an investment in **Renshaw Industrial Estate** provides a rare opportunity to join and benefit from the beginning of a big future in this region which is on the rise.



A LANDMARK PROPERTY IN A PREMIUM LOCATION

# 7 RENSHAW ST

## DESCRIPTION

### CRANEBROOK

This is an opportunity to secure a premium industrial unit in the prestigious Waterside Estate. Renshaw Industrial Estate features the latest in design and construction, including:

- ◆ 27 units with areas ranging from 136 sqm up to 340 sqm.
- ◆ Quality construction with concrete tilt up wall panels, steel roof and skylights.
- ◆ Flexible purchase options with units available as open plan or with mezzanine offices.
- ◆ Offices to include floor to ceiling windows, insulated plasterboard walls, air conditioning, suspended ceiling grid with acoustic tiles and carpet to office and stairs.
- ◆ Fibre optic and 3 phase (100 amps per phase) to be connected to each unit.
- ◆ Car parking spaces for each unit are located adjacent to their respective unit.
- ◆ Onsite allocated parking and easy truck access in a well established estate close to all arterial roads.
- ◆ Completion due 2022.



# 7 RENS HAW ST

## FINISHES & INCLUSIONS

### CRANE BROOK

#### ELECTRICAL AND COMMUNICATION

- ◆ 'Hi Bay' lighting to warehouse areas
- ◆ Recessed LED lighting to mezzanine office ceilings
- ◆ Emergency and exit lighting to BCA requirements
- ◆ 80 amps per phase, 3 phase sub board to units
- ◆ 1 x 3 phase outlet to warehouses
- ◆ 1 x Double GPO in warehouse
- ◆ 3 x Double GPO's in mezzanine office
- ◆ Double GPO to all tea cupboard locations
- ◆ Single GPO to refrigerator locations
- ◆ Fibre optic lines terminated at NTD in each unit for tenant connection
- ◆ 1 x 50 litre hot water unit

#### SECURITY

- ◆ Security fencing & motorised gates at 2.1m high

#### SIGNAGE

- ◆ Directional signage at entry
- ◆ Signage location on unit façade as shown on plan
- ◆ Pylon sign for tenant list in front landscape

#### MEZZANINE OFFICES

- ◆ Floor to ceiling windows to BCA and Australian Standards
- ◆ Painted plasterboard lined walls
- ◆ Insulation to BCA requirements
- ◆ Suspended ceiling grid with acoustic ceiling tiles
- ◆ Selected commercial carpet on insulated concrete slab floor
- ◆ Carpeted concrete stairs
- ◆ Aluminium skirting to all plasterboard walls
- ◆ Air conditioning
- ◆ Tea cupboard

#### WAREHOUSES

- ◆ Powder coated, aluminium shopfront entries
- ◆ Concrete tilt-up wall panels painted externally facing driveway and landscape areas
- ◆ Structural steel roof frame
- ◆ Colorbond Zinalume steel roof sheeting
- ◆ Translucent skylight sheets to locations as shown on plan
- ◆ Colorbond capping and trims
- ◆ Steel trowel finish to concrete floor slab
- ◆ Unisex amenity (disability compliant)
- ◆ Selected tiles to amenities (floors, skirting & splashbacks)
- ◆ Roller shutters to be powder coated and motorised
- ◆ Tea cupboard



# 7 RENS HAW ST ZONING CRANE BROOK

## ZONED: E4 GENERAL INDUSTRIAL

### 1. OBJECTIVES OF ZONE:

- ◆ To provide a wide 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 effects of industry on other land uses.
- ◆ To encourage employment opportunities.
- ◆ To support and protect industrial land for industrial uses.
- ◆ To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

### 2. PERMITTED WITHOUT CONSENT

- ◆ Nil

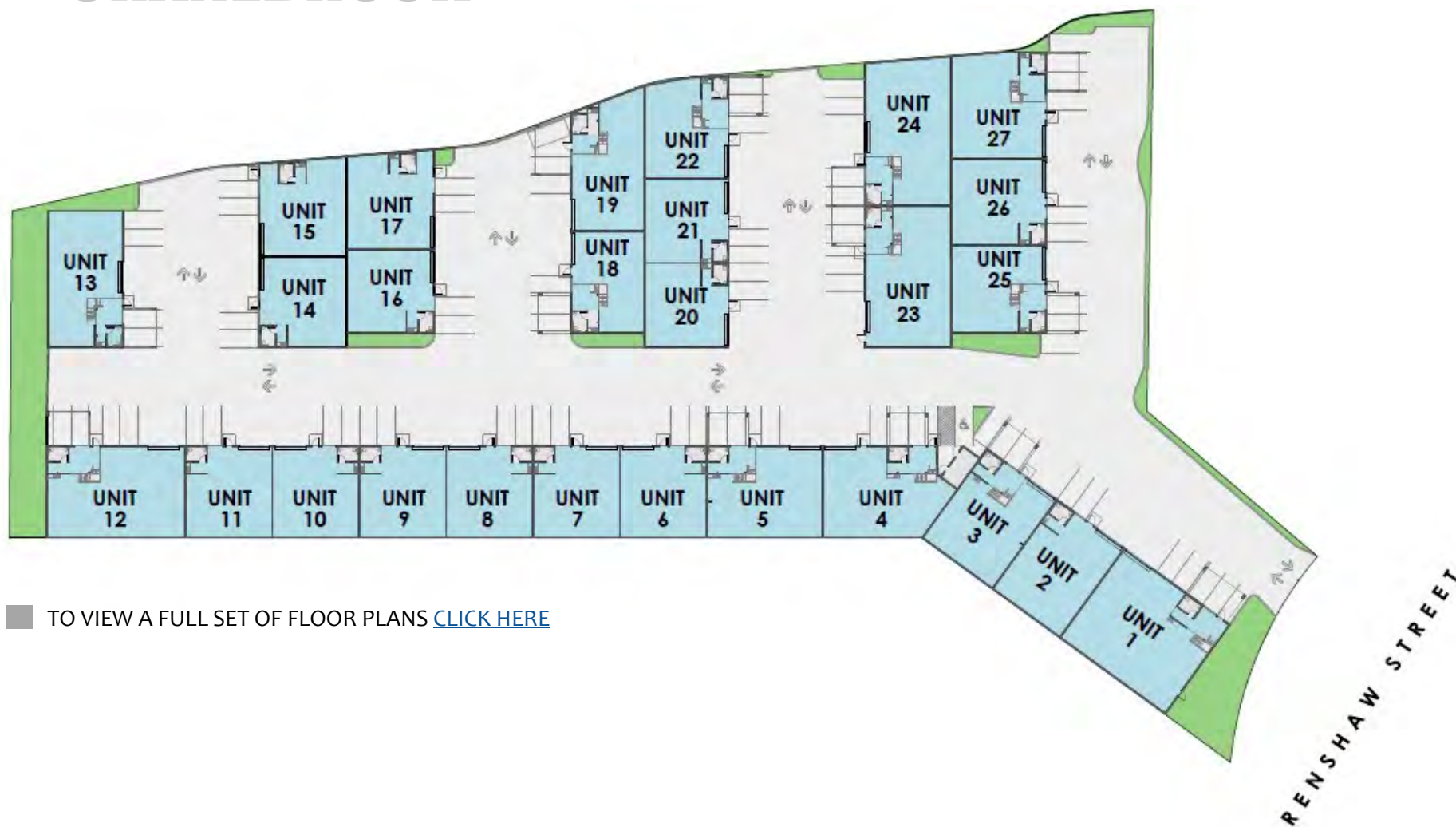
### 4. PROHIBITED

- ◆ Hazardous industries; Offensive industries; Any other development not specified in item 2 or 3.

### 3. PERMITTED WITH CONSENT

- ◆ Animal boarding or training establishments
- ◆ Boat building and repair facilities
- ◆ Car parks
- ◆ Depots
- ◆ Environmental facilities
- ◆ Environmental protection works
- ◆ Flood mitigation works
- ◆ Freight transport facilities
- ◆ Garden centres
- ◆ General industries
- ◆ Goods repair and reuse premises
- ◆ Hardware and building supplies
- ◆ Industrial retail outlets
- ◆ Industrial training facilities
- ◆ Industries
- ◆ Kiosks
- ◆ Landscaping material supplies
- ◆ Light industries
- ◆ Local distribution premises
- ◆ Neighbourhood shops
- ◆ Oyster aquaculture
- ◆ Places of public worship
- ◆ Plant nurseries
- ◆ Recreation areas
- ◆ Roads
- ◆ Rural industries
- ◆ Signage
- ◆ Storage premises
- ◆ Take away food and drink premises
- ◆ Tank-based aquaculture
- ◆ Timber yards
- ◆ Transport depots
- ◆ Truck depots
- ◆ Vehicle body repair workshops
- ◆ Vehicle repair stations
- ◆ Veterinary hospitals
- ◆ Warehouse/distribution centres

# 7 BENS HAW ST FLOOR PLAN CRANE BROOK



# 7 RENSHAW ST PROPERTY SIZE & PRICING CRANE BROOK



Unit	Cars	Mezz m2	WHouse	Total m2	Sale Price	Net Rent	Notes
1	4	68	272	340			Exchanged 21/9/21
2	2	0	176	176			Exchanged 17/2/22
3	3	60	180	240			Exchanged 25/11/21
4	3	60	210	270			Deposit Taken 22/8/23
5	3	60	201	261			Exchanged 1/8/23
6	2	0	154	154			Exchanged 11/10/21
7	2	0	154	154			Exchanged 26/11/21
8	2	0	154	154			Exchanged 25/10/21
9	2	0	154	154			Exchanged 17/11/21
10	2	0	154	154			Exchanged 14/12/21
11	2	0	154	154			Exchanged 1/12/21
12	4	65	243	308			Exchanged 17/11/21
13	4	60	194	254			Exchanged 8/8/23
14	2	0	154	154			Exchanged 31/1/22
15	2	0	162	162			Exchanged 31/1/22
16	2	0	142	142			Exchanged 22/10/21
17	2	0	161	161			Exchanged 8/12/21
18	3	60	140	200			Exchanged 31/8/23
19	3	69	180	249			Exchanged 7/2/22
20	2	0	136	136			Exchanged 24/1/22
21	2	0	136	136			Exchanged 15/6/22
22	3	60	157	217			Exchanged 29/3/22
23	4	60	232	292			Deposit Taken 22/8/23
24	4	60	236	296			Exchanged 31/7/23
25	3	60	157	217			Deposit Taken 25/8/23
26	2	0	157	157			Exchanged 13/3/23
27	4	60	190	250			Exchanged 4/4/23

PLEASE NOTE: PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND ALL PRICES LISTED ARE EXCLUSIVE OF GST.

# 7 RENSHAW ST ABOUT THE DEVELOPER CRANE BROOK

A key to the increasing strength and stability of Presida has been its ability to understand the requirements of each market and to integrate those needs into each building.

Presida's success is attributed to more than 40 years experience in the property development and investment sectors.

Managing Director John Paini leads his team with a hands on, no nonsense approach remaining focused on a commitment to excellence in all aspects of each project from design, construction and management to marketing.

The successful Presida team knows how to identify key business locations, and to customise each project for optimum functionality and appeal - encouraging an enthusiastic take-up.

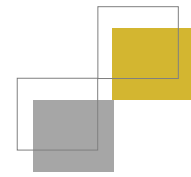
Presida's impressive portfolio includes buildings such as T1, Sky City and Vantage - at Norwest Business Park, Enterprise Park Business Estate in the Hills area, plus a plethora of commercial buildings, industrial warehouses, civic buildings, hotels, clubs, tourist attraction and residential projects.

These properties are home to over 200 companies such as Kennards Hire, Wilson Security, Kincare, BBraun, Interrelate, and Healthscope.

As with most companies, Presida realised early on the company's goals are more easily accomplished with the right people on board.

To this end, Managing Director John Paini has been building a team of people to assist with taking a big idea and bringing it to life.





RENSHAW INDUSTRIAL ESTATE  
MARKETING AGENT

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Building Strength

**MARKETING DRAWING**  
GROUND FLOOR, 7 RENSRAW STREET,  
CRANEBROOK, NSW

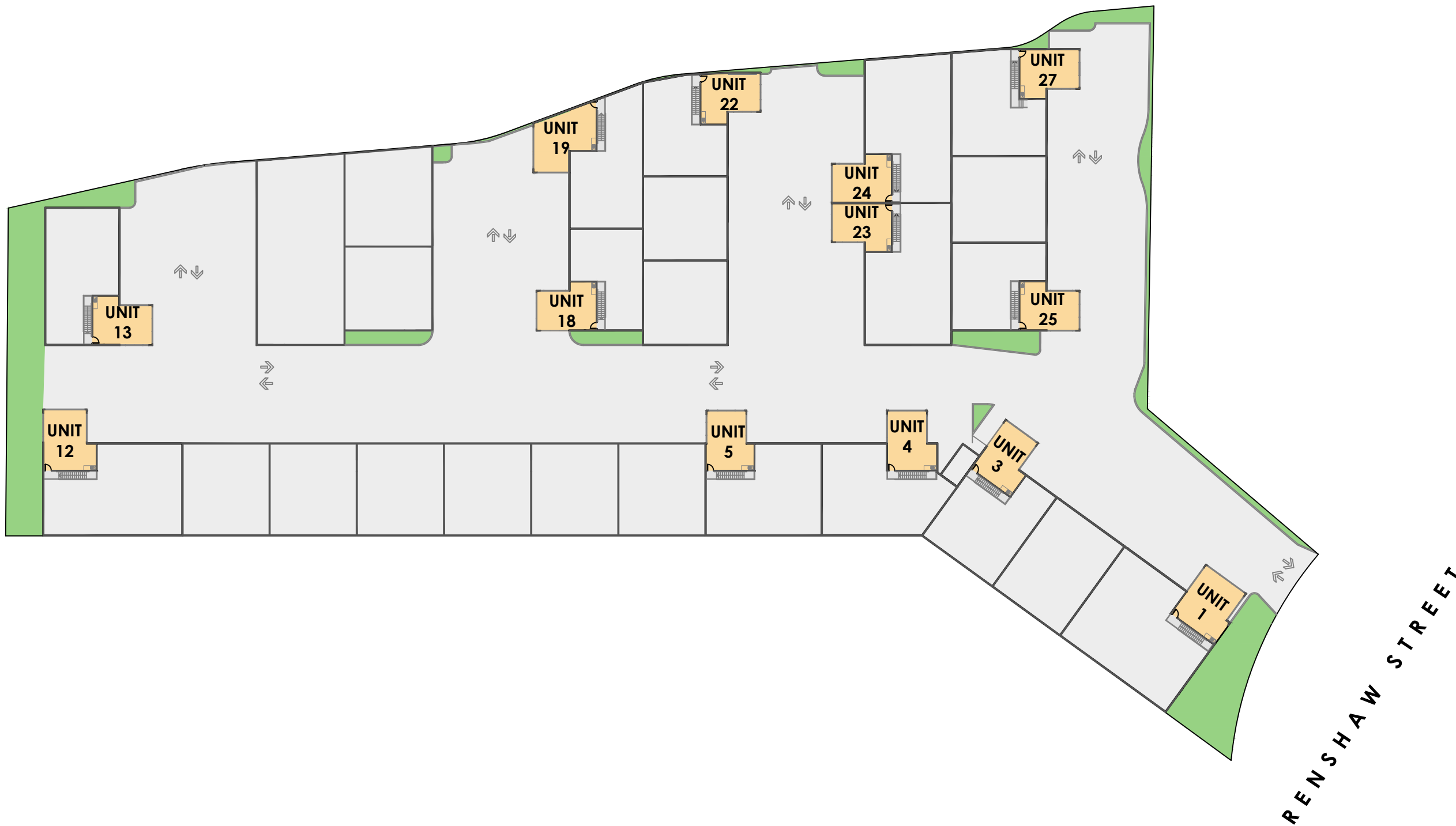
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RENSHAW STREET

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**MARKETING DRAWING**  
MEZZANINE, 7 RENSRAW STREET,  
CRANEBROOK, NSW

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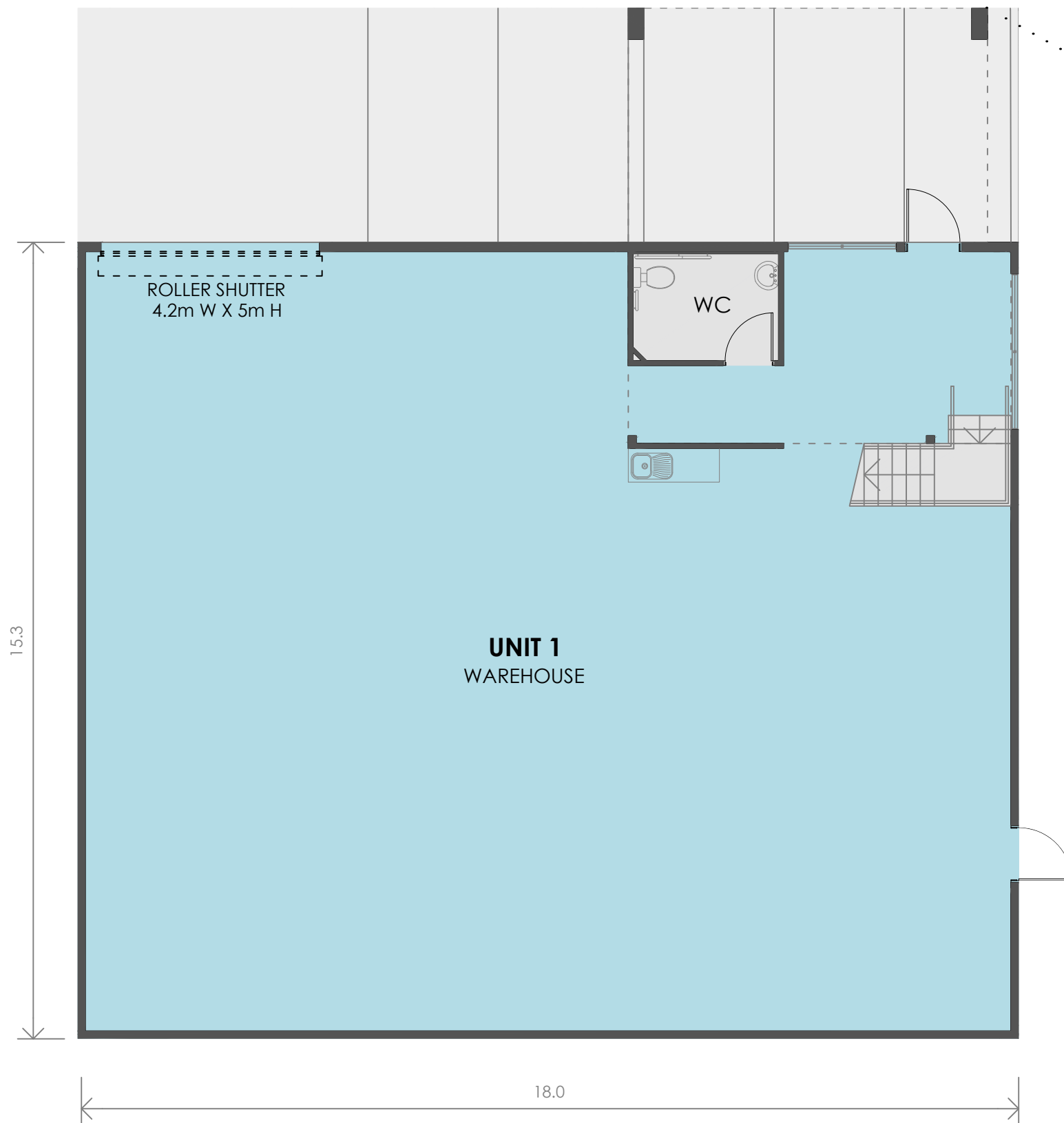
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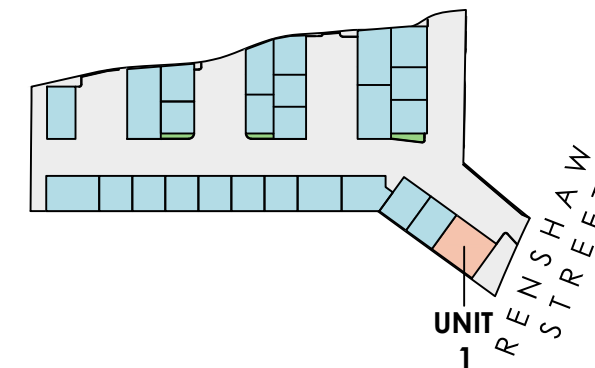
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**GROUND FLOOR**



**LOCATION PLAN**

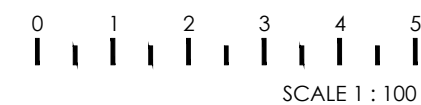


NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 1</b>	
WAREHOUSE	272 m <sup>2</sup>
OFFICE	68 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>340 m<sup>2</sup></b>
CARPARKING	4

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**MARKETING DRAWING**

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CRANEBROOK, NSW

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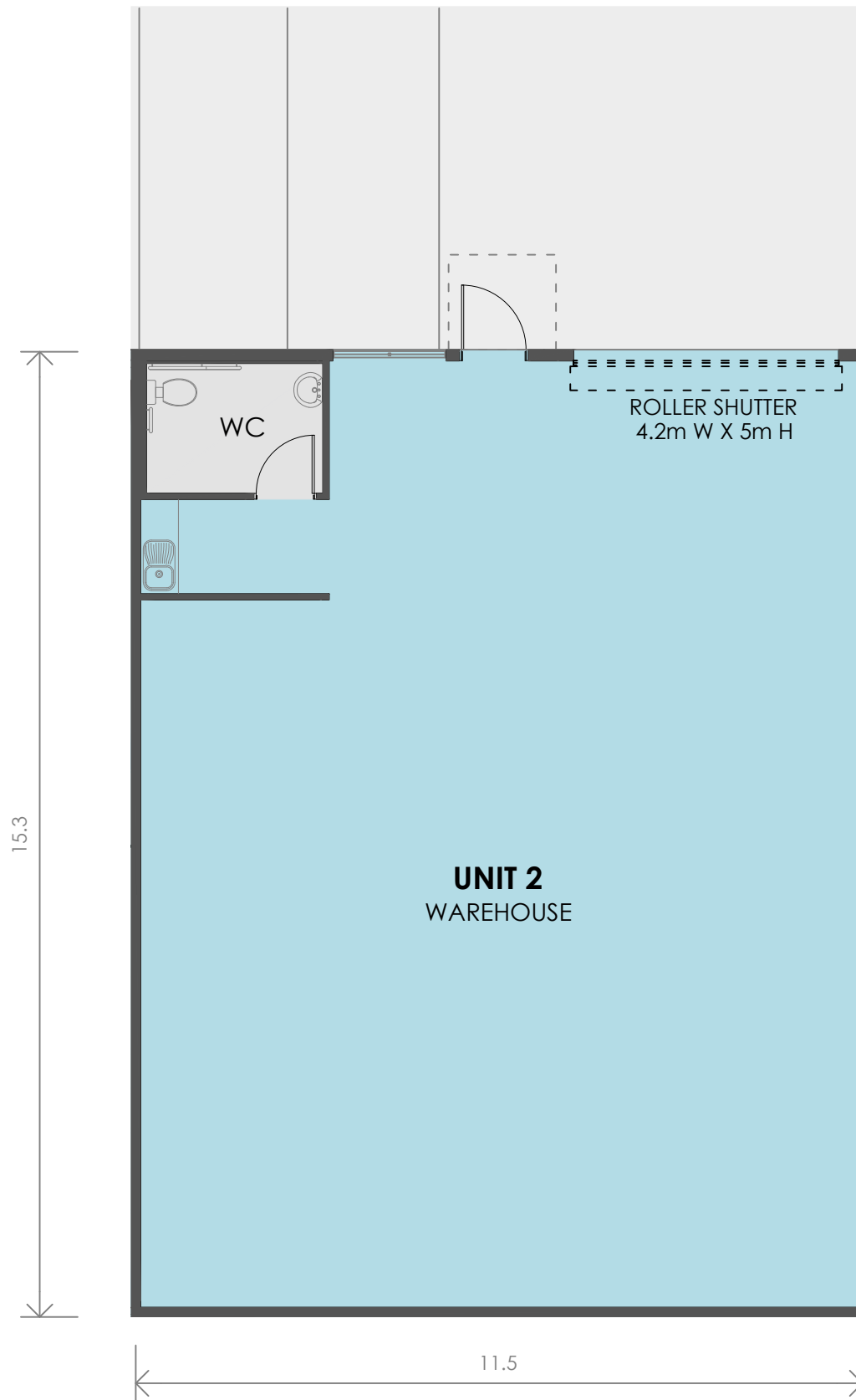
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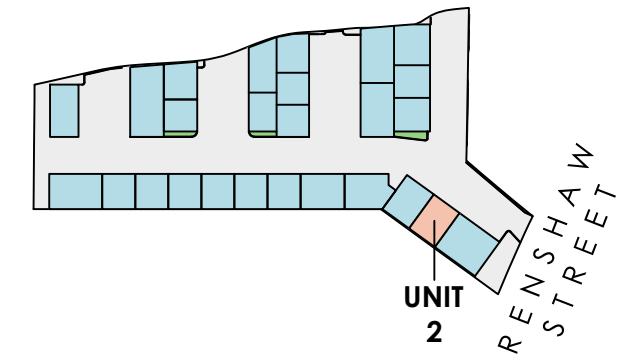
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**LOCATION PLAN**

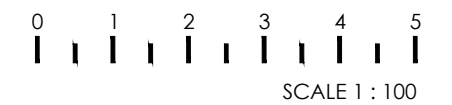


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**SCHEDULE OF AREAS**

<b>UNIT 2</b>	
WAREHOUSE	176 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>176 m<sup>2</sup></b>
CARPARKING	2

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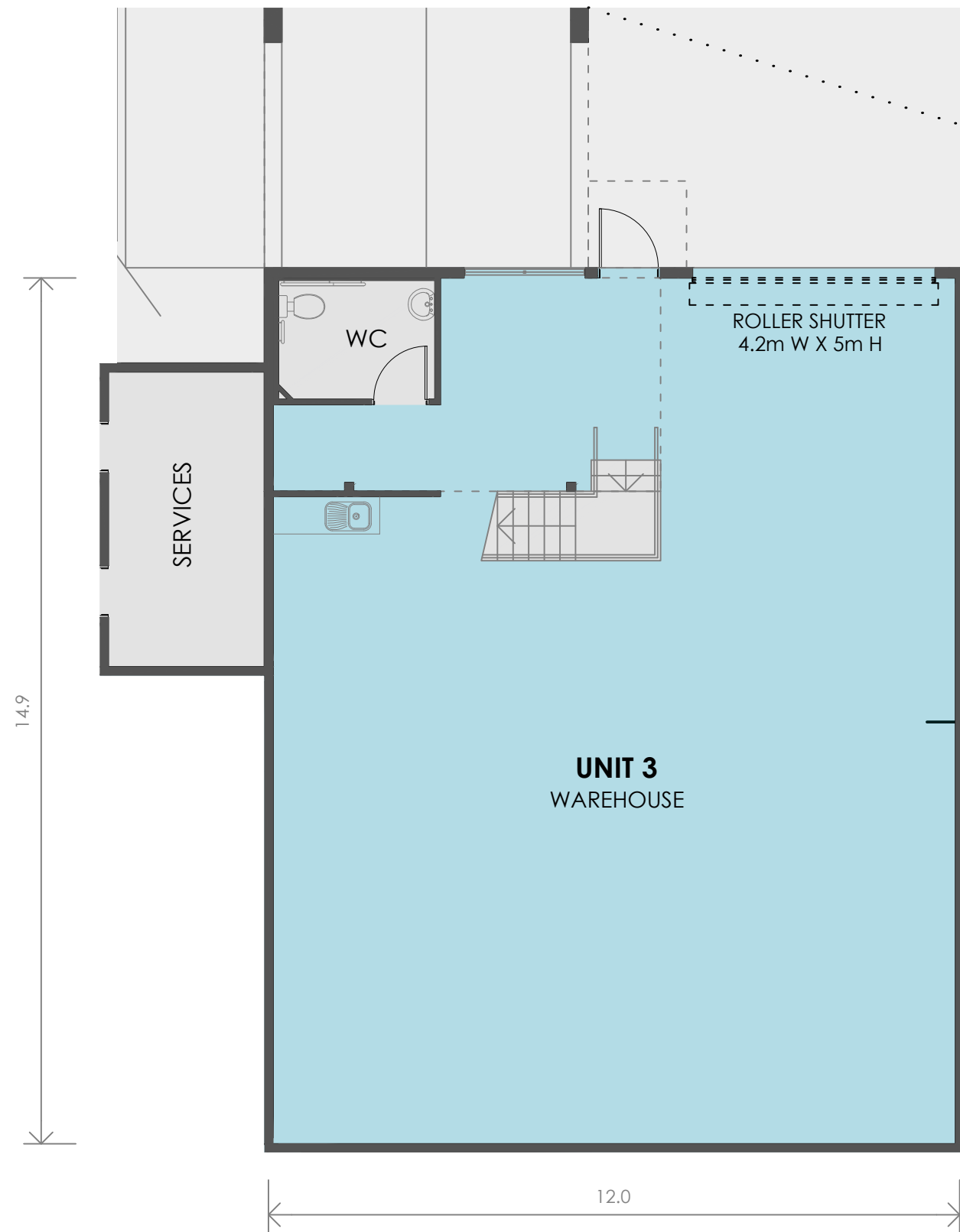


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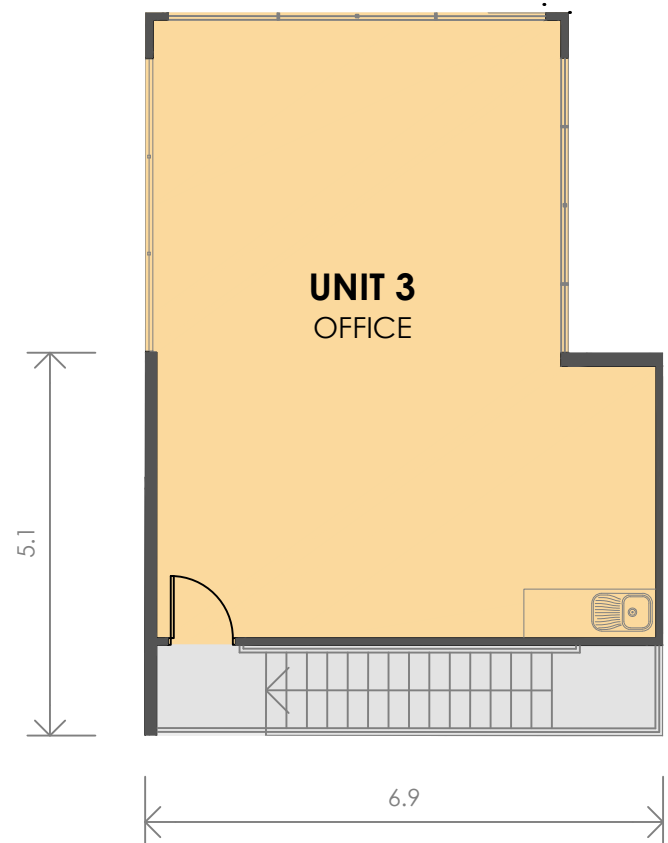
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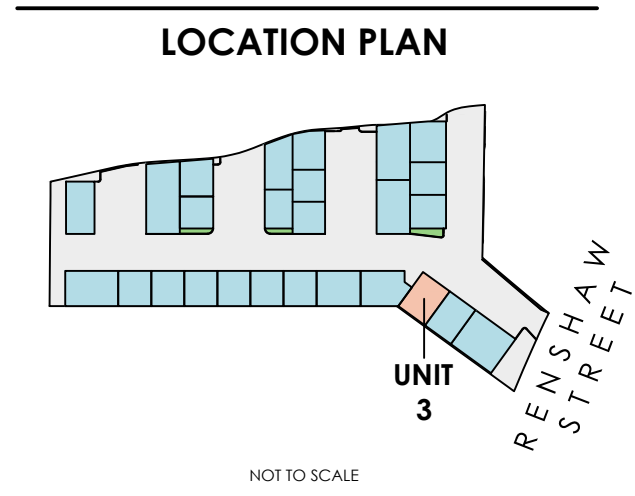
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**GROUND FLOOR**



**MEZZANINE**

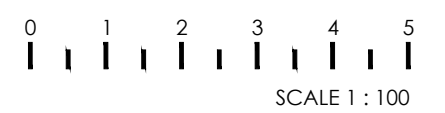


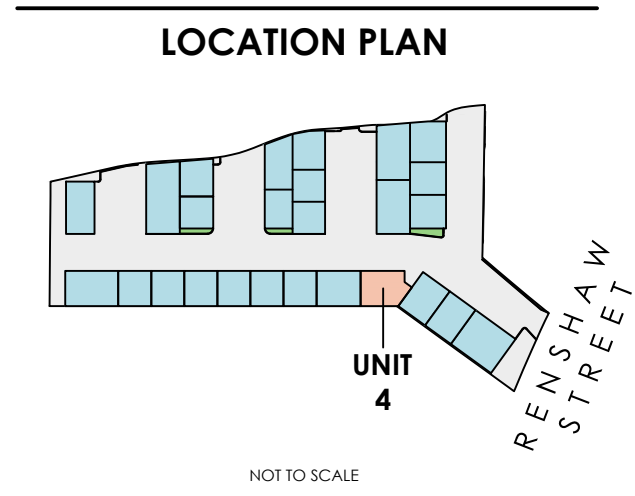
**LOCATION PLAN**

**SCHEDULE OF AREAS**

<b>UNIT 3</b>	
WAREHOUSE	180 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>240 m<sup>2</sup></b>
CARPARKING	3

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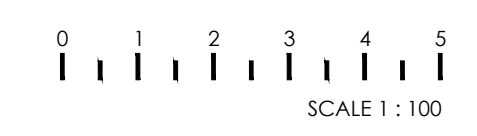


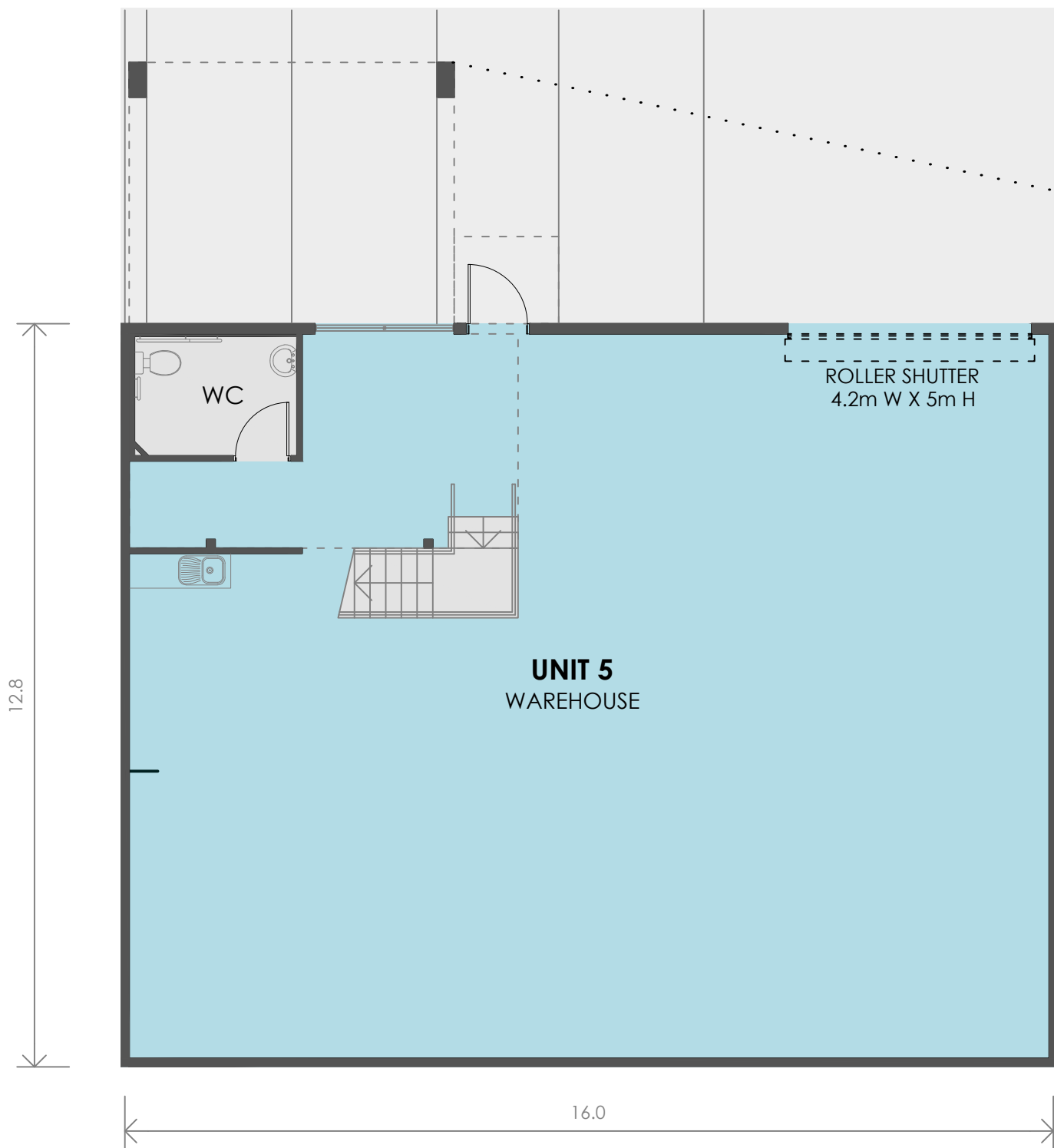


**SCHEDULE OF AREAS**

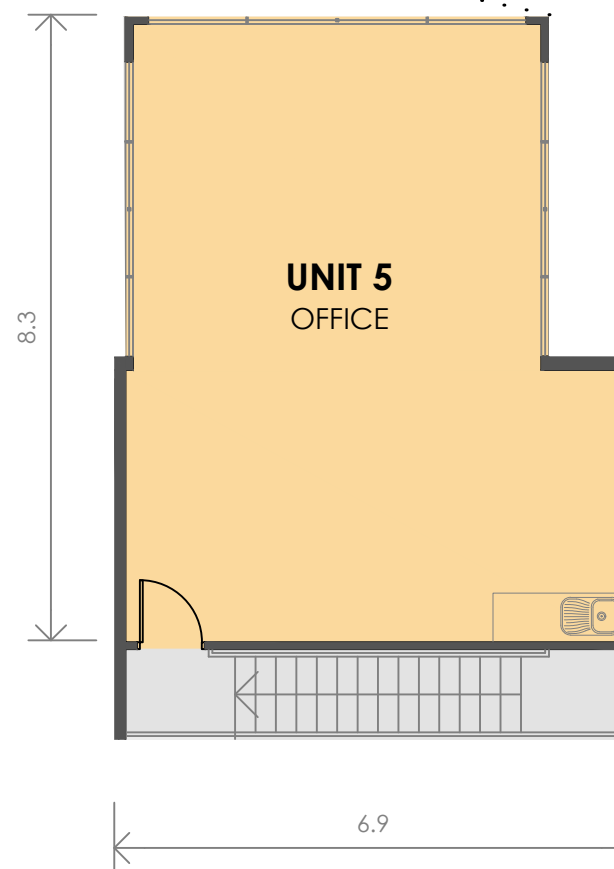
<b>UNIT 4</b>	
WAREHOUSE	210 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>270 m<sup>2</sup></b>
CARPARKING	3

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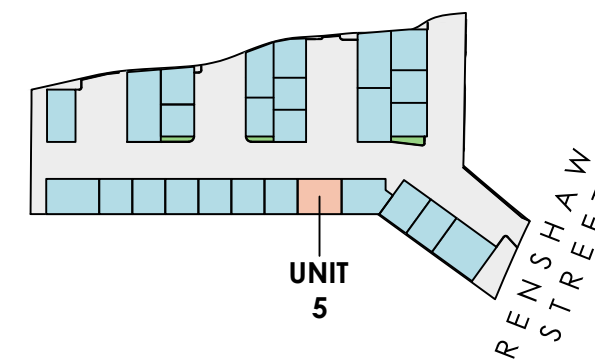


**GROUND FLOOR**



**MEZZANINE**

**LOCATION PLAN**

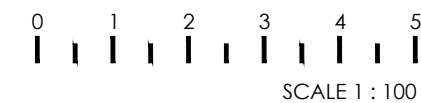


NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 5</b>	
WAREHOUSE	201m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>261m<sup>2</sup></b>
CARPARKING	3

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CLIENT:

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Building Strength

**MARKETING DRAWING**

UNIT 5, 7 RENSHAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF:	79677	REV:	A
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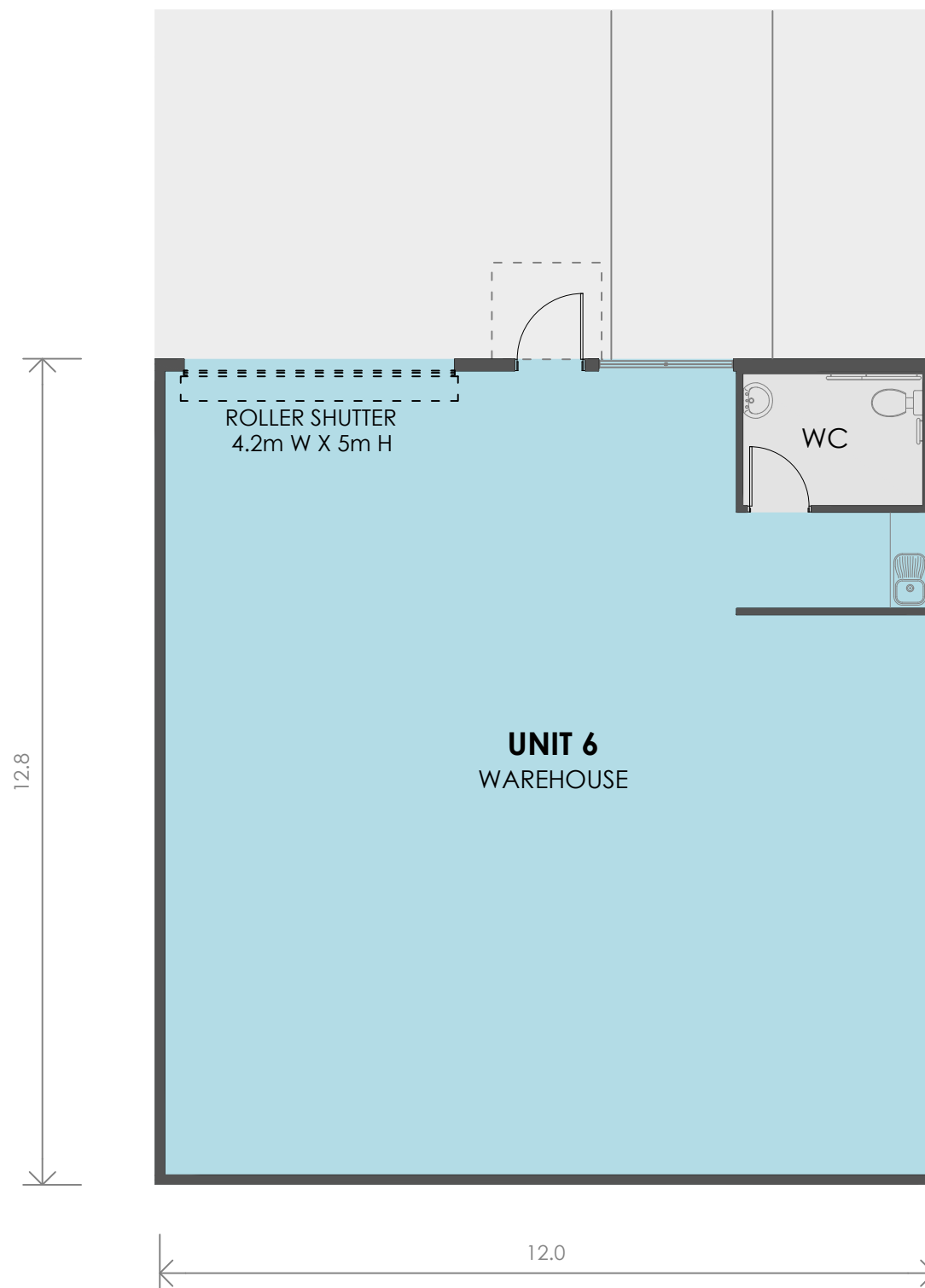
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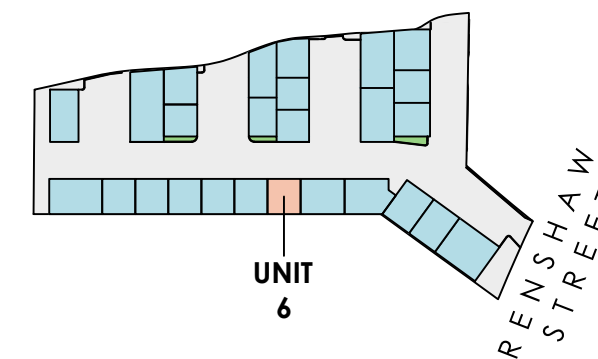
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### LOCATION PLAN

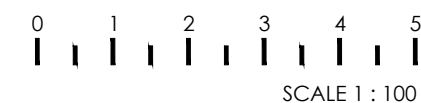


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### SCHEDULE OF AREAS

<b>UNIT 6</b>	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>
CARPARKING	2

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**PRESIDA**  
Building Strength

### MARKETING DRAWING

UNIT 6, 7 RENSHAW STREET,  
CRANEBROOK, NSW

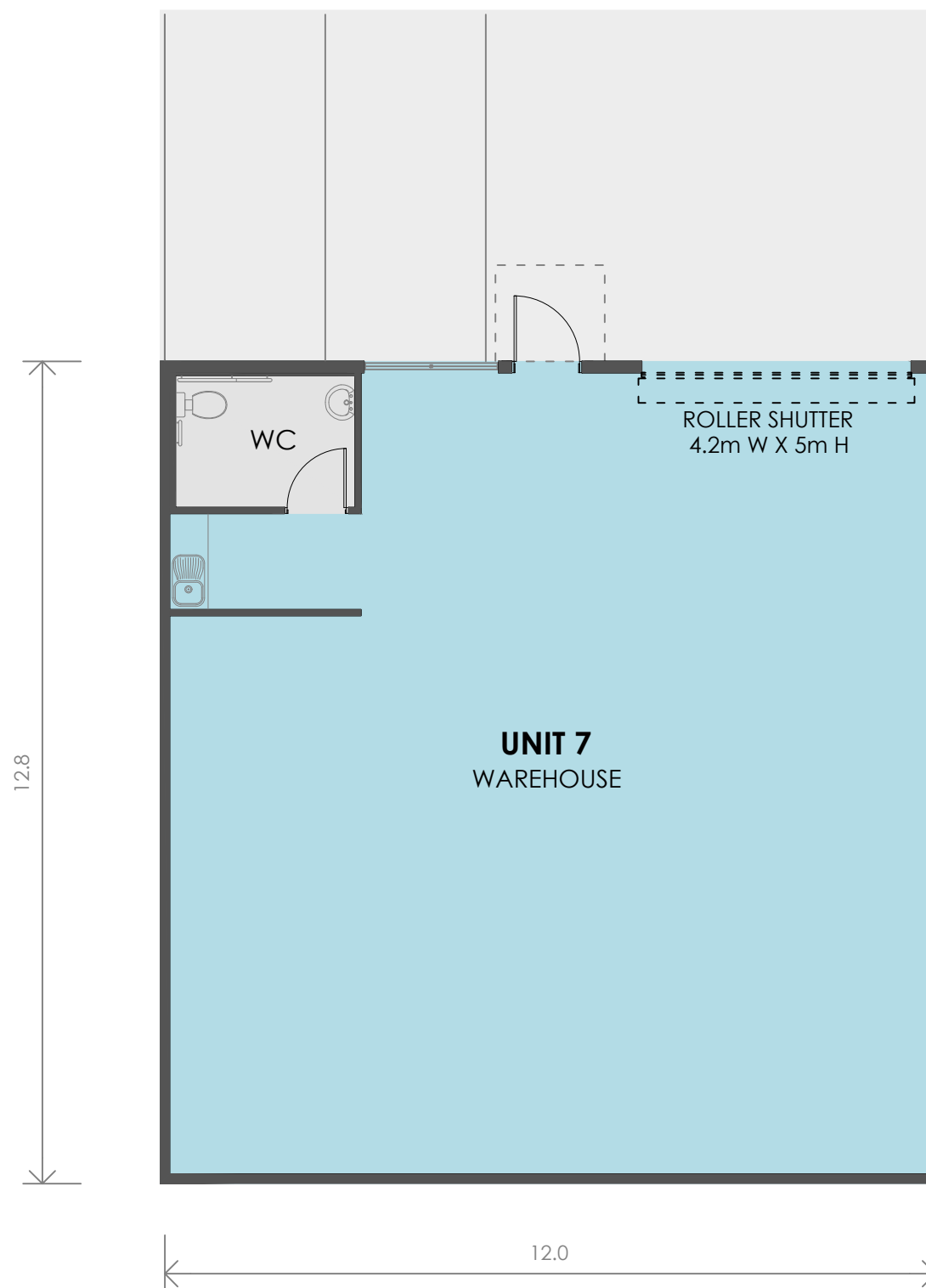
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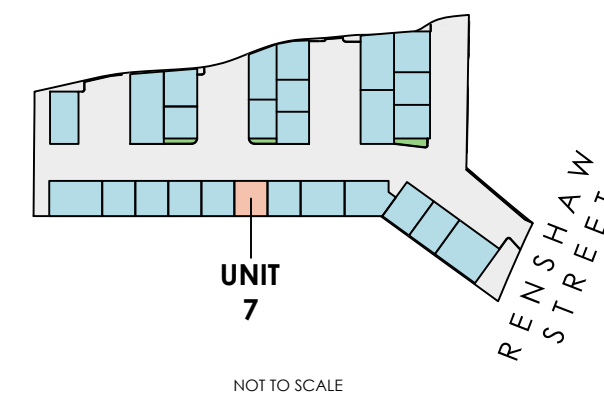
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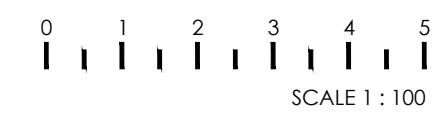
### LOCATION PLAN

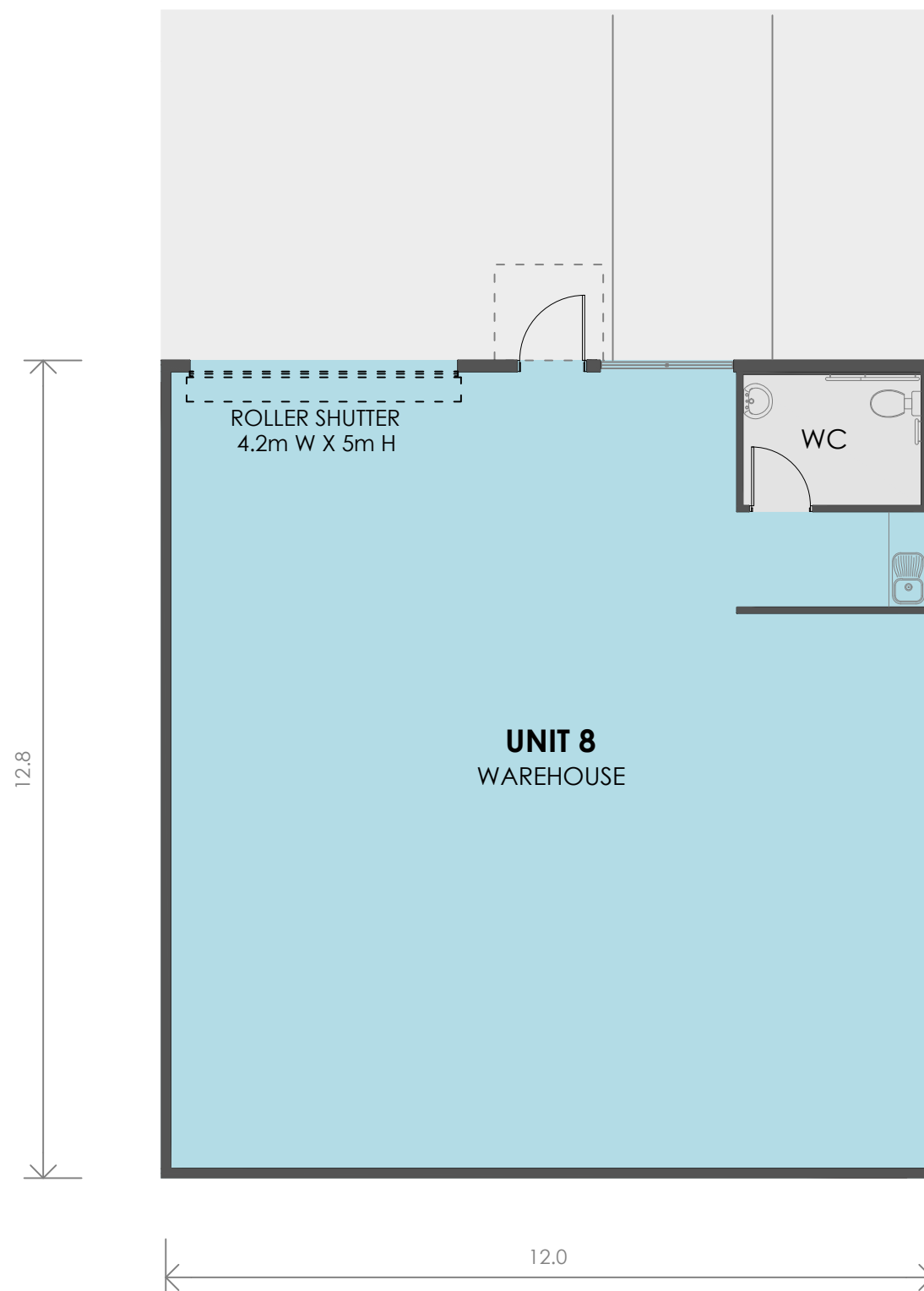


### SCHEDULE OF AREAS

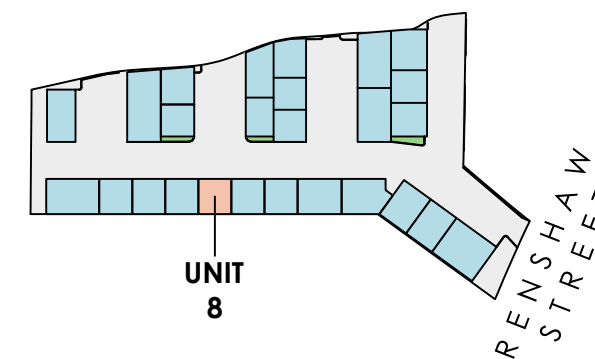
<b>UNIT 7</b>	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>
CARPARKING	2

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY FROM CAD FILES SUPPLIED BY CLIENT. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS SUPPLIED BY CLIENT AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.





### LOCATION PLAN

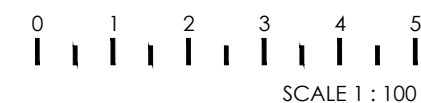


NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 8</b>	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>
CARPARKING	2

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CLIENT:

**PRESIDA**  
Building Strength

### MARKETING DRAWING

UNIT 8, 7 RENSRAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
DRAWN: AC CHECKED: BL  
SCALE: 1:100 @ A3 SHEET: 10 OF 29

Australia | New Zealand

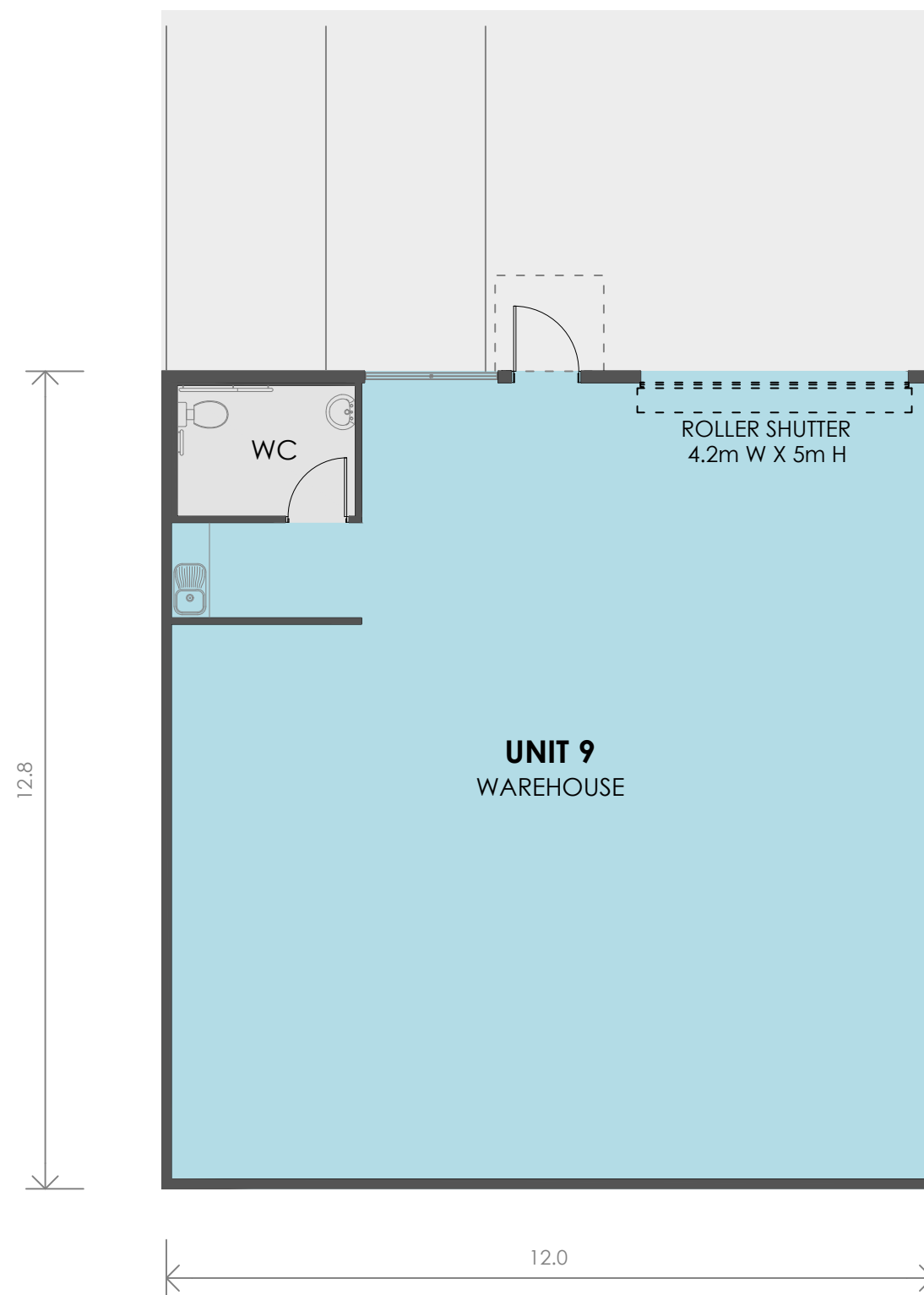
**REALSERVE**  
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Building Measurement Specialist

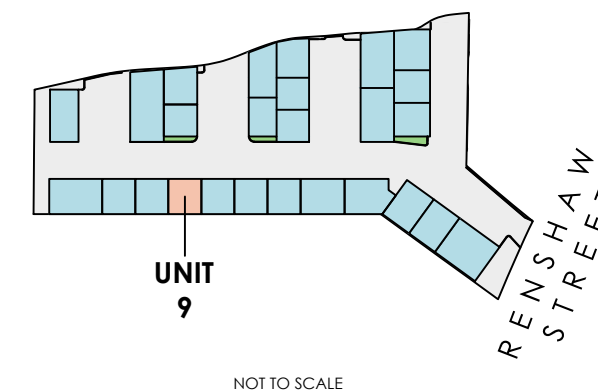
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### LOCATION PLAN

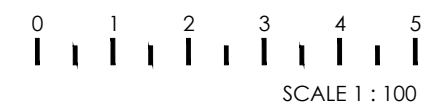


NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 9</b>	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>
CARPARKING	2

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CLIENT:

**PRESIDA**  
Building Strength

### MARKETING DRAWING

UNIT 9, 7 RENSHAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

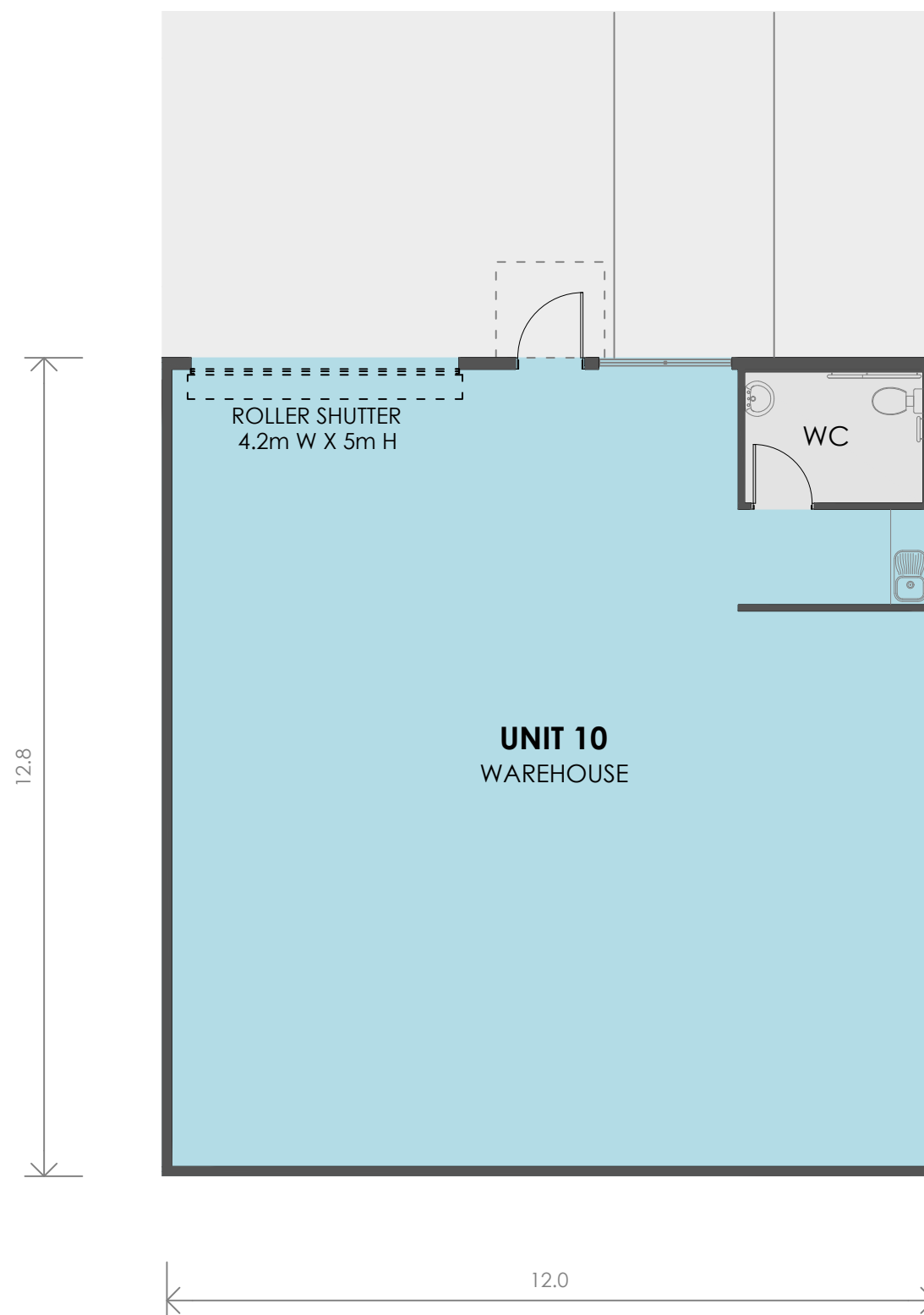
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Australia | New Zealand

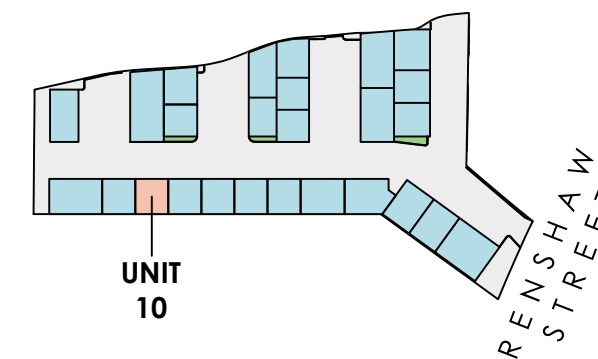
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### LOCATION PLAN

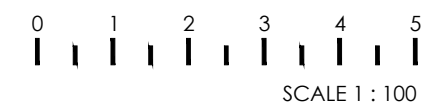


NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 10</b>	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>
CARPARKING	2

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**MARKETING DRAWING**  
UNIT 10, 7 RENSHAW STREET,  
CRANEBROOK, NSW

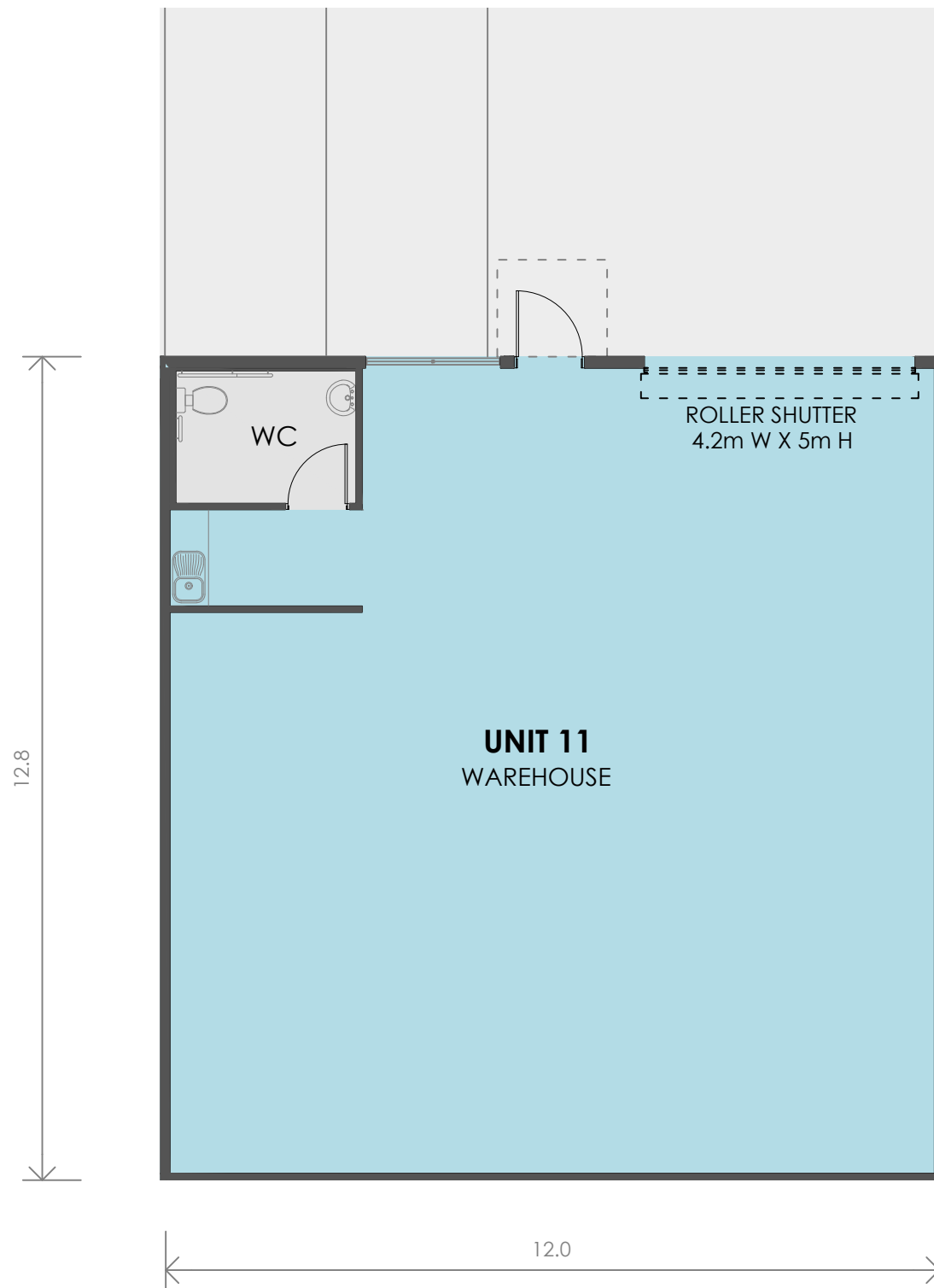
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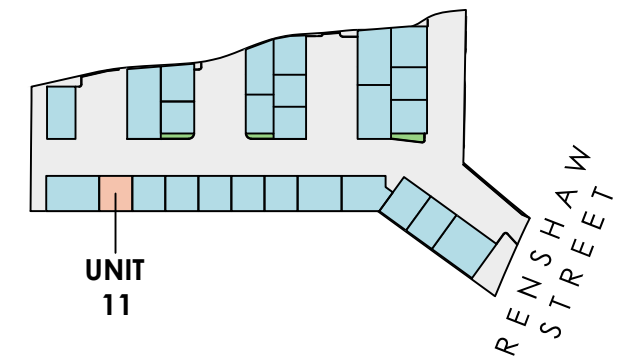
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### LOCATION PLAN



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### SCHEDULE OF AREAS

UNIT 11	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>

CARPARKING	2
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### MARKETING DRAWING

UNIT 11, 7 RENSHAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
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SCALE: 1:100 @ A3 SHEET: 13 OF 29

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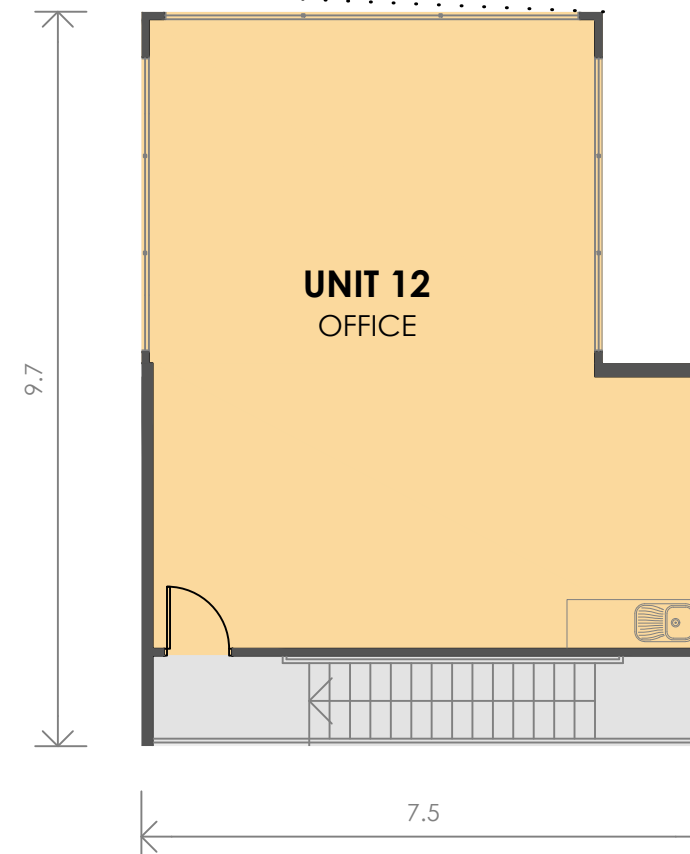
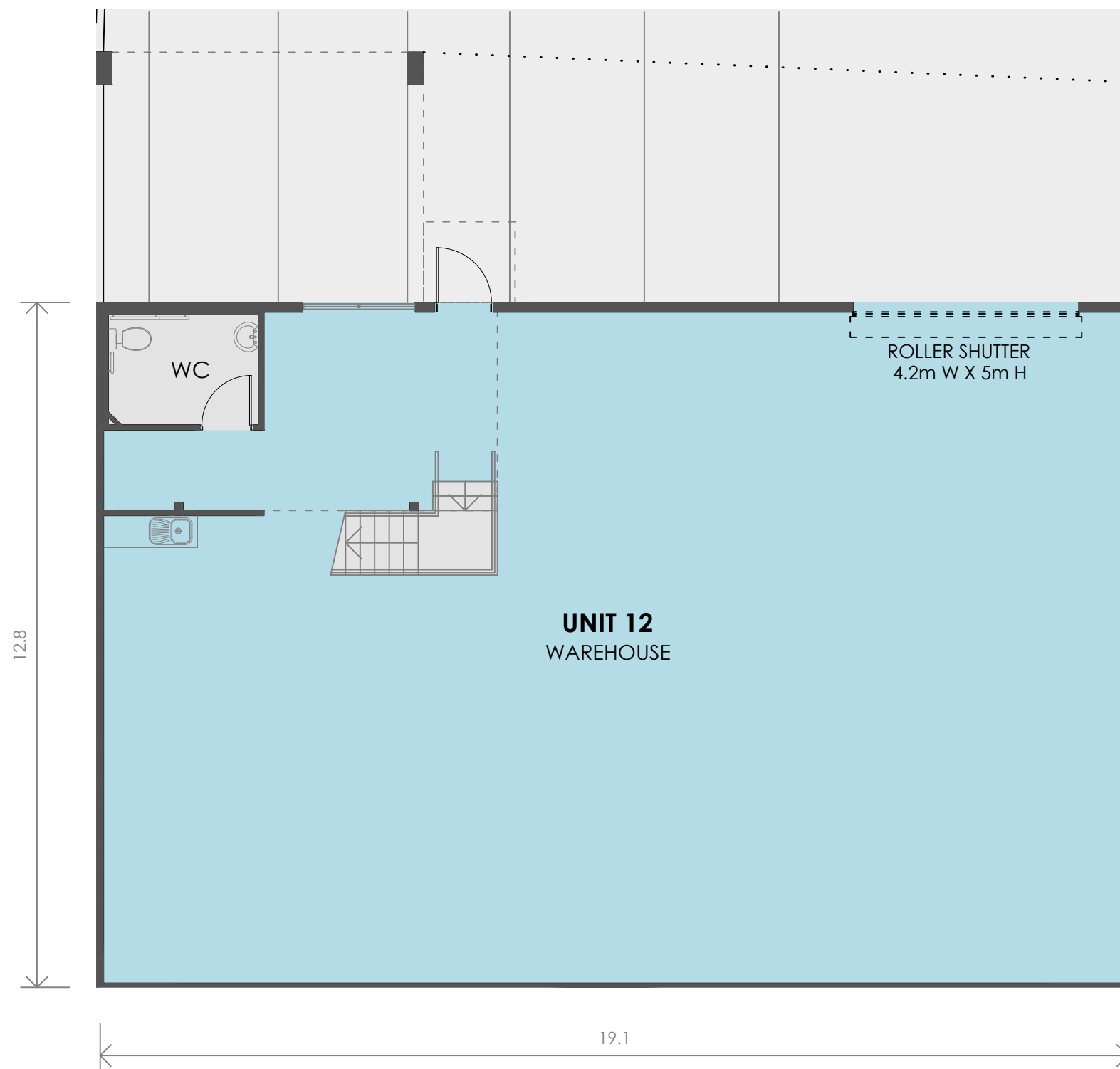
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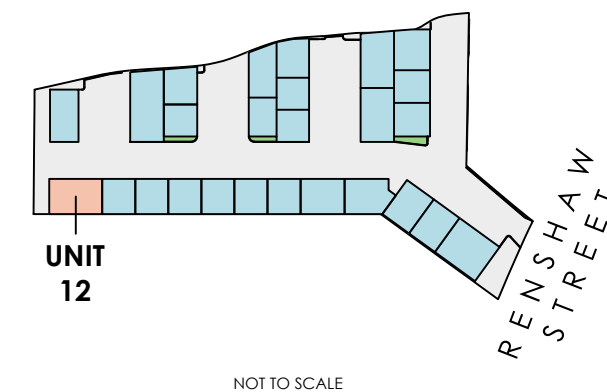
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**MEZZANINE**

**GROUND FLOOR**

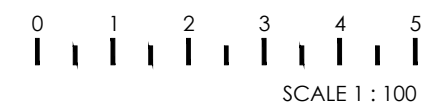
**LOCATION PLAN**



**SCHEDULE OF AREAS**

<b>UNIT 12</b>	
WAREHOUSE	243 m <sup>2</sup>
OFFICE	65 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>308 m<sup>2</sup></b>
CARPARKING	4

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**MARKETING DRAWING**  
UNIT 12, 7 RENSHAW STREET,  
CRANEBROOK, NSW

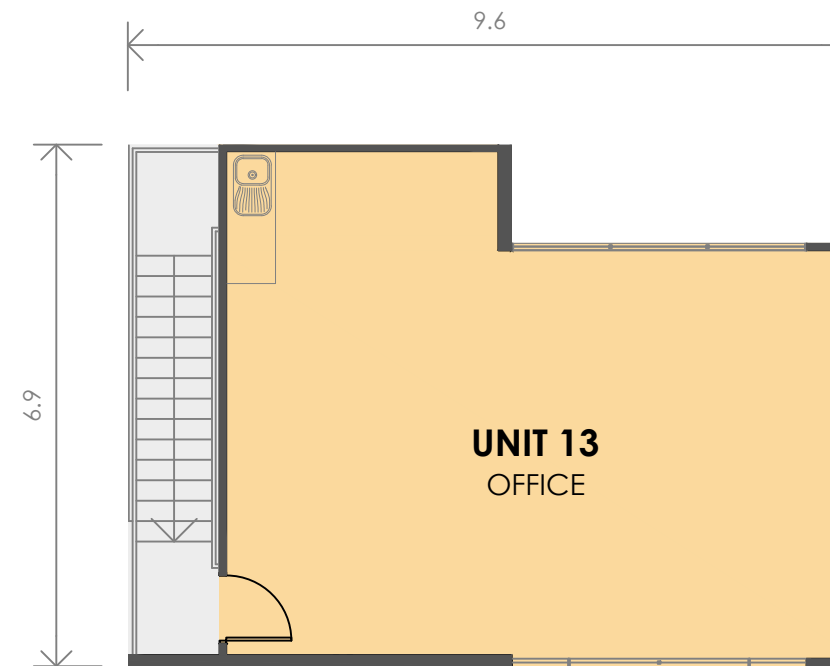
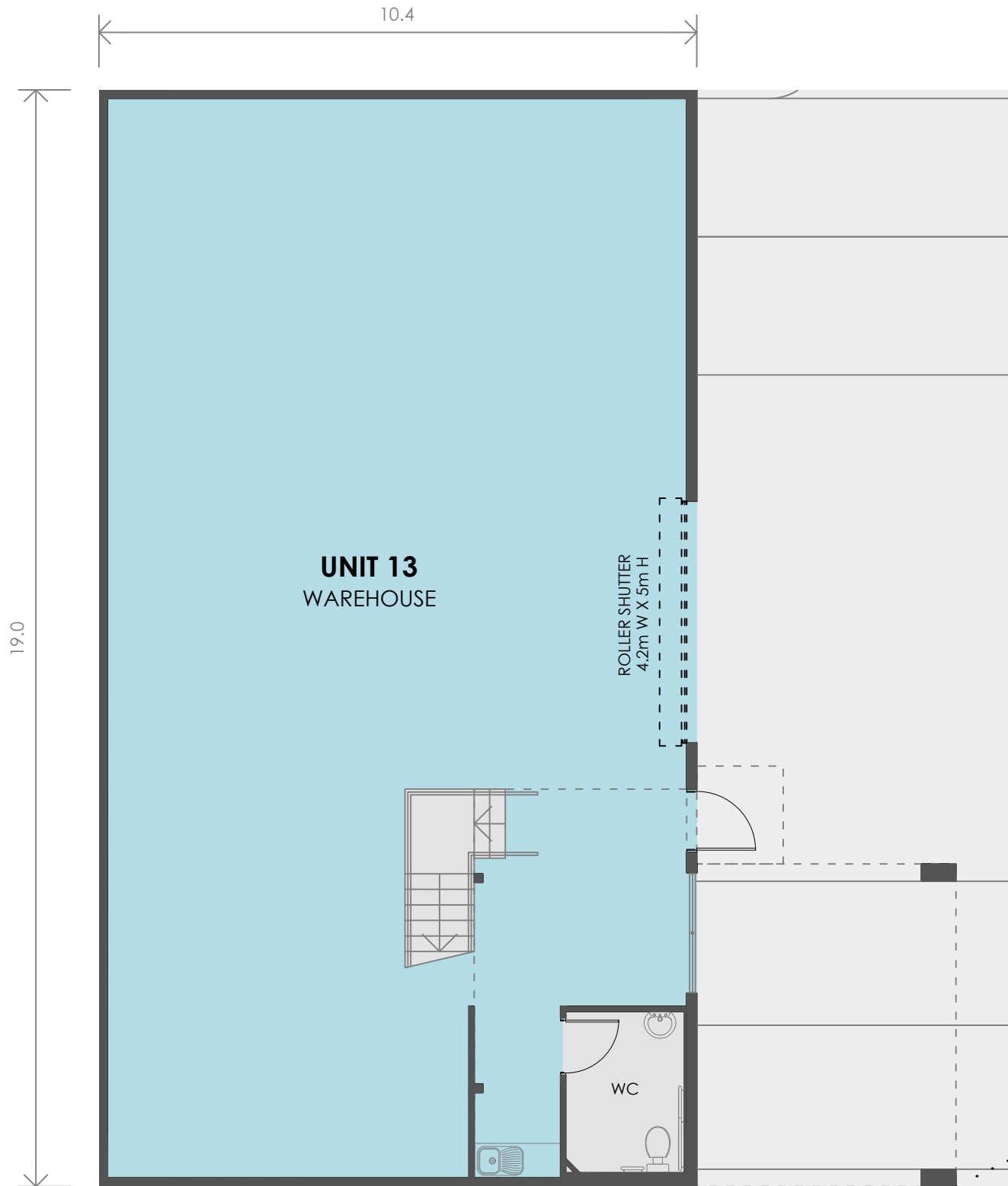
DATE: 31/08/2021

REF: 79677 REV: A  
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SCALE: 1:100 @ A3 SHEET: 14 OF 29

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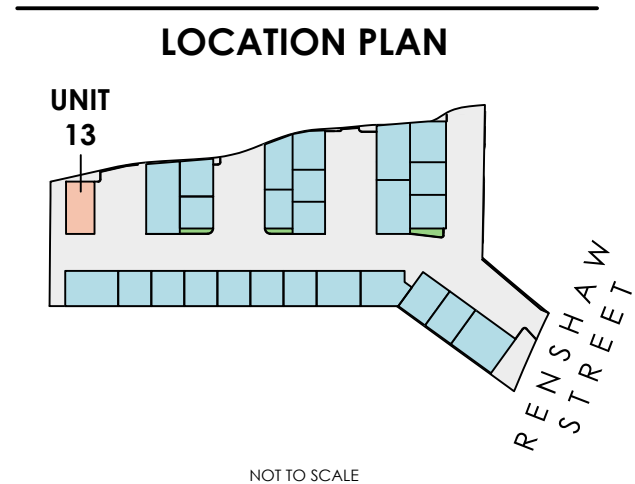
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**MEZZANINE**

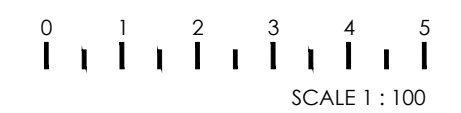
**GROUND FLOOR**

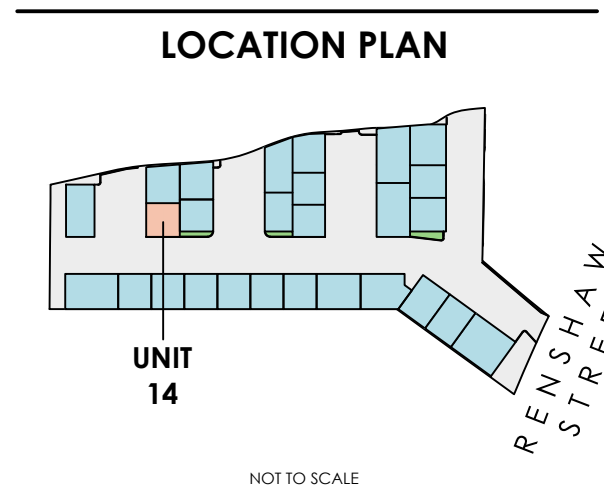
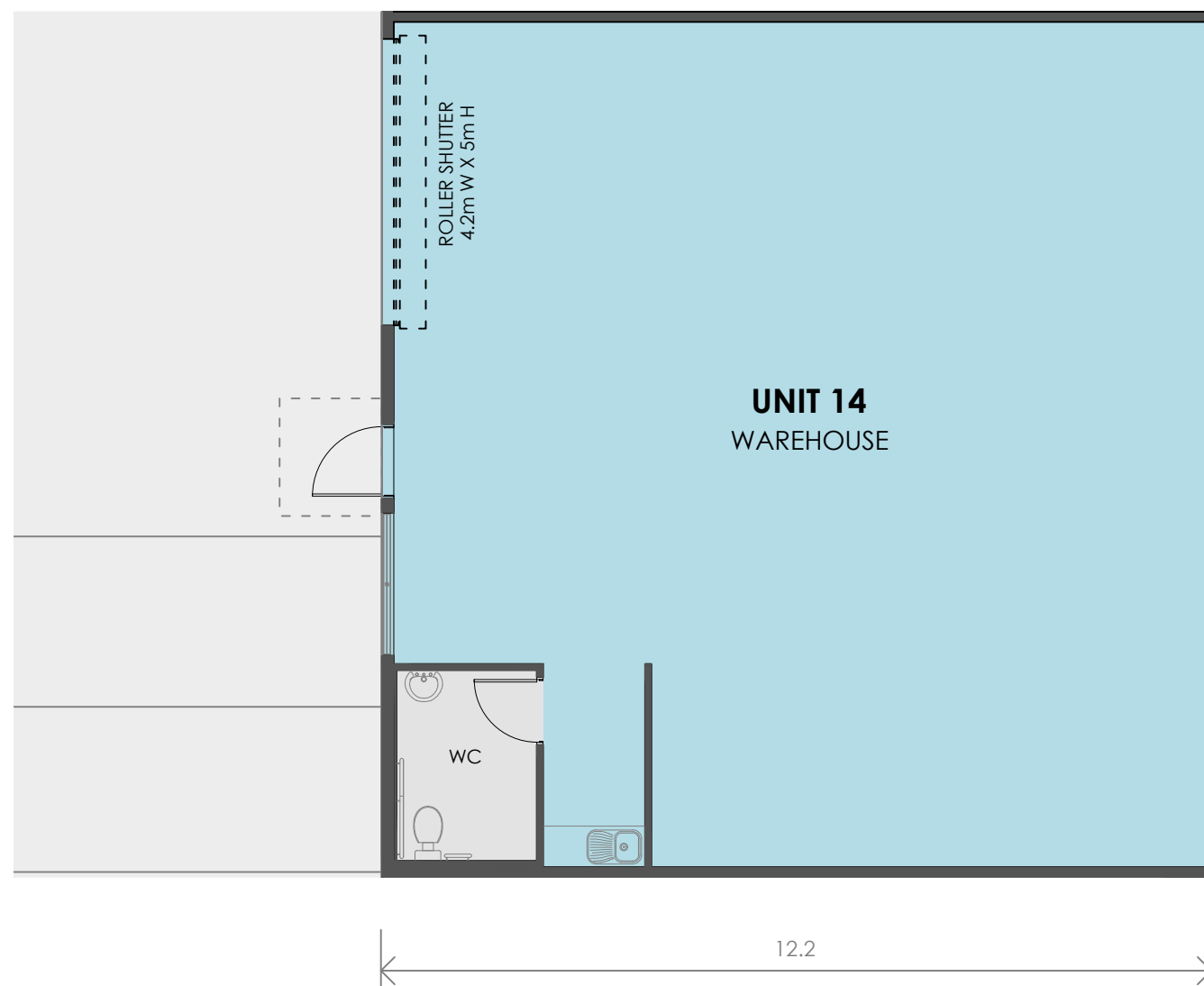


**SCHEDULE OF AREAS**

<b>UNIT 13</b>	
WAREHOUSE	194 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>254 m<sup>2</sup></b>
CARPARKING	4

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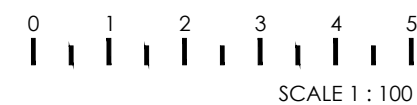




NOT TO SCALE

SCHEDULE OF AREAS	
<b>UNIT 14</b>	
WAREHOUSE	154 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>154 m<sup>2</sup></b>
CARPARK	2

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**MARKETING DRAWING**  
UNIT 14, 7 RENSRAW STREET,  
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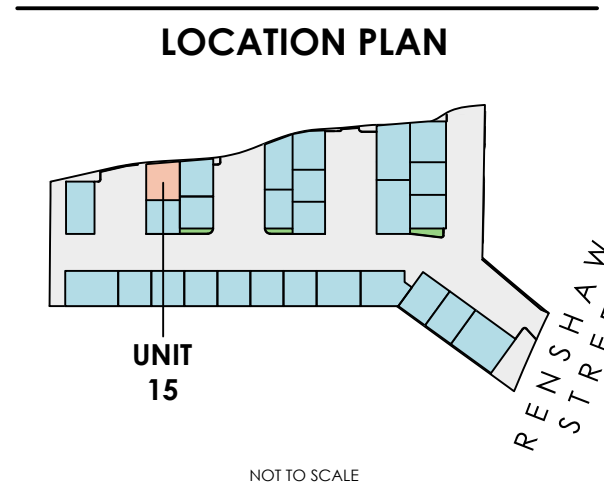
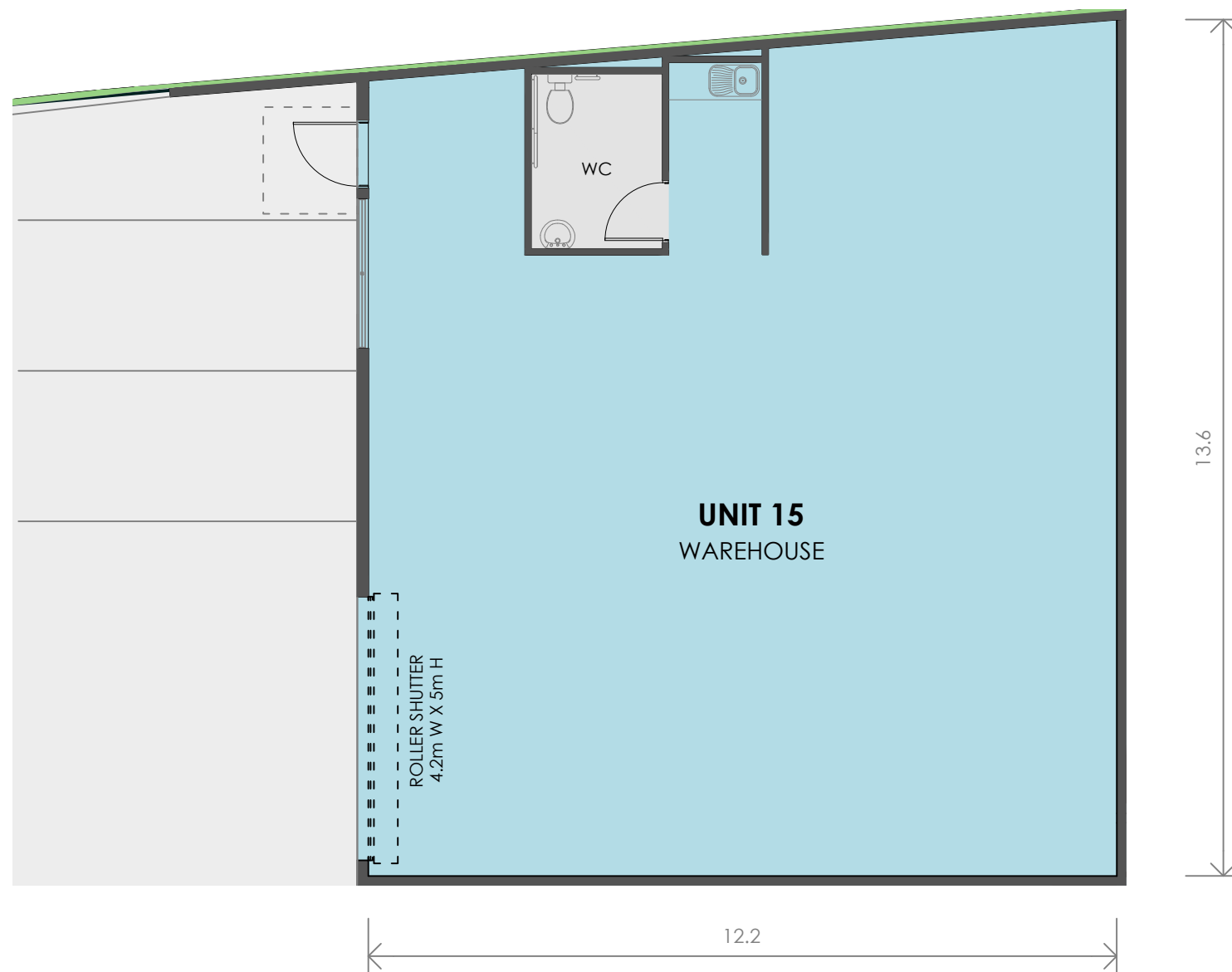
DATE: 31/08/2021

REF: 79677 REV: A  
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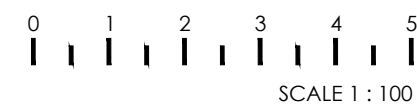
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**SCHEDULE OF AREAS**

<b>UNIT 15</b>	
WAREHOUSE	162 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>162 m<sup>2</sup></b>
CARPARKING	2

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**MARKETING DRAWING**  
UNIT 15, 7 RENSHAW STREET,  
CRANEBROOK, NSW

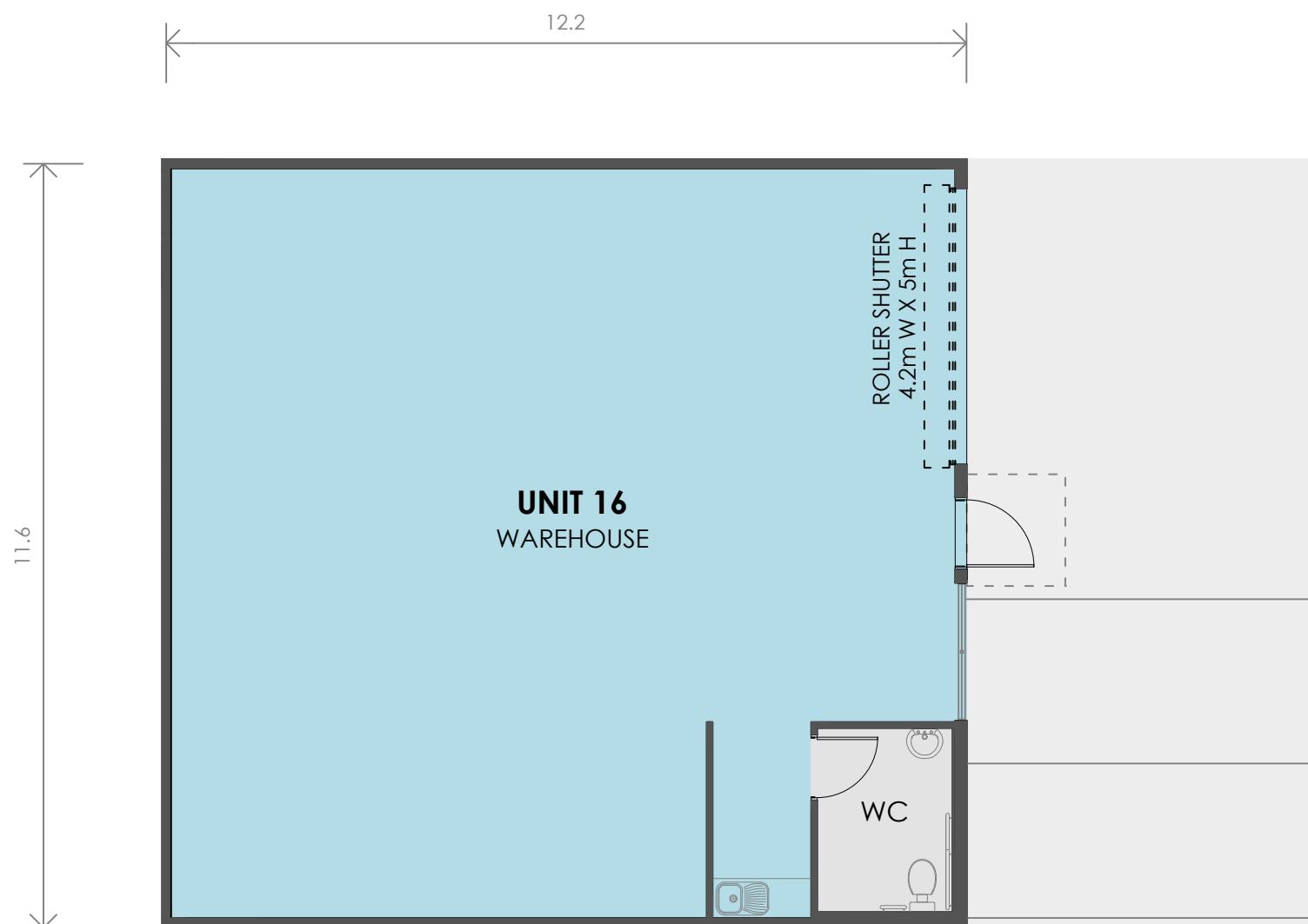
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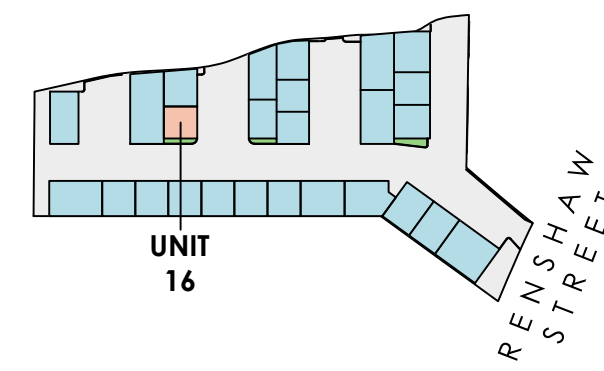
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### LOCATION PLAN

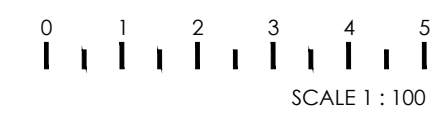


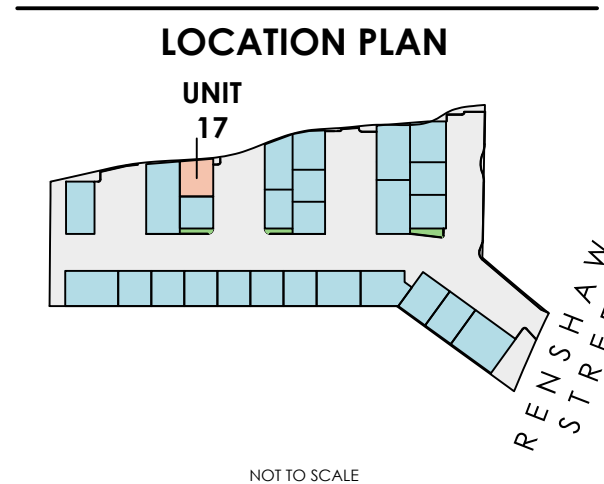
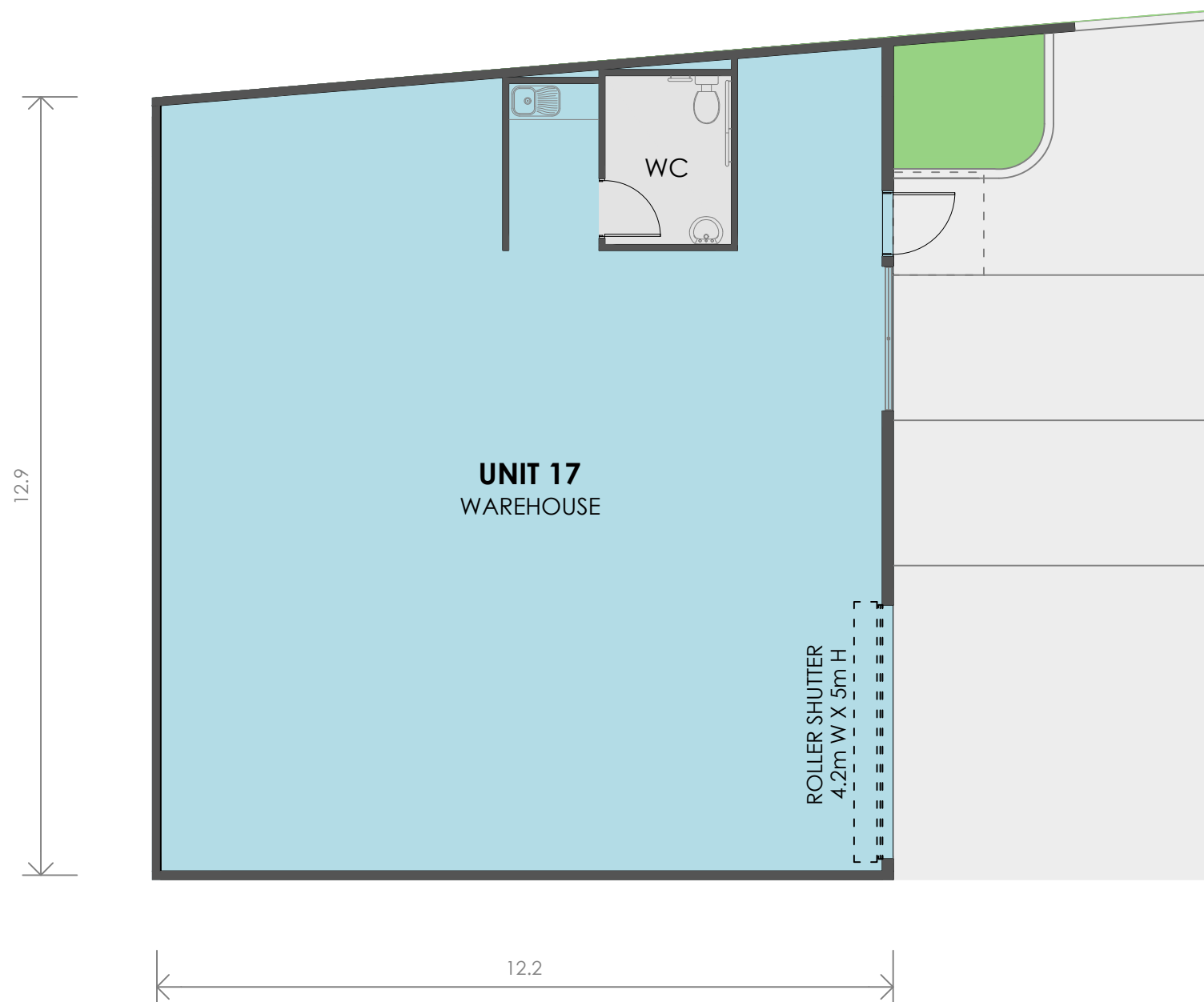
NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 16</b>	
WAREHOUSE	142 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>142 m<sup>2</sup></b>
CARPARKING	2

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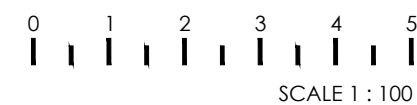




**SCHEDULE OF AREAS**

<b>UNIT 17</b>	
WAREHOUSE	161m <sup>2</sup>
<b>TOTAL AREA</b>	<b>161m<sup>2</sup></b>
CARPARKING	2

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UNIT 17, 7 RENSRAW STREET,  
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SCALE: 1:100 @ A3  
REV: A  
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SHEET: 19 OF 29

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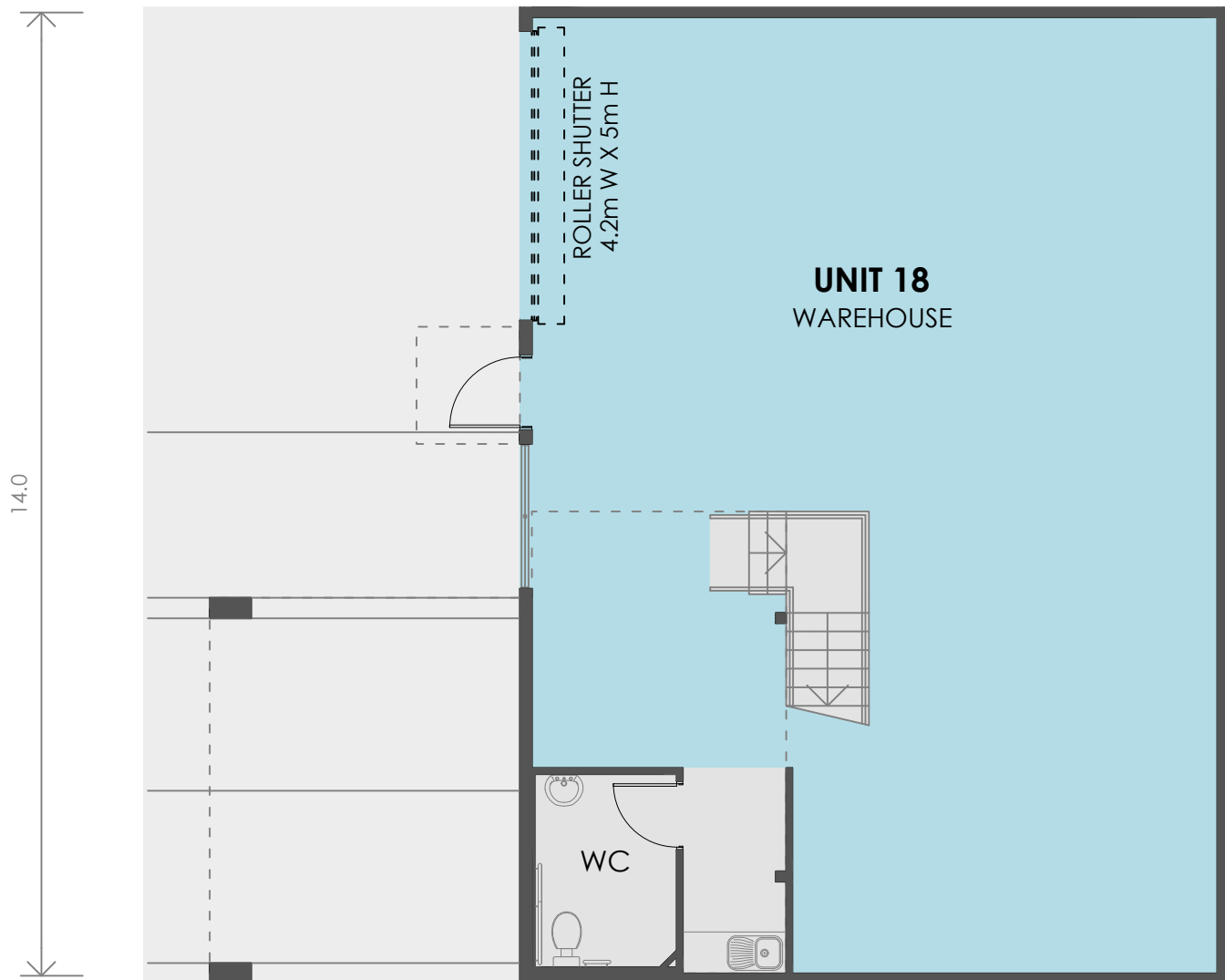


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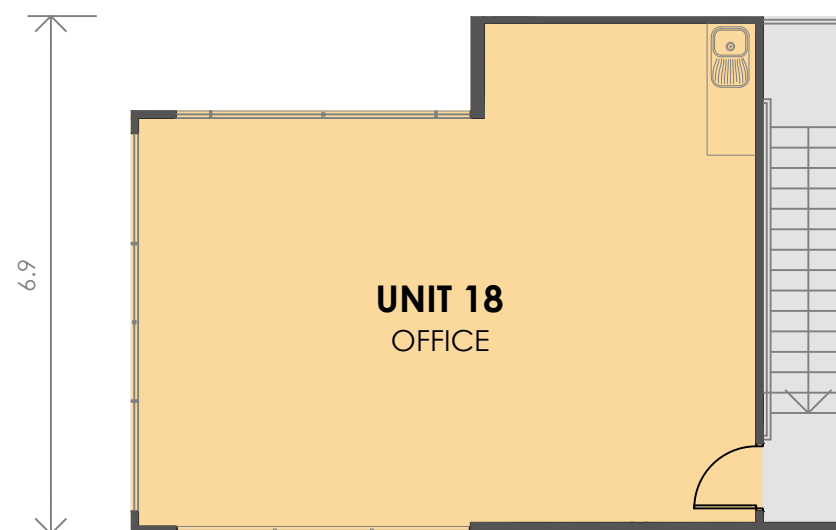


10.2



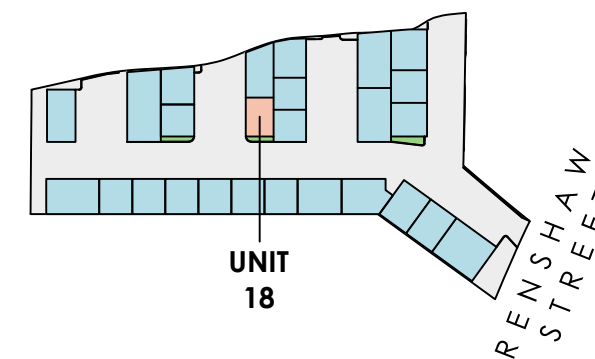
**GROUND FLOOR**

9.6



**MEZZANINE**

**LOCATION PLAN**



NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 18</b>	
WAREHOUSE	140 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>200 m<sup>2</sup></b>
CARPARKING	3

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SCALE 1 : 100

CLIENT:



**MARKETING DRAWING**

UNIT 18, 7 RENSRAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
DRAWN: AC CHECKED: BL  
SCALE: 1:100 @ A3 SHEET: 20 OF 29

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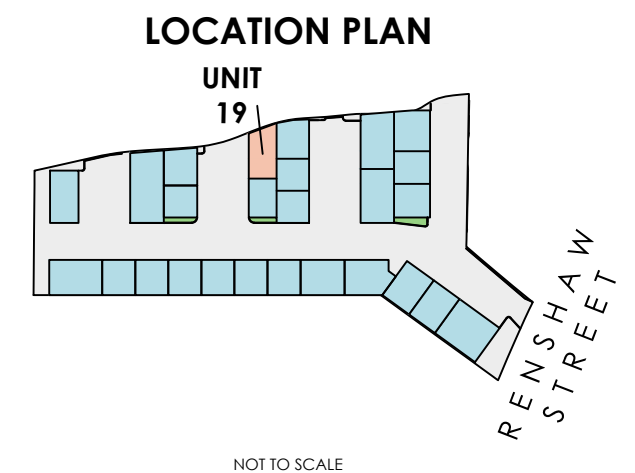
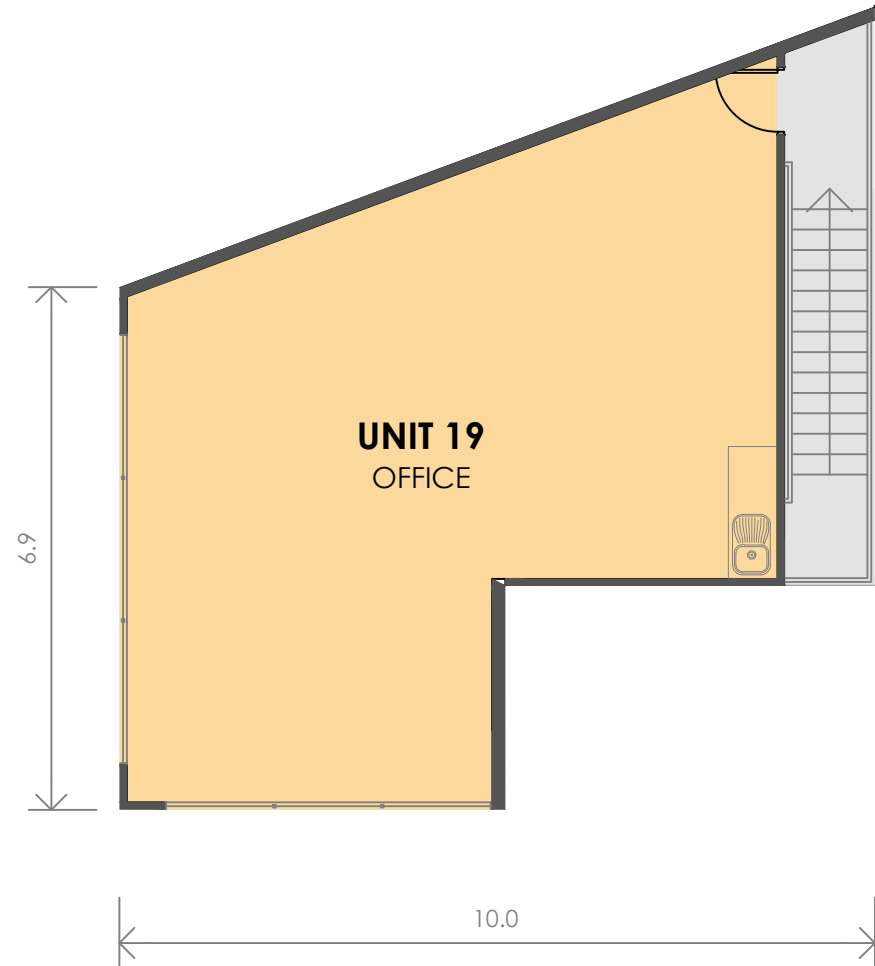
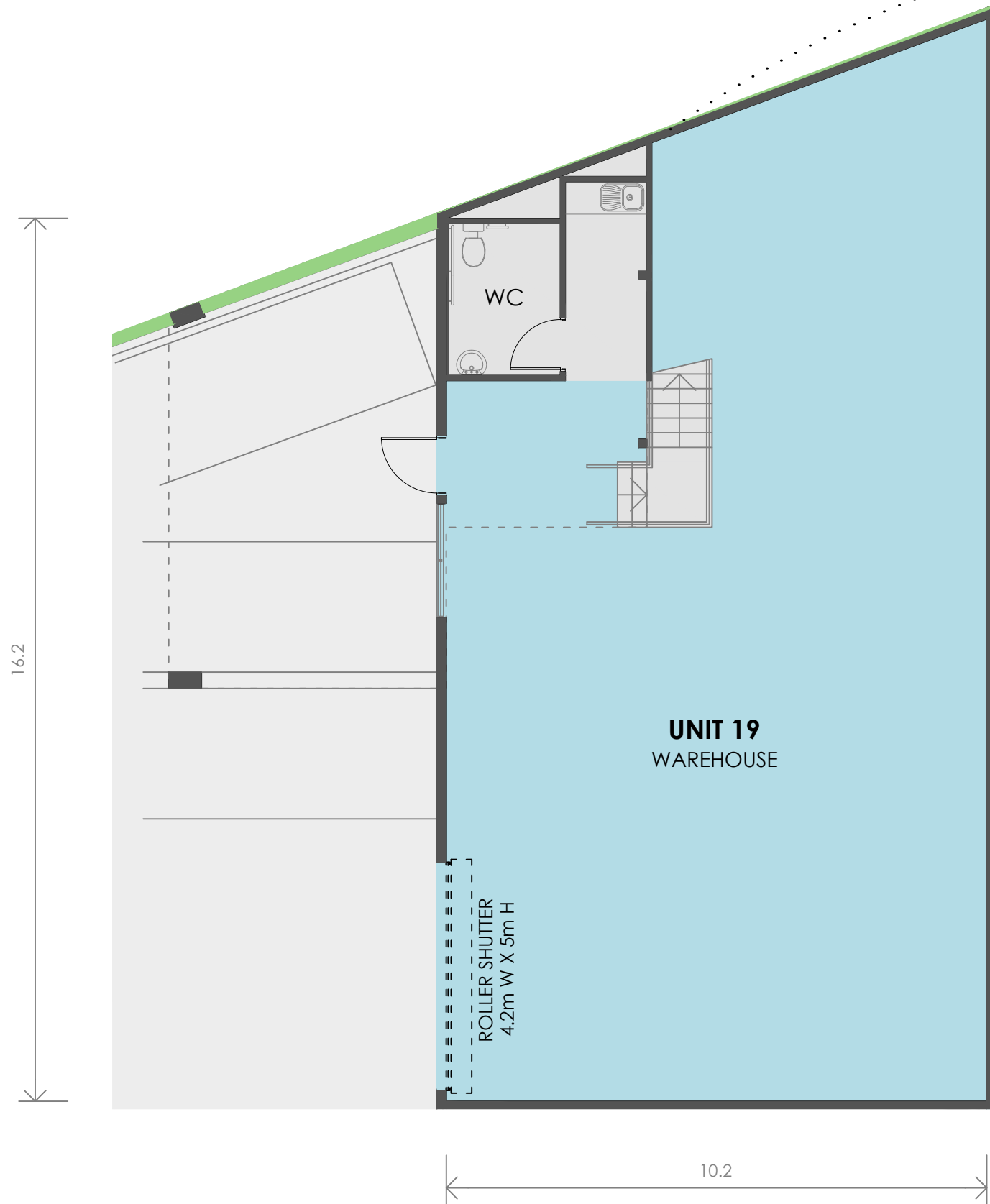


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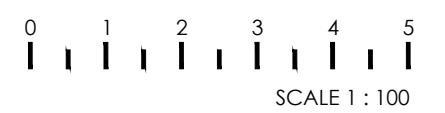


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**SCHEDULE OF AREAS**

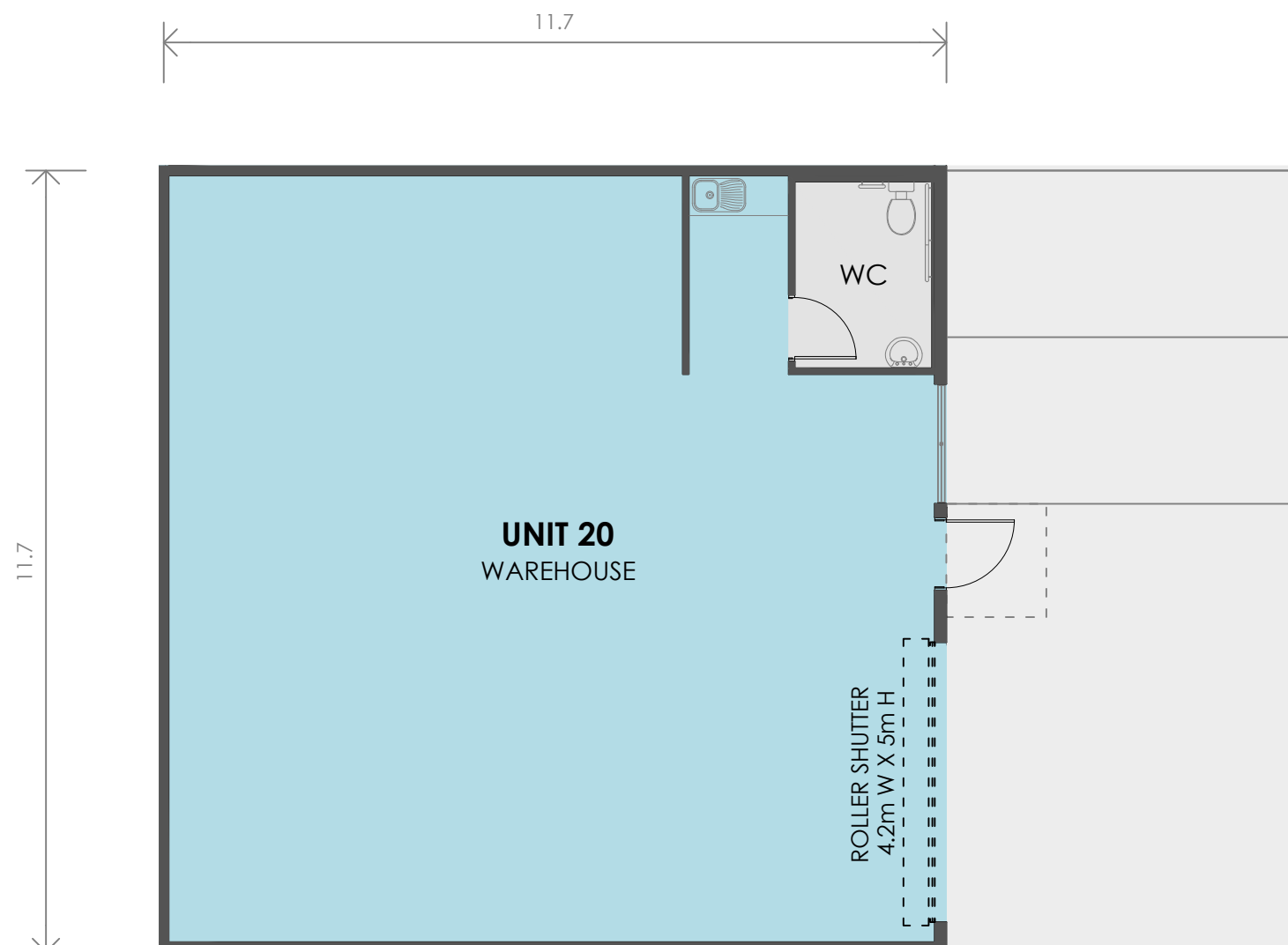
<b>UNIT 19</b>	
WAREHOUSE	180 m <sup>2</sup>
OFFICE	69 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>249 m<sup>2</sup></b>
CARPARKING	3

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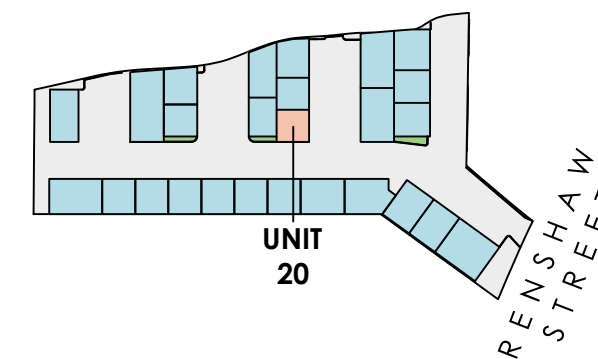


**MEZZANINE**

**GROUND FLOOR**



### LOCATION PLAN

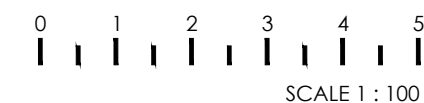


NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 20</b>	
WAREHOUSE	136 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>136 m<sup>2</sup></b>
CARPARKING	2

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CLIENT:

**PRESIDA**  
Building Strength

### MARKETING DRAWING

UNIT 20, 7 RENSRAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
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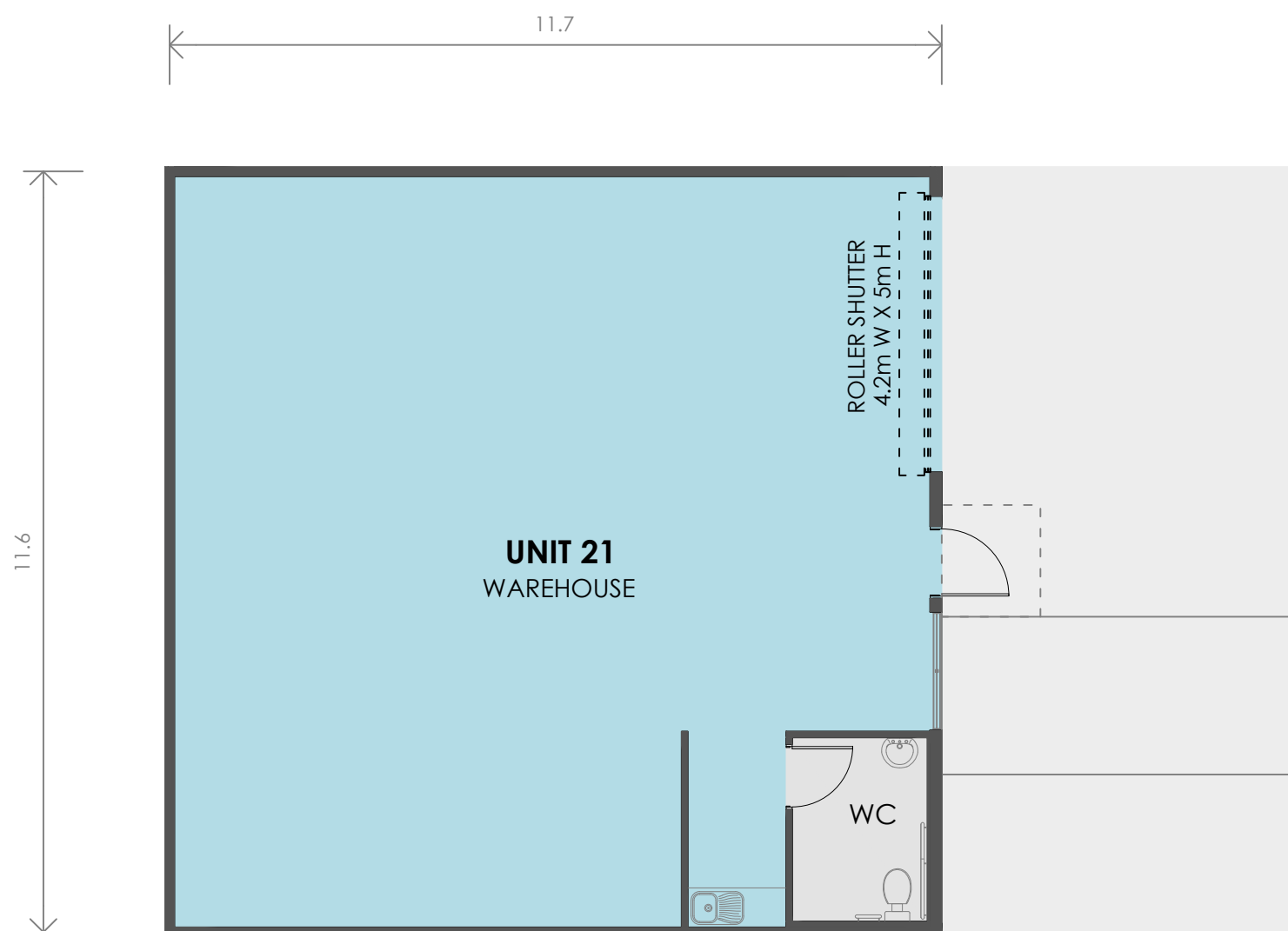
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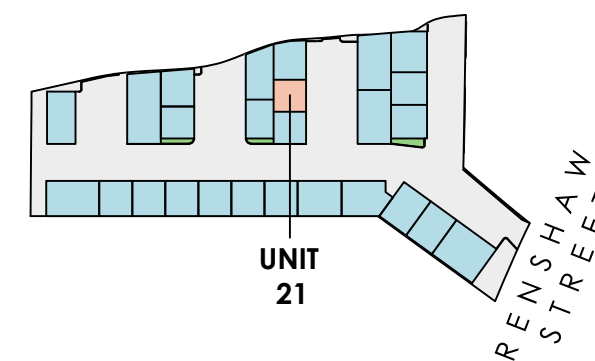
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### LOCATION PLAN

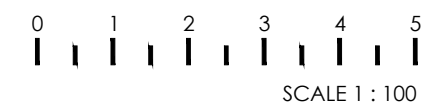


NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 21</b>	
WAREHOUSE	136 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>136 m<sup>2</sup></b>
CARPARKING	2

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### MARKETING DRAWING

UNIT 21, 7 RENSRAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
DRAWN: AC CHECKED: BL  
SCALE: 1:100 @ A3 SHEET: 23 OF 29

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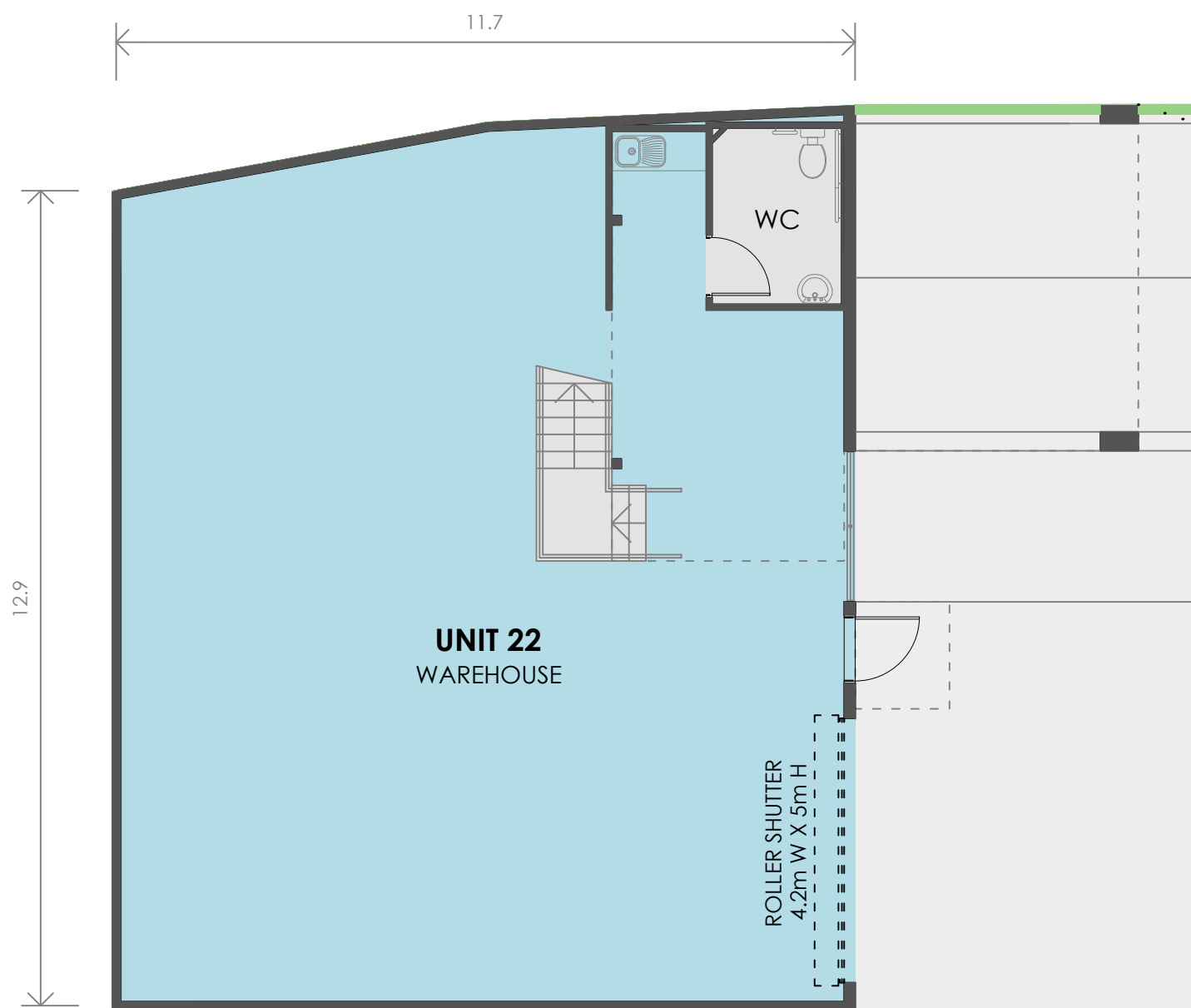
Building Measurement Specialist

Consulting Land Surveyors

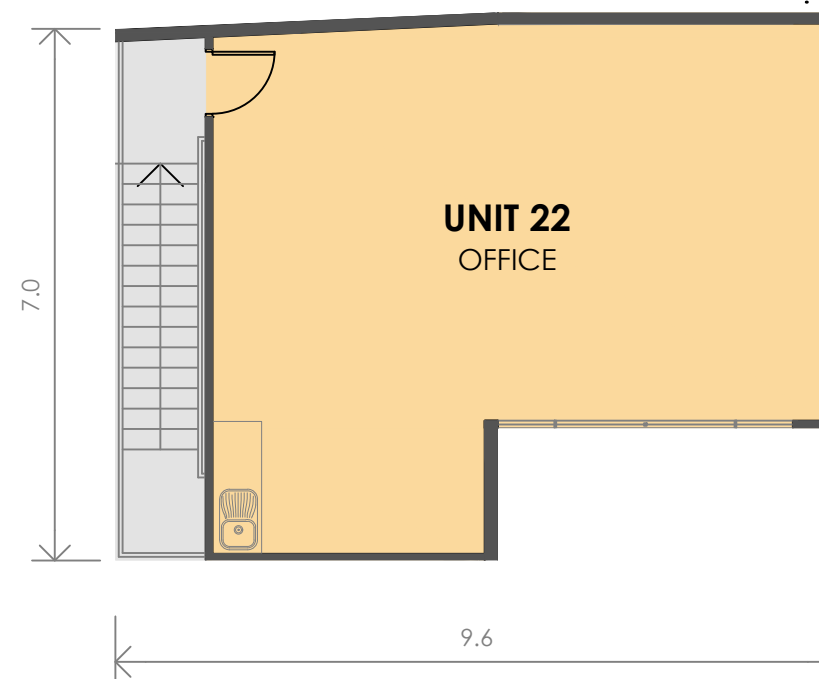
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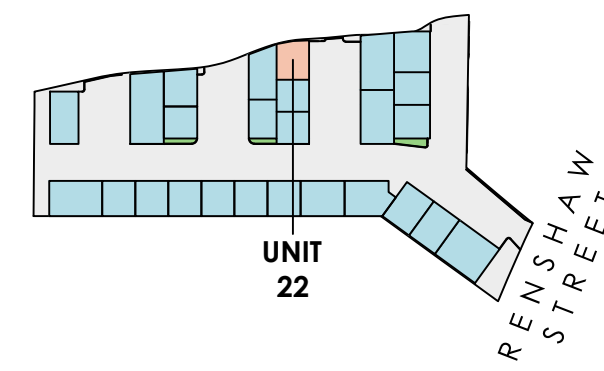


**GROUND FLOOR**



**MEZZANINE**

**LOCATION PLAN**

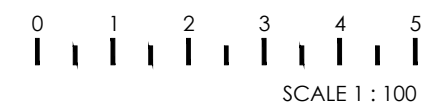


NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 22</b>	
WAREHOUSE	157 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>217 m<sup>2</sup></b>
CARPARKING	3

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY FROM CAD FILES SUPPLIED BY CLIENT. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS SUPPLIED BY CLIENT AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



CLIENT:



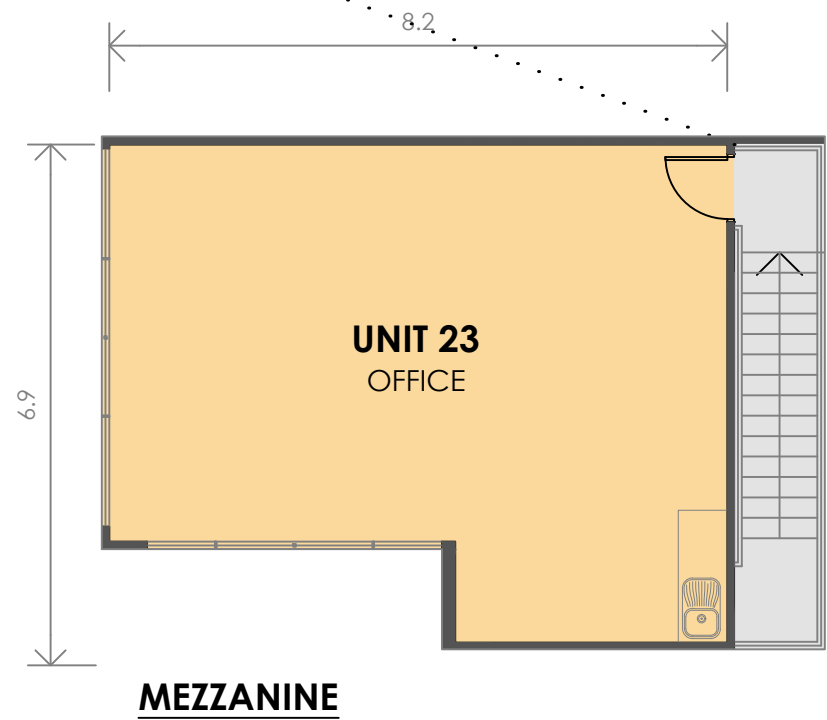
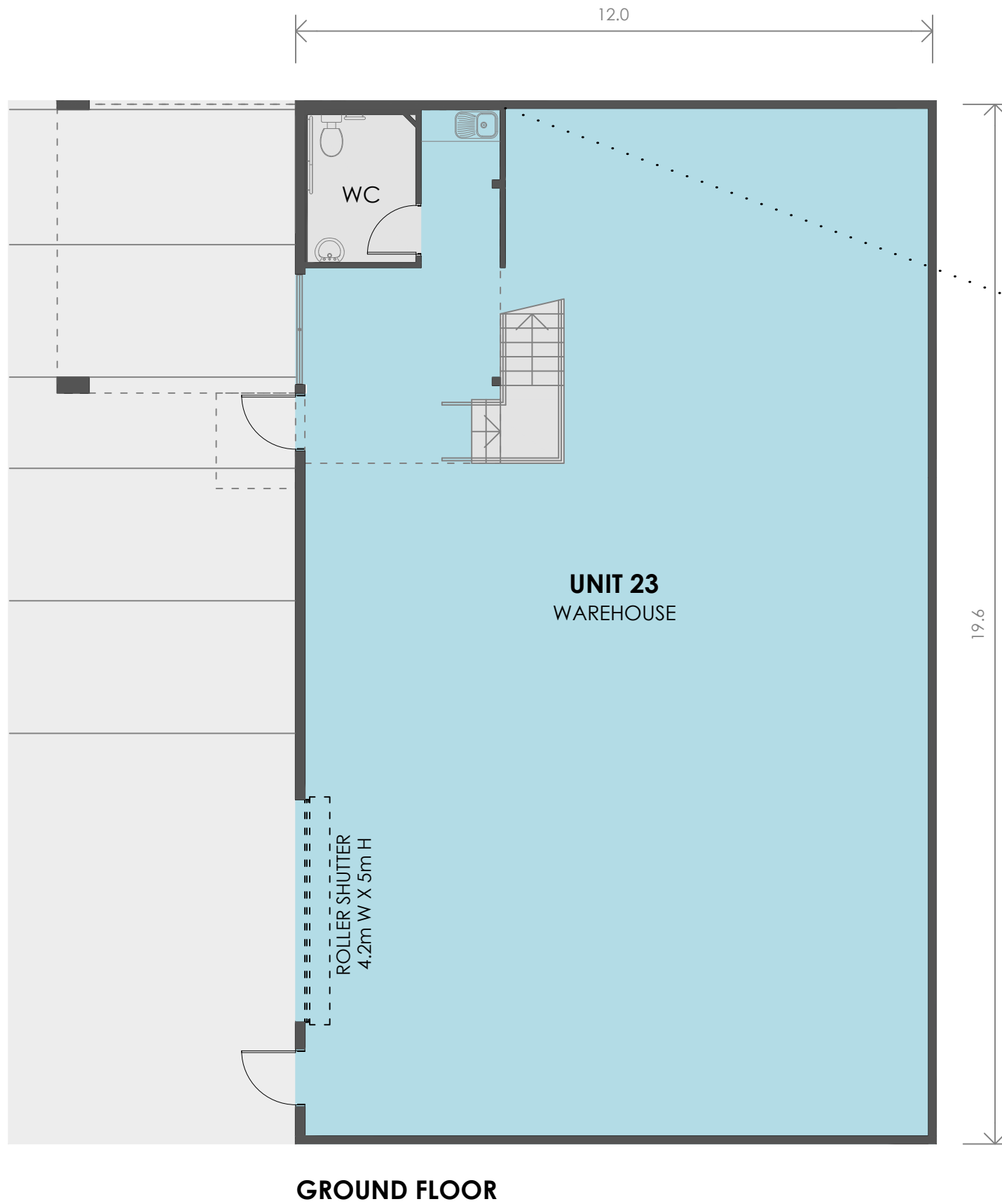
**MARKETING DRAWING**  
UNIT 22, 7 RENSRAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021  
 REF: 79677 REV: A  
 DRAWN: AC CHECKED: BL  
 SCALE: 1:100 @ A3 SHEET: 24 OF 29

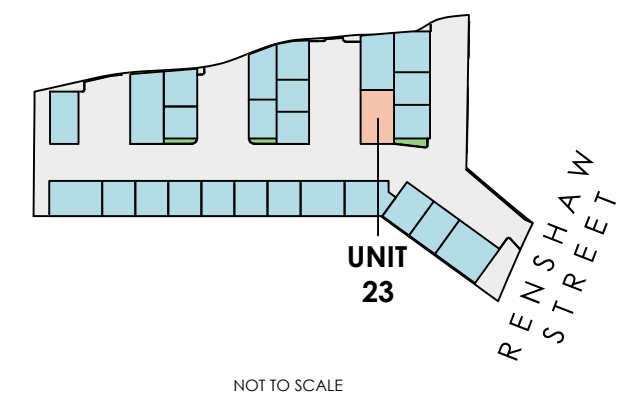
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**LOCATION PLAN**

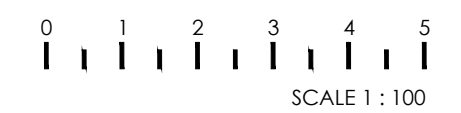


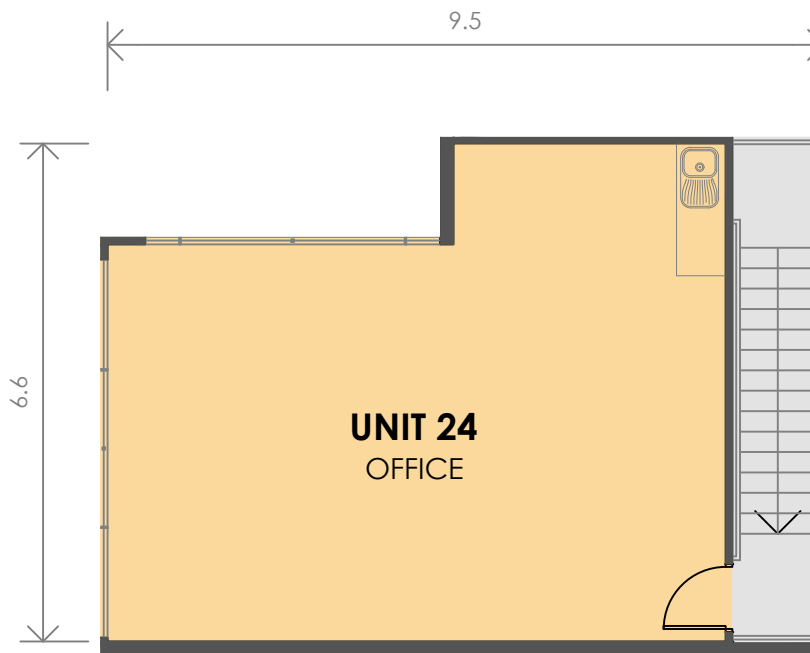
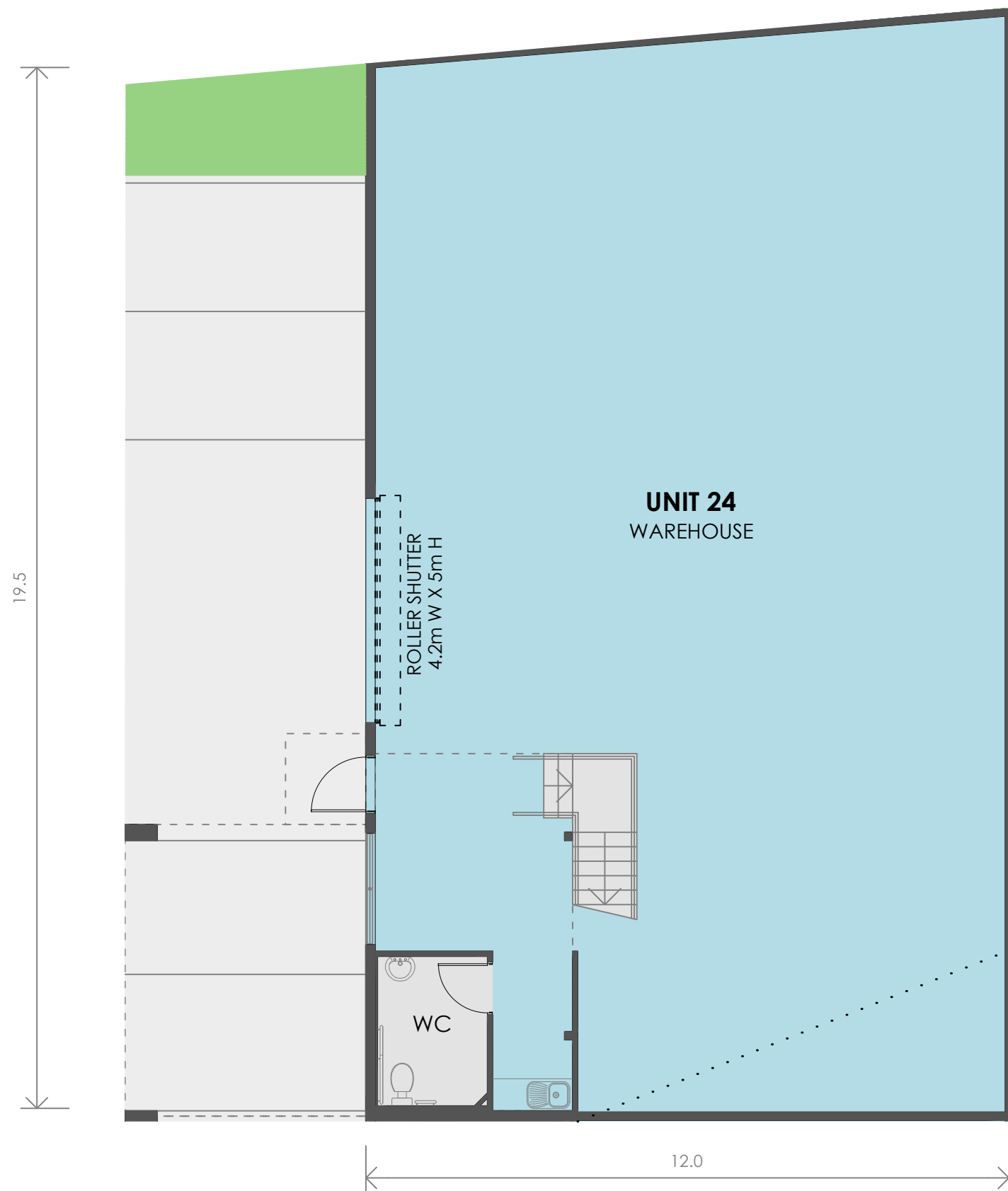
NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 23</b>	
WAREHOUSE	232 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>292 m<sup>2</sup></b>
CARPARKING	4

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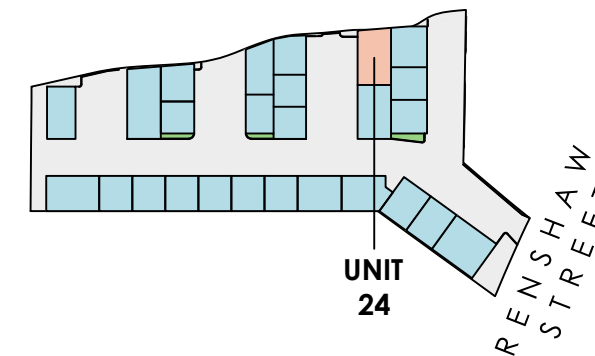


**GROUND FLOOR**

**MEZZANINE**



**LOCATION PLAN**

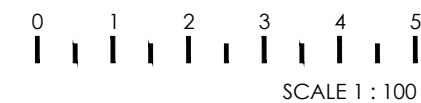


NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 24</b>	
WAREHOUSE	236 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>296 m<sup>2</sup></b>
CARPARKING	4

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CLIENT:

**PRESIDA**  
Building Strength

**MARKETING DRAWING**  
UNIT 24, 7 RENSHAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
DRAWN: AC CHECKED: BL  
SCALE: 1:100 @ A3 SHEET: 26 OF 29

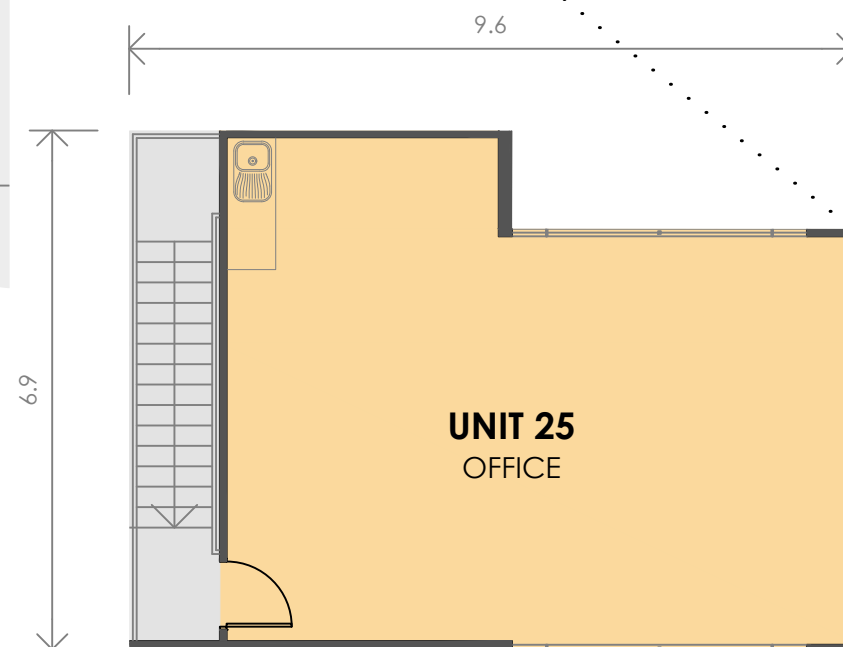
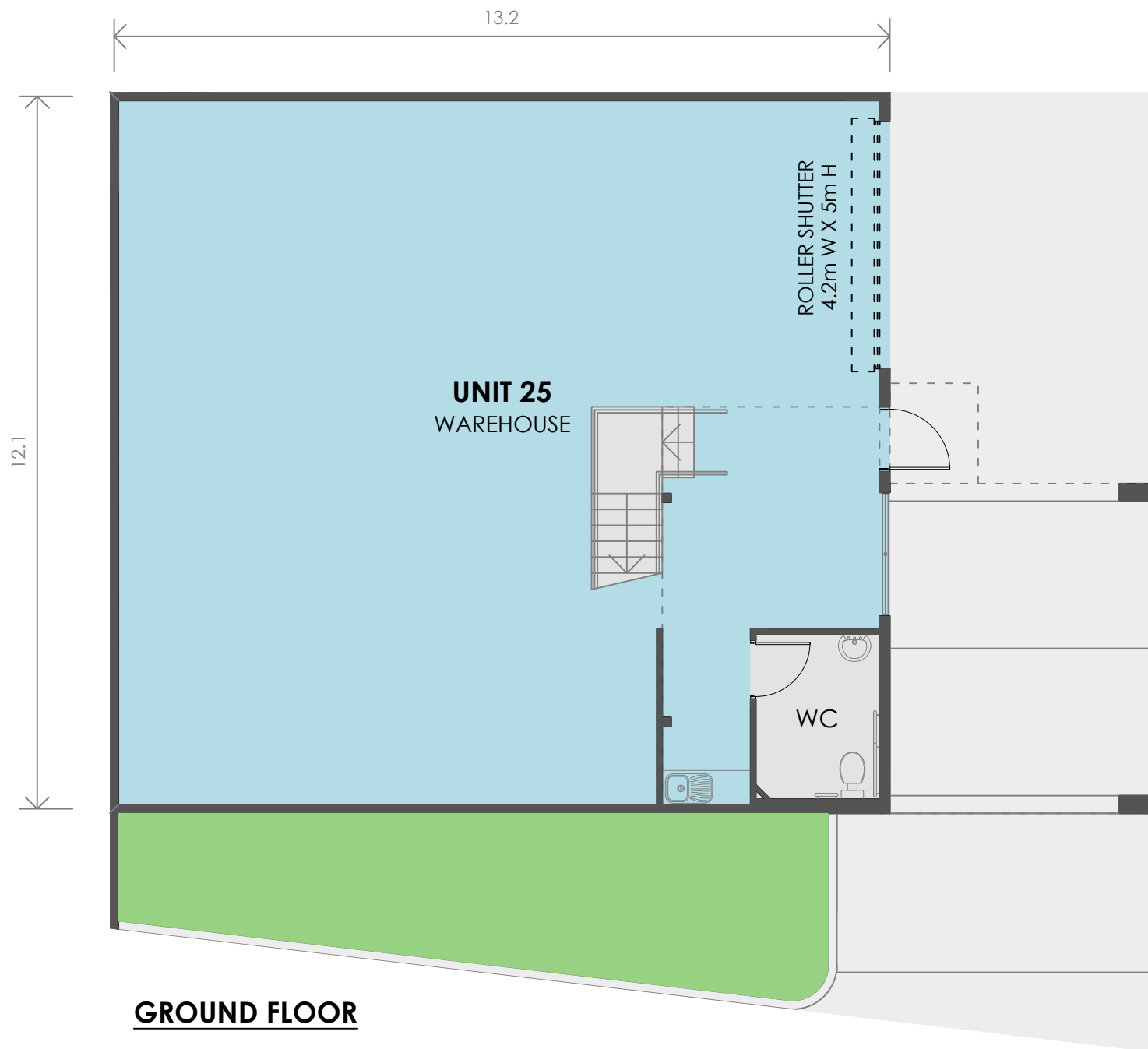
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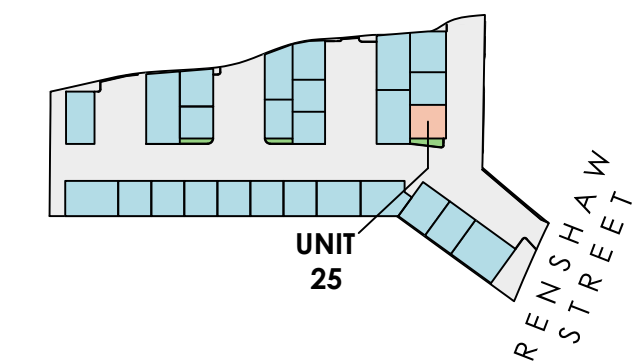
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**LOCATION PLAN**

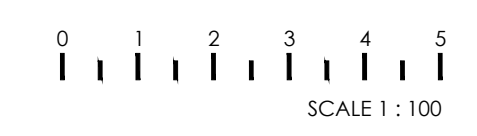


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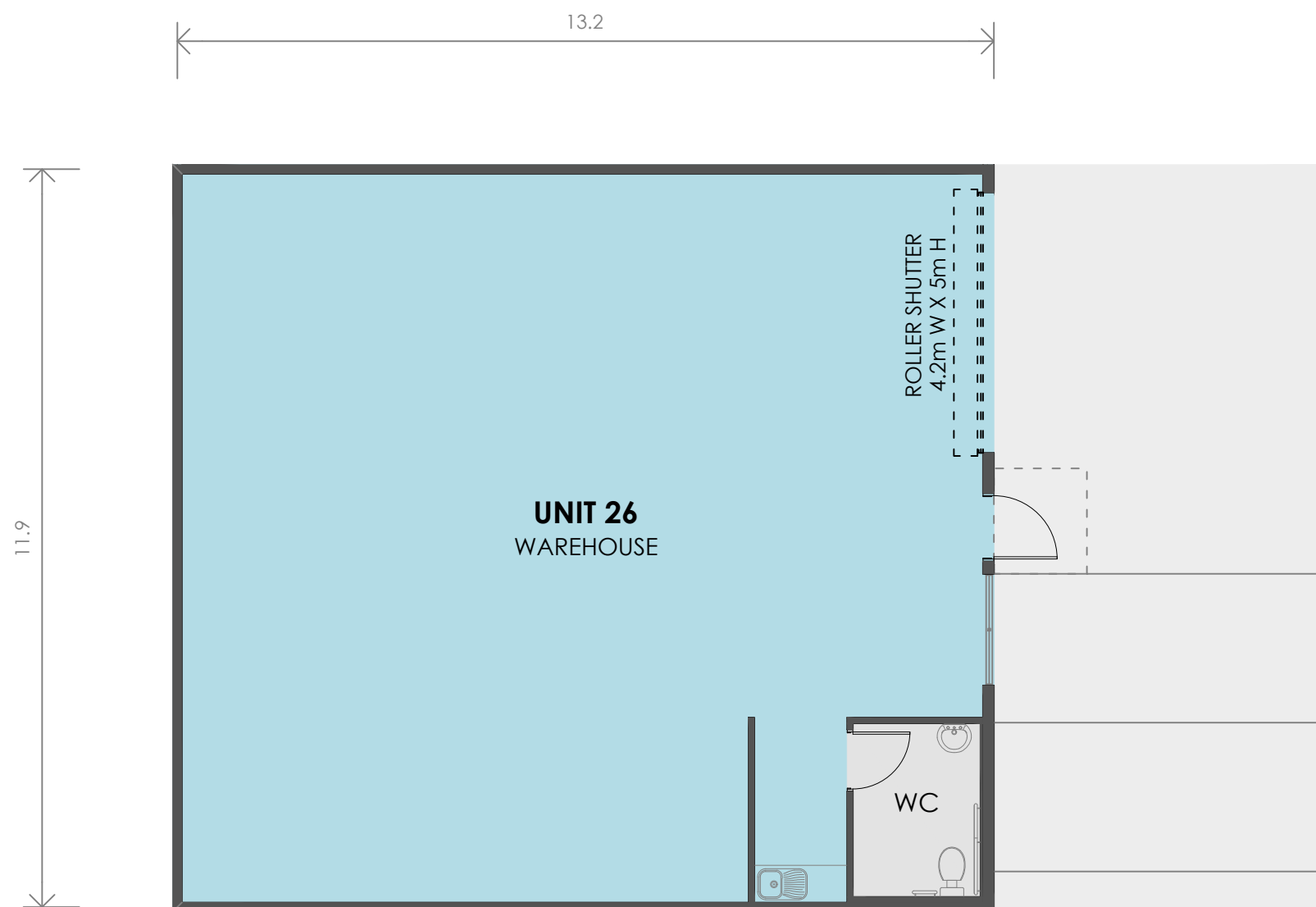
**SCHEDULE OF AREAS**

<b>UNIT 25</b>	
WAREHOUSE	157 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>217 m<sup>2</sup></b>
CARPARKING	3

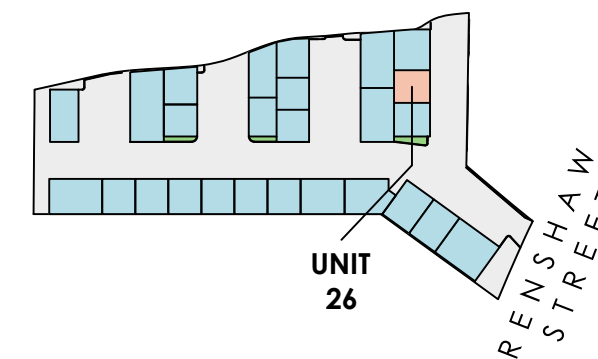
DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY FROM CAD FILES SUPPLIED BY CLIENT. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS SUPPLIED BY CLIENT AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.







### LOCATION PLAN

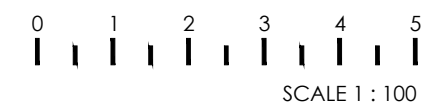


NOT TO SCALE

### SCHEDULE OF AREAS

<b>UNIT 26</b>	
WAREHOUSE	157 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>157 m<sup>2</sup></b>
CARPARKING	2

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CLIENT:

**PRESIDA**  
Building Strength

### MARKETING DRAWING

UNIT 26, 7 RENSRAW STREET,  
CRANEBROOK, NSW

DATE: 31/08/2021

REF: 79677 REV: A  
DRAWN: AC CHECKED: BL  
SCALE: 1:100 @ A3 SHEET: 28 OF 29

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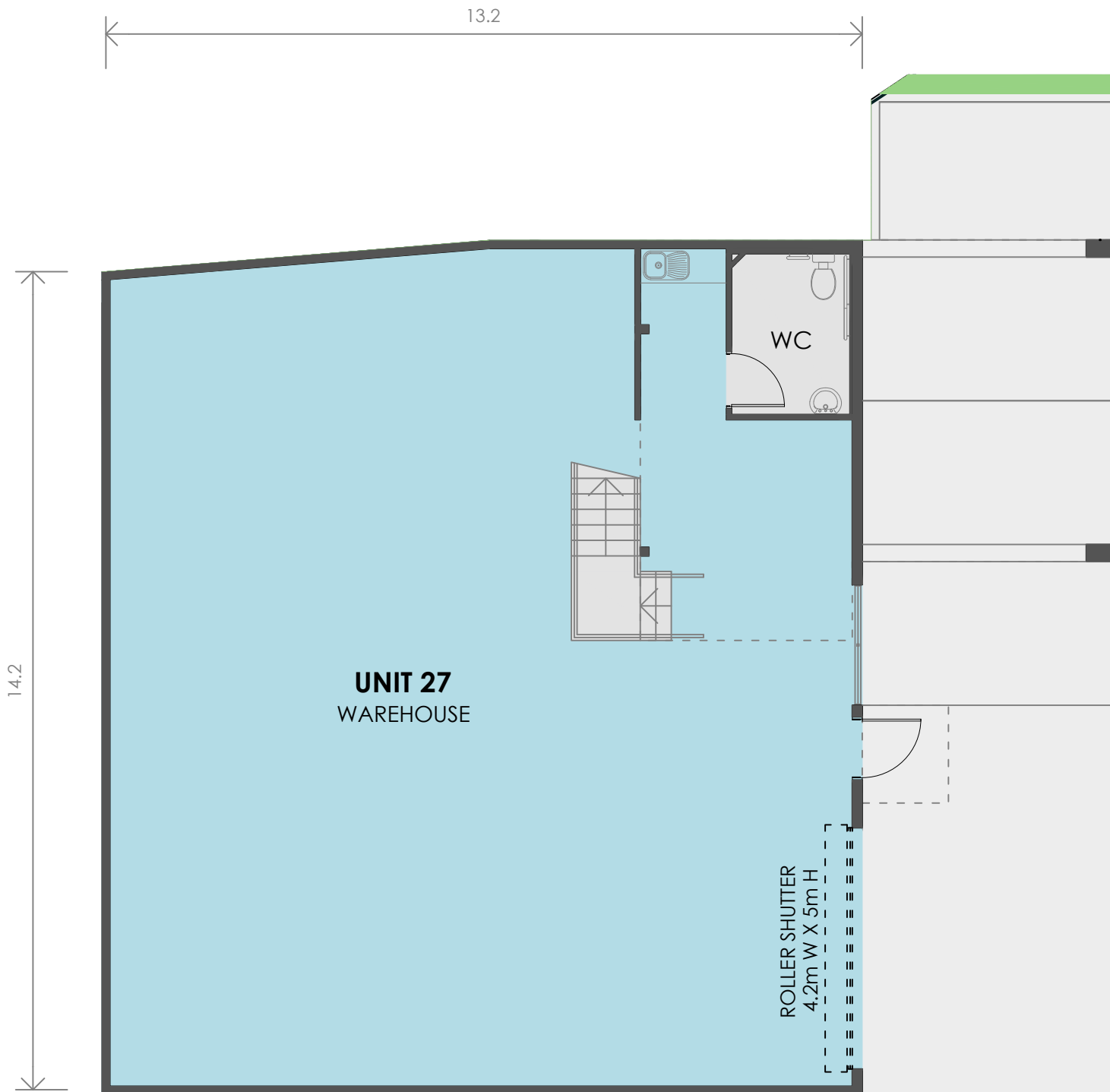
Building Measurement Specialist

Consulting Land Surveyors

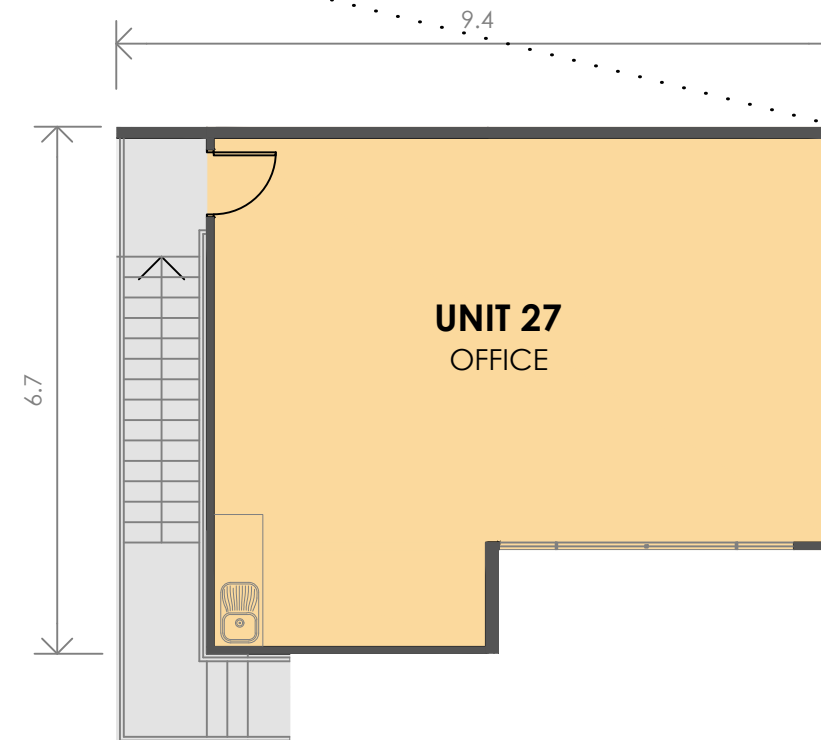
3D Laser Scanning

ph. 1800 961 668

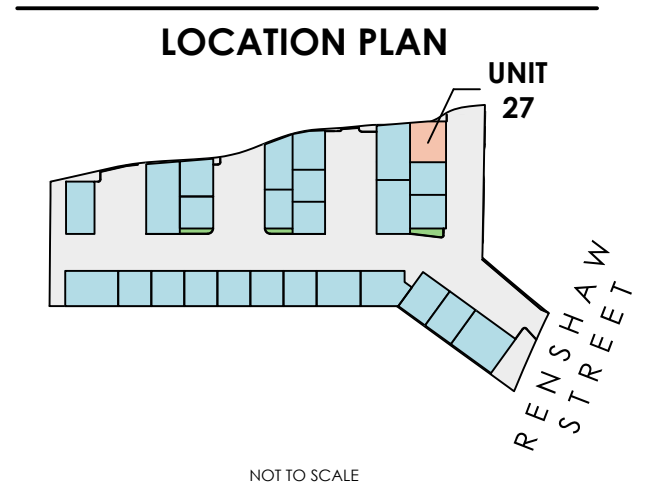
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**GROUND FLOOR**



**MEZZANINE**



**LOCATION PLAN**

UNIT 27

RENSHAW STREET

NOT TO SCALE

**SCHEDULE OF AREAS**

<b>UNIT 27</b>	
WAREHOUSE	190 m <sup>2</sup>
OFFICE	60 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>250 m<sup>2</sup></b>
CARPARKING	4

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