

INFORMATION MEMORANDUM



Units 1-28
7 Rogilla Close,
Maryland NSW 2287



Brand new industrial units close to M1 Motorway

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COLLECTIVE

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EXECUTIVE SUMMARY

Address	Units 1-28, 7 Rogilla Close, Maryland NSW 2287
Legal Description	Lot 10 in Deposited Plan 252642
Opportunity	The soon-to-be-completed My Shed development at 7 Rogilla Close, Maryland offers compact, flexible spaces ranging from 19sqm* to 32sqm*. Positioned within a rapidly expanding industrial and commercial precinct in Newcastle's western suburbs, this project provides an affordable and practical solution for small businesses, hobbyists, and individuals seeking secure storage or workspace. The strategic location, with close proximity to major transport routes, residential areas, and local amenities, further enhances the appeal of these units for a variety of uses (STCA).
Building Areas	From 19sqm* to 32sqm*
Site Area	2,000sqm*
Local Government Area	City of Newcastle
Zoning	E4 General Industrial
Process	For Sale by Private Treaty (see Annexure A for price list)
Agent Details	<div style="display: flex; flex-direction: column; gap: 10px;"> <div>  <p>Max Dobbys Executive Industrial P: 0438 990 317 E: max@commercialcollective.com.au</p> </div> <div>  <p>Daniel Heath Executive Industrial P: 0413 356 603 E: daniel@commercialcollective.com.au</p> </div> </div>

* Approximately



Artist impression

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THE PROPERTY

Brand-new industrial units close to the M1 Motorway

My Shed presents a rare opportunity to secure compact and versatile industrial spaces in Newcastle's growing western suburbs. Ranging from 19sqm* to 32sqm*, these units offer affordable and functional options, ideal for small businesses, tradespeople, hobbyists, and individuals seeking secure storage.

Each unit features a roller door (2.5m* wide x 3.2m* high) and waste points to allow for future water closet installations. There is also an option to add a mezzanine level at an additional cost, effectively doubling the floor space. Constructed with modern concrete cladding, the development provides enhanced security with a fully fenced site, gated entry, and CCTV. A one-way loop driveway ensures efficient vehicle flow and easy access throughout the site.

Spanning a total area of 2,000sqm*, the property is strategically located just 5km from the Pacific Highway* and 6km from the M1 Motorway*, offering excellent connectivity to Sydney, the Central Coast, and the Hunter Valley. Zoned E4 General Industrial, the property accommodates a wide range of uses, from light industrial operations to personal storage solutions.

This industrial development may be suitable for a range of users including but not limited to:

- » Tradespeople needing secure storage for tools and equipment.
- » Automotive restoration
- » Light manufacturing or assembly businesses
- » Hobbyists
- » Artists or creators needing studio space
- » Vehicle or equipment storage
- » Startups or sole traders seeking a cost effective base of operations
- » Individuals looking for secure personal storage solutions

Key Features

- » Units from \$154,000 plus GST
- » Building areas from 19sqm*
- » E4 General Industrial zoning
- » 2.5m* x 3.2m* motorised roller doors
- » Security fenced and electric gates
- » Option for mezzanine to be installed at an additional cost
- » Waste points for future water closet to be installed
- » Eave clearance 6m* to 6.97m*
- » Landscaped gardens
- » CCTV installed in common areas
- » Drive around access

*Approximately



Artist impression



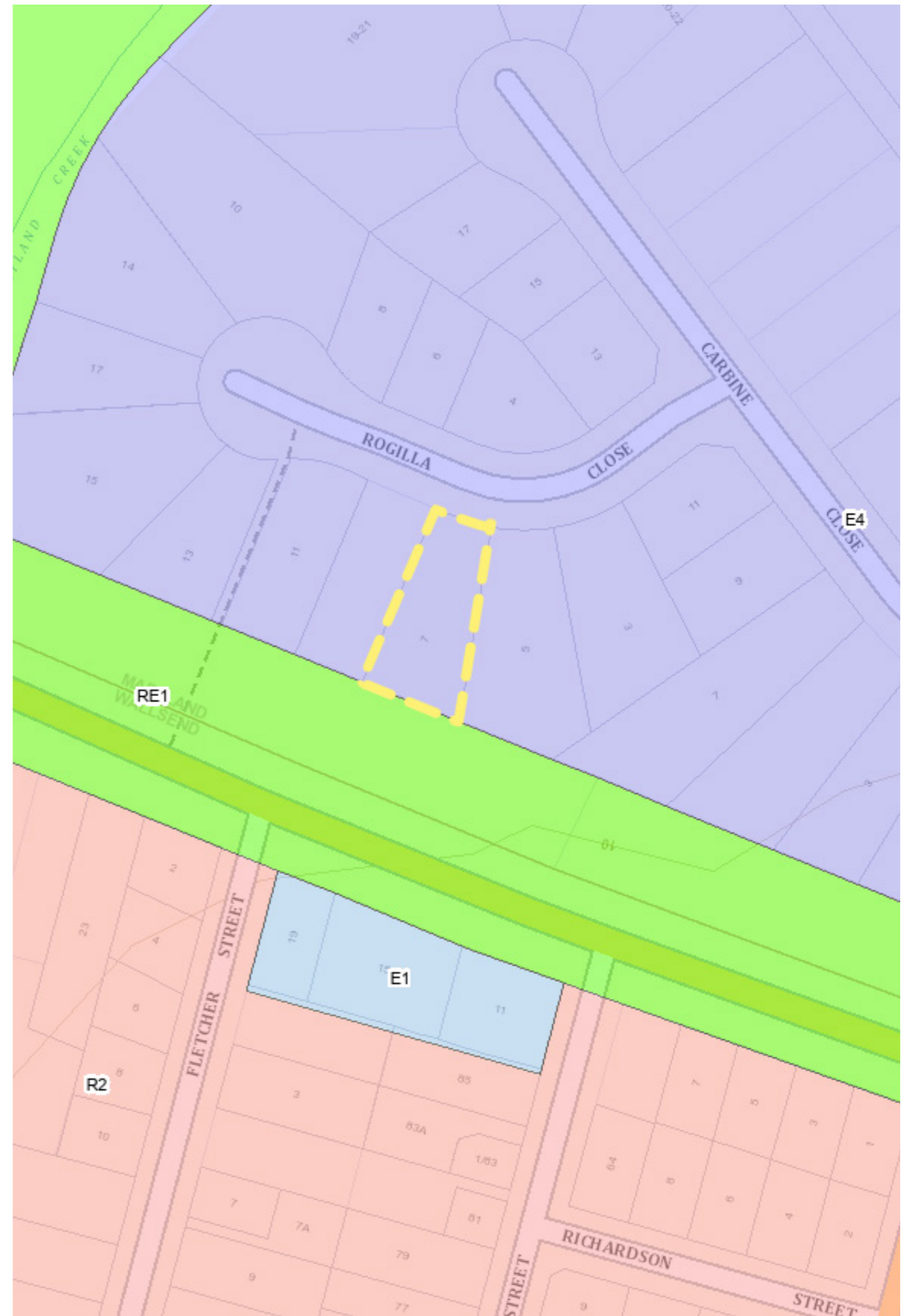
Artist impression

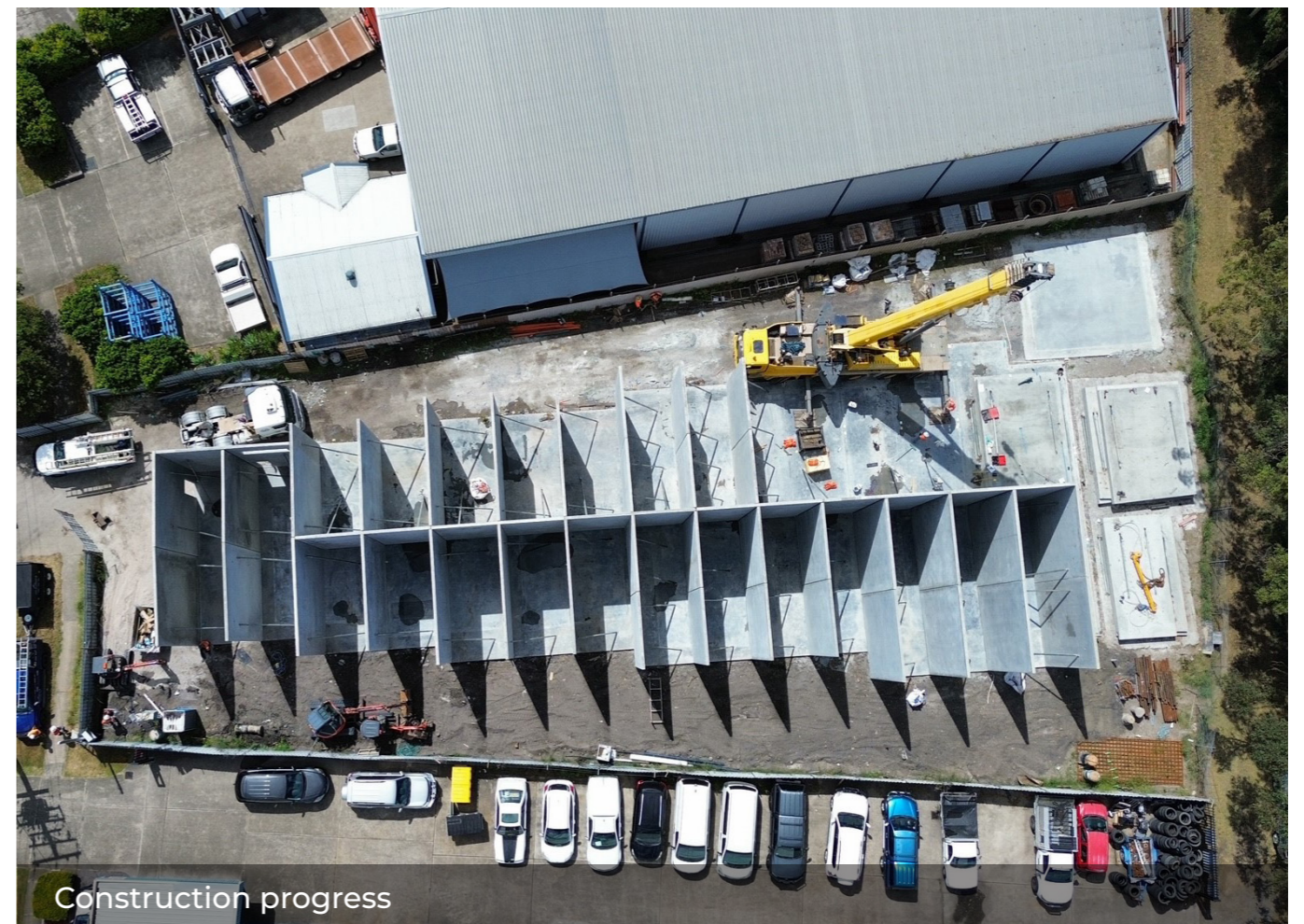
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TOWN PLANNING

Zoning	The property is zoned E4 General Industrial under the Newcastle Local Environmental Plan 2012
Objectives of the zone	<ul style="list-style-type: none"> » 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 support and protect industrial land for industrial uses. » To ensure non-industrial land uses do not prejudice the viability of industrial land or other centres.
Permitted without consent	Environmental protection works
Permitted with consent	Boat building and repair facilities; Boat launching ramps; Car parks; Correctional centres; Crematoria; Depots; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Jetties; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Respite day care centres; Restricted premises; Roads; Service stations; Sewerage systems; 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; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems; Wholesale supplies
Prohibited	Any development not specified in item 2 or 3

Source: Newcastle LEP 2012





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LOCATION

With a spectacular location and world class beaches, the Greater Newcastle area has undergone a major resurgence over the last decade. No longer just 'steel city', Newcastle has a vibrant cultural scene, energetic nightlife, diverse restaurants and is fast emerging as a smart, innovative and sustainable city.

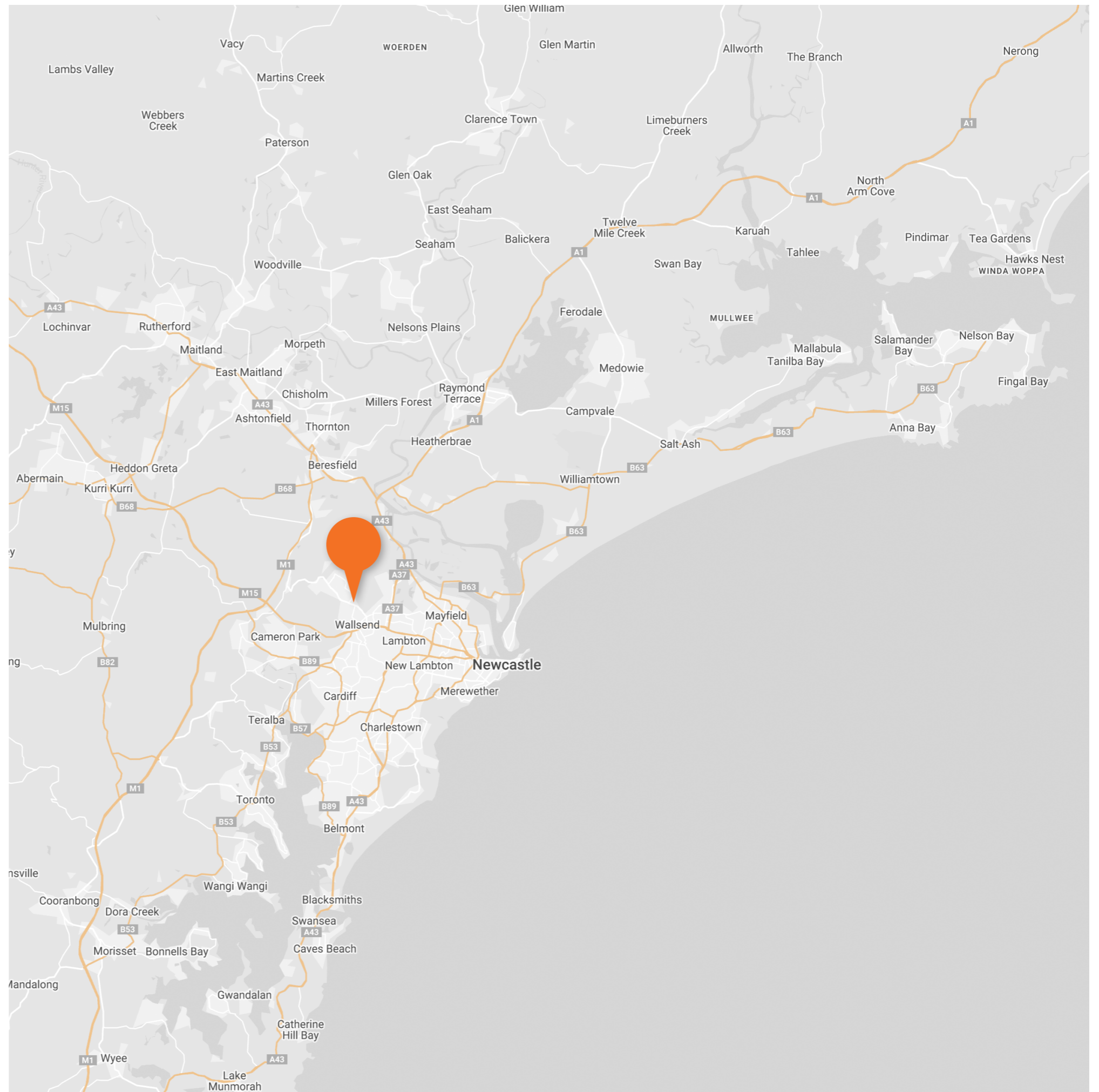
Australia's seventh largest city and the gateway to northern NSW, Newcastle is fast becoming a regional powerhouse for growth and investment. Over the last five years, Newcastle has undergone a major transformation driven by strong population growth, expansion of major industries, and government investment in infrastructure.

Maryland is a growing suburb located in Newcastle's western region offering a mix of residential, commercial, and industrial opportunities. Conveniently positioned near major transport routes, including the Pacific Highway and M1 Motorway, it provides excellent connectivity to Sydney, the Central Coast, and the Hunter Valley, making it an attractive location for businesses and residents alike.

The area is part of a thriving network of suburbs, including Wallsend and Fletcher, which are experiencing ongoing economic growth and increased demand for commercial and industrial spaces. Maryland benefits from its proximity to key infrastructure, shopping centres, schools, and local amenities, catering to a diverse community. With its strategic location, access to a ready workforce, and a mix of urban convenience and suburban lifestyle, Maryland is emerging as a hub for innovation, business, and residential living in Newcastle's western suburbs.

Key Distances

Woolworths Maryland	2.4km*
Hunter Valley Private Hospital	4.6km*
Port of Newcastle	12.5km*
Sandgate Boat Ramp	7.4km*
M1 Motorway	9km*
Wallsend Village Shopping	1.9km*
Bunnings Wallsend	1.3km*
Summerhill Waste Management Facility	1.3km*



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REGION OVERVIEW

Located only 160km north of Sydney, Newcastle is the second largest city in NSW and the seventh largest in Australia. It is the economic hub of the Hunter Region and accounts for 30% of the region's industrial space and 80% of the office space.

Historically a coal and steel town, exploiting the excellent harbour at the mouth of the Hunter River and the vast deposits of coal under the Hunter Valley, it has reinvented itself in the past two decades and is witnessing a rapid expansion of the service industry. Today it is a modern city with an elegant and updated harbour foreshore and has set out on a journey of being a smart, liveable and sustainable global city by 2030 (source: Economic Development Strategy 2021, City of Newcastle).

The Newcastle economy generates an estimated output of \$36.5 billion each year, which is around 32.7% of the \$111.501 billion of the output generated by the Hunter Region as a whole, 3% of the \$1,234 trillion output of NSW and 0.9% of the \$3.959 trillion of the national output (source: Remplan).

To date, manufacturing remains the largest sector contributing towards the annual economic output of Newcastle, about 14.75% of the total output, while the health care and social assistance sector is the largest industry sector by employment, providing around 18,880 jobs. (Source: City of Newcastle). In total, the City of Newcastle provides around 102,800 jobs which comprises 36.6% of the total Hunter Region's employment base.

As of 2021, the population of Newcastle is around 167,673 (ABS 2021) and is expected to grow up to 199,680 by 2041 while the Hunter Region has a population of 747,381, expected to rise to 863,131 by 2041.



The Hunter Region Gross Regional Product is estimated at \$50.282 billion and is the largest growth centre in NSW outside of the Sydney Basin.



\$1.5 billion upgrade occurring at Williamtown RAAF Base



\$2.1 billion M1 Pacific Motorway Extension is due to complete by 2027, enhancing connectivity between the M1 and Pacific Highway



3.865 million yearly tourists visit the Hunter Region.



Over 1.28 million passengers use Newcastle Airport (2019)



The Greater Newcastle Metropolitan Area has experienced population growth of 1.13%* per annum since 2008.



There is estimated to be 61,500 new jobs in Greater Newcastle by 2036



Population of the Hunter Region is estimated to increase by 862,500 people by 2036

*Approximately
Sources: REMPLAN
Greater Newcastle Metropolitan Plan 2036

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KEY DETAILS

Sale Process

- » A contract will be sent to your nominated solicitor
- » Pay a 10% deposit which will be held by your agent
- » Sign and exchange contracts
- » Your solicitor will be notified once the Strata plan has been registered.
- » Settlement will occur 14 days after notification has been provided
- » Organise a pre-settlement inspection with your agent. All inspections must be in the company of a Commercial Collective agent or representative
- » Handover of keys will take place with your agent
- » Enjoy your new unit

Next Steps

Please provide us with the following information to secure your unit:

- » Unit number you would like to purchase
- » Purchasing entity name including contact person, postal address, phone number and email address
- » Solicitor details including company name, contact person, postal address and email address

Additional Information

The following additional information is available upon request:

- » Draft Contract for Sale
- » Floor plans, site plans and elevations
- » Draft Strata budget
- » Quotes for installation of mezzanine and WC etc

Agent Details



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Daniel Heath

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Annexure A

PRICE LIST

Price List

Units 1-28, 7 Rogilla Close,
Maryland

Unit No.	Floor Area (sqm)	Price (excl GST)
1	32	\$246,000
2	32	\$246,000
3	19	\$163,000
4	19	\$163,000
5	23	\$190,500
6	23	\$190,500
7	23	\$190,500
8	24	\$196,500
9	24	\$196,500
10	24	\$196,500
11	24	\$196,500
12	29	\$232,000
13	29	\$232,000
14	29	\$232,000
15	24	\$196,500
16	24	\$196,500
17	29	\$232,000
18	29	\$232,000
19	29	\$232,000
20	24	\$196,500
21	24	\$196,500
22	24	\$196,500
23	24	\$196,500
24	23	\$190,500
25	23	\$190,500
26	23	\$190,500
27	19	\$163,000
28	19	\$163,000

NOTE: Prices are accurate as of February 2025 but are subject to change at the vendor's discretion without prior notice. All unit sizes are approximate and provided as a guide only.

COMMERCIAL COLLECTIVE

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ACKNOWLEDGEMENT OF COUNTRY

Commercial Collective pay our respects to the traditional owners, their elders past and present and value their care and custodianships of these lands. Commercial Collective is a proud Newcastle company built on the lands of the Awabakal & Worimi people.