

The logo consists of two orange brackets, one above and one below the word "Interlink".

Interlink

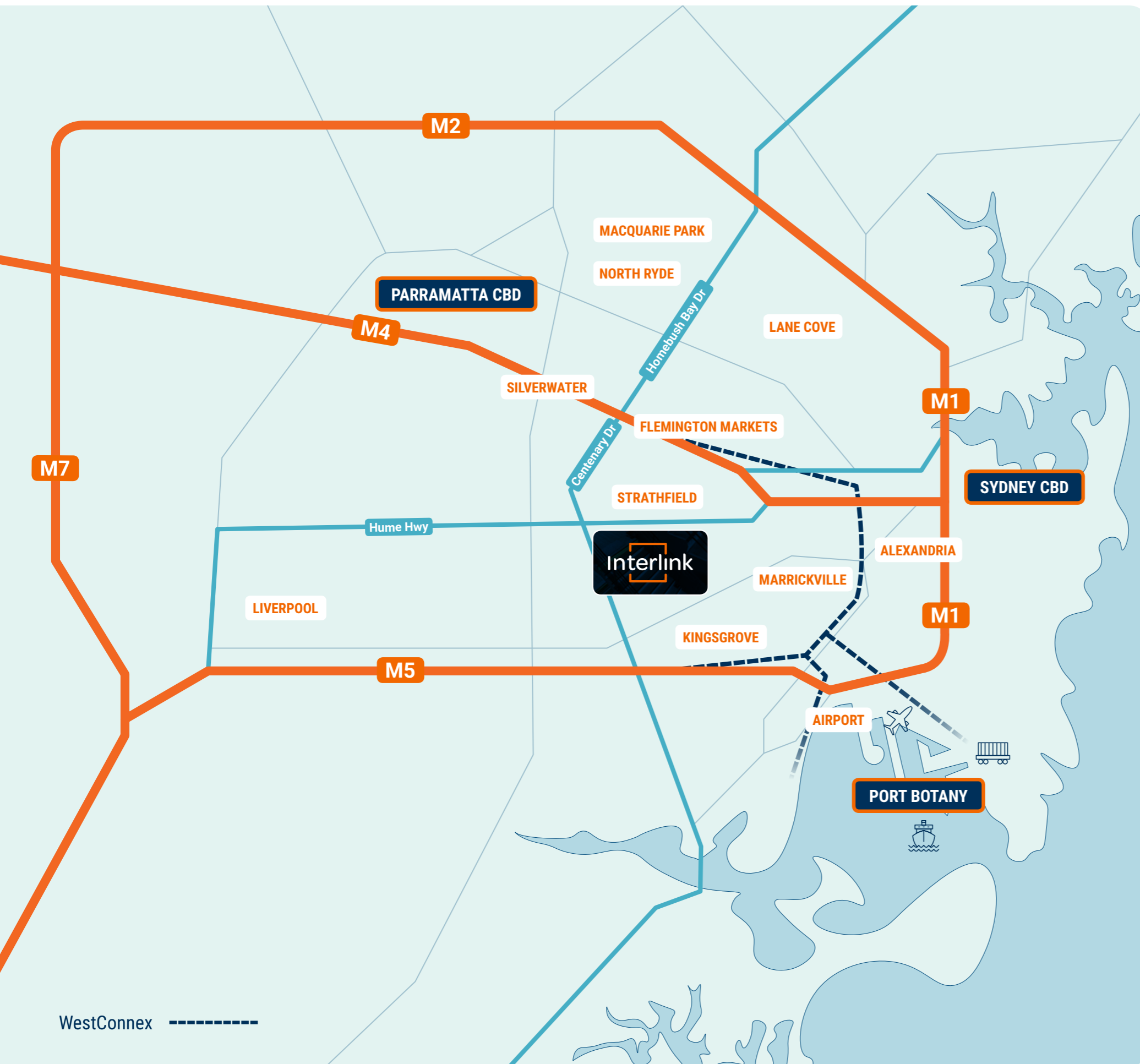


Connect Your Business At Interlink

Finally an opportunity to invest and connect your business in the Inner West!
Interlink presents an extremely rare opportunity to purchase brand new industrial and self-storage units in the heart of the Sydney metropolitan area.
Allow your business to be better connected than ever before with these state-of-the-art units, designed to respond to a diverse range of business needs.
You'll never be more connected than at Interlink.







Central To Everything

Interlink is located in the true centre of metropolitan Sydney yet is only 15kms away from the Sydney CBD. This strategic location will give your business a head-start on the competition!

Savvy investors will capitalise on the ever decreasing supply of industrial land in core locations such as Strathfield South.

Interlink is located adjacent to Enfield Intermodal and is minutes away from the Hume Highway giving easy access to the M4 and M5 beyond.

Interlink is the natural choice for those who want to be connected!

 **15 km**
To Sydney CBD

 **17.5 km**
To Botany

 **10 m**
To Bus Stop Outside

 **3.3 km**
To Nearest Train Station

 **5 km**
To M4 Motorway

 **6 km**
To M5 Motorway

WestConnex -----

SYDNEY CBD

PORT BOTANY

M4 MOTORWAY

M5 MOTORWAY

STRATHFIELD

ENFIELD

STRATHFIELD SOUTH

HUME HIGHWAY



COSGROVE ROAD

COSGROVE ROAD

ENFIELD INTERMODAL

ROBERTS ROAD

CHULLORA





Designed To Impress Designed To Last Designed To Fit

Functionality, efficiency and longevity are the core principles underpinning Interlink's design. Flexibility is also offered through the ability to combine units to suit your needs.





Where Form Meets Function

Interlink boasts dual street access with frontage to both Cosgrove Road and Cleveland Street, and features generous yard areas to ensure a free flow of vehicles and ample space to load and unload containers.

Interlink's industrial units range from 100sqm to 250sqm+, with state-of-the-art mezzanine office facilities.

Self-storage units range from 20sqm to 80sqm and are perfect for smaller business users, or those with self-storage needs. Perfect for storing a boat, vintage car or suitable for the keen hobbyist looking for space near home.

All units boast direct on-grade roller door access from within the gated grounds of the Interlink estate.

All industrial units are designed to a high specification, incorporating:

- High clearance, clear span warehousing
- Roller shutter doors
- Excellent natural light
- Kitchenette and bathroom facilities
- Well presented office space (at mezzanine level)



Areas 100-250+ sqm



Roller Door Access



Secure Off-Street Parking



Clear Span Warehouse



Wide Driveways



Flexible Layout



Toilet & Kitchenette



Secure Gated Area



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STORAGE
K

STORAGE
K



Smart Storage

Whether you need personal storage for the new boat, vintage car or work equipment, Interlink has you covered.

Units range from 20sqm to 80sqm and have direct on-grade roller door access from within the gated grounds of the Interlink estate.





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WHY INVEST IN INTERLINK?

Interlink



GROWTH



Predicted capital growth due to lack of supply and infrastructure upgrades



Predicted rental growth due to increased demand



Close proximity to the WestConnex which is operational from 2019



Increased accessibility to/from Interlink

OPPORTUNITY



Secure your investment now and take advantage of future infrastructure upgrade



Scarce industrial land supply



Future time saving post completion of WestConnex



Interlink will benefit from the future M4-M5 link

An Investment In Your Future

This is an exceptionally rare investment opportunity suited to small businesses, trade contractors, logistic companies and e-retailers alike.

Savvy investors will also be drawn to Interlink due to superior yields and scope for capital growth in such a central location. This capital growth will be supported by an ever-decreasing supply of industrial land in this central west location.

The wait is now over – so seize this opportunity to secure your piece of the Inner West!

INTERLINK VALUE PROPOSITION

\$ ↓ 20%
Less than The Lower North Shore

\$ ↓ 40%
Less than South Sydney

	Residential	Industrial
Indicative rental return	3-4%	4.5-5.5%
Outgoings	Paid by the landlord	All outgoings recoverable from tenant
Average lease term	1 year	3 years

INDUSTRIAL PROPERTY INVESTMENT

Benefits of Investing in an Industrial Property:

- Large depreciation benefits & tax benefits
- Higher net returns compared with residential
- Yearly rent reviews
- Longer term tenancies
- All outgoings recoverable from tenant
- Minimal on-going maintenance issues/expenses
- GST is fully refundable
- Buy in SMSF and lease back to your own business
- No Residential Tenancies Act
- Avoid stock market volatility

Delivered With Confidence

Interlink will be delivered by a highly experienced and credentialed team.

Designed by
rothelowman

Established in 1991 and led by a team of internationally and locally respected architects, interior designers and planning specialists, Rothelowman has been creating award winning projects for Australia's premier private and public organisations for over 25 years.

With a proven track record presenting design solutions that are commercially sound, contextually relevant and environmentally conscious, Rothelowman has brought all its experience to bear on Interlink.

Interlink will enhance the urban environment, add value to the natural landscape and stand the test of time.



Developed by



PWD is a privately-owned property developer and fund manager operated by its shareholders, which include the founders of Primewest, a national property investor with a portfolio valued in excess of \$3.5 billion. This portfolio spans numerous asset classes including commercial, retail and industrial. The industrial assets are located in key logistical nodes at Huntingwood, South Granville and Brookvale, and comprise over 200,000 sqm of floorspace throughout Australia worth over \$280 million.

PWD directors have significant development experience gained over 3-decades in both Australian and international markets.

