



Artist Impression. Subject to DA.

ROCKWATER

BROOKVALE

101 Old Pittwater Rd, Brookvale, NSW





Artist Impression
Subject to DA Approval

DISCOVER ROCKWATER BROOKVALE

Modernising industrial development in one of Sydney's most sought after locations.

Only a stone's throw from Westfield Warringah Mall and surrounding residential suburbs, 4km to the iconic Curl Curl beach, 20 minutes to Chatswood and 30 minutes to the Sydney CBD. Rockwater

Brookvale delivers a dynamic home for your business with no compromise to your lifestyle.

ROCKWATER BROOKVALE OVERVIEW

SELF STORAGE UNITS

15_{sqm} - 173_{sqm}

- Shared bathroom amenities
- Data enabled
- 32 amp power
- Accessible for passenger vehicles under 2.2m
- Secure basement access
- Communal parking
- 3.4m height clearance*

MICRO WAREHOUSES

99_{sqm} - 126_{sqm}

- Mezzanine office space
- 63 amp power
- Accessible for medium rigid vehicles under 4m
- Dedicated car parking
- Data enabled
- 5.2m height clearance*

MODERN WAREHOUSES

125_{sqm} - 261_{sqm}

- Mezzanine office space
- 63 amp power
- Accessible for medium rigid vehicles under 4m
- Dedicated car parking
- Data enabled
- 5.2m height clearance*

*Height is defined as the vertical distance from floor finish to uppermost concrete slab soffit or roof purlin and excludes structural beams, building services and fire services which require 500mm clearance from the sprinkler head.



Artist Impression
DA Approved



LOCATION

101 Old Pittwater Road,
Brookvale, 2100

Take in the coastal lifestyles on your morning commute, where the lively and vibrant community of the Northern beaches embrace you.

Perfectly positioned within Sydney's Northern beaches, with easy access to transport links and just 500m from the newly renovated Westfield shopping mall, Rockwater Brookvale invites you into a community where connectivity is key. Be welcomed into a vibrant village atmosphere where industrial warehouses and storage offer a space for you to create.





ROCKWATER
BROOKVALE

ROCKWATER
BROOKVALE

WARRINGAH MALL
5 MIN WALK

20MINS
TERRY HILLS



20MINS
CHATSWOOD
40MINS
**M1 ENTRANCE AT
HORNSBY/WAHROONGA**

40MINS
SYDNEY AIRPORT
30MINS
SYDNEY CBD



● **4 PINES BREWERY**
5 MIN DRIVE

● **WARRINGAH GOLF CLUB**
2 MIN DRIVE

● **CURL CURL BEACH**
10 MINS DRIVE

● **CURL CURL BROADWALK**
10 MINS DRIVE

● **HARBORD HOTEL**
8 MINS DRIVE

● **FRESHWATER BEACH**
9 MIN DRIVE

● **MANLY GOLF CLUB**
9 MIN DRIVE

● **MANLY BEACH**
10 MIN DRIVE

● **MANLY FERRY**
11 MIN DRIVE

● **NORTH HEAD**
14 MIN DRIVE

- KEY LOCATION
- HIGHWAYS
- MAIN ROADS

44



43



41



BASEMENT LEVEL

| UNIT | STRATA LOT NO. | TOTAL SIZE (M2) |
|-------|----------------|-----------------|
| ST 01 | 35 | 24 |
| ST 02 | 36 | 25 |
| ST 03 | 37 | 27 |
| ST 04 | 38 | 43 |
| ST 05 | 39 | 92 |
| ST 06 | 40 | 34 |
| ST 07 | 41 | 24 |
| ST 08 | 42 | 24 |
| ST 09 | 43 | 23 |
| ST 10 | 44 | 23 |
| ST 11 | 45 | 23 |
| ST 12 | 46 | 23 |
| ST 13 | 47 | 23 |
| ST 14 | 48 | 23 |
| ST 15 | 49 | 23 |
| ST 16 | 50 | 23 |
| ST 17 | 51 | 23 |
| ST 18 | 52 | 48 |
| ST 19 | 53 | 47 |
| ST 20 | 54 | 15 |
| ST 21 | 55 | 34 |
| ST 22 | 56 | 31 |
| ST 23 | 57 | 58 |
| ST 24 | 58 | 58 |
| ST 25 | 59 | 42 |
| ST 26 | 60 | 42 |
| ST 27 | 61 | 59 |
| ST 28 | 62 | 32 |
| ST 29 | 63 | 28 |
| ST 30 | 64 | 28 |

| UNIT | STRATA LOT NO. | TOTAL SIZE (M2) |
|-------|----------------|-----------------|
| ST 31 | 65 | 33 |
| ST 32 | 66 | 42 |
| ST 33 | 76 | 63 |
| ST 34 | 68 | 29 |
| ST 35 | 69 | 25 |
| ST 36 | 70 | 25 |
| ST 37 | 71 | 30 |
| ST 38 | 72 | 38 |
| ST 39 | 73 | 111 |
| ST 40 | 74 | 99 |
| ST 41 | 75 | 46 |
| ST 42 | 76 | 46 |
| ST 43 | 77 | 39 |
| ST 44 | 78 | 38 |
| ST 45 | 79 | 173 |

SOLD

AVAILABLE

Accurate as of Feb 2024

GROUND LEVEL

| UNIT | STRATA LOT NO. | WAREHOUSE SIZE (M2) | MEZZANINE SIZE (M2) | TOTAL SIZE (M2) | CAR SPACES |
|---------|----------------|---------------------|---------------------|-----------------|------------|
| UNIT 01 | 1 | 142 | 50 | 192 | 3 |
| UNIT 02 | 2 | 91 | 35 | 126 | 1 |
| UNIT 03 | 3 | 75 | 25 | 100 | 1 |
| UNIT 04 | 4 | 75 | 25 | 100 | 1 |
| UNIT 05 | 5 | 75 | 25 | 100 | 1 |
| UNIT 06 | 6 | 74 | 25 | 99 | 1 |
| UNIT 07 | 7 | 74 | 25 | 99 | 1 |
| UNIT 08 | 8 | 74 | 25 | 99 | 1 |
| UNIT 09 | 9 | 105 | 40 | 145 | 2 |
| UNIT 10 | 10 | 108 | 32 | 140 | 2 |
| UNIT 11 | 11 | 166 | 68 | 234 | 2 |
| UNIT 12 | 12 | 138 | 49 | 187 | 2 |
| UNIT 13 | 13 | 138 | 49 | 187 | 2 |
| UNIT 14 | 14 | 138 | 49 | 187 | 2 |
| UNIT 15 | 15 | 136 | 49 | 185 | 2 |
| UNIT 16 | 16 | 128 | 38 | 166 | 2 |

LEVEL ONE

| UNIT | STRATA LOT NO. | WAREHOUSE SIZE (M2) | MEZZANINE SIZE (M2) | TOTAL SIZE (M2) | CAR SPACES |
|---------|----------------|---------------------|---------------------|-----------------|------------|
| UNIT 17 | 17 | 89 | 26 | 115 | 2 |
| UNIT 18 | 18 | 74 | 25 | 99 | 1 |
| UNIT 19 | 19 | 74 | 25 | 99 | 1 |
| UNIT 20 | 20 | 74 | 25 | 99 | 1 |
| UNIT 21 | 21 | 74 | 25 | 99 | 2 |
| UNIT 22 | 22 | 74 | 25 | 99 | 1 |
| UNIT 23 | 23 | 74 | 25 | 99 | 2 |
| UNIT 24 | 24 | 74 | 25 | 99 | 1 |
| UNIT 25 | 25 | 74 | 25 | 99 | 1 |
| UNIT 26 | 26 | 118 | 0 | 118 | 2 |
| UNIT 27 | 27 | 64 | 39 | 103 | 2 |
| UNIT 28 | 28 | 76 | 34 | 110 | 2 |
| UNIT 29 | 29 | 202 | 59 | 261 | 3 |
| UNIT 30 | 30 | 161 | 50 | 211 | 2 |
| UNIT 31 | 31 | 137 | 50 | 187 | 2 |
| UNIT 32 | 32 | 137 | 50 | 187 | 2 |
| UNIT 33 | 33 | 137 | 50 | 187 | 2 |
| UNIT 34 | 34 | 145 | 0 | 145 | 2 |

SOLD

AVAILABLE

Accurate as of Feb 2024

FLOORPLAN BASEMENT LEVEL

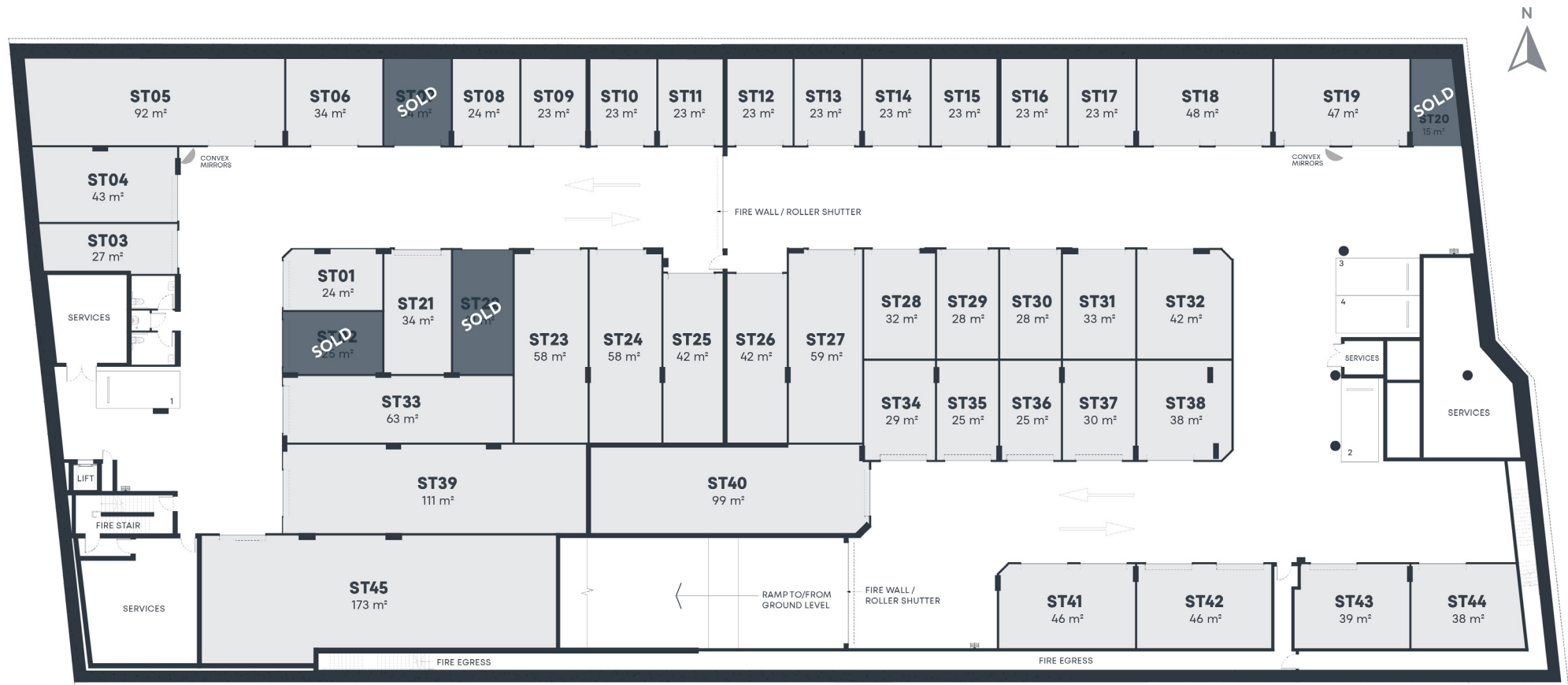
Stage 01 Release
Available Now

SOLD Sold Units

Self Storage Units - 18-100sqm

Micro Warehouse with mezzanine office space - 99-126sqm

Modern Warehouses with mezzanine office space - 125-267sqm



FLOORPLAN GROUND LEVEL

Stage 01 Release
Available Now

SOLD Sold Units

Self Storage Units - 18-100sqm
Micro Warehouse with mezzanine office space - 99-126sqm
Modern Warehouses with mezzanine office space - 125-267sqm



ROCKWATER
BROOKVALE

FLOORPLAN LEVEL ONE

Stage 01 Release
Available Now

SOLD Sold Units

Self Storage Units - 18-100sqm

Micro Warehouse with mezzanine office space - 99-126sqm

Modern Warehouses with mezzanine office space - 125-267sqm



ROCKWATER

BROOKVALE

101 Old Pittwater Rd, Brookvale, NSW



About Hannas

With a legacy spanning more than 35 years, Hannas, a privately owned Sydney-based property development and civil infrastructure company, has delivered landmark projects across industrial, residential and commercial sectors, each with a core focus on design excellence, innovation and integrity.

Hannas' expertise is exemplified by a trail of successful endeavours catering to diverse sectors, including renewable energy infrastructure, oil and gas, water management, rail networks, roads, and heavy industry clients across New South Wales. Since 1988, Hannas has delivered over \$1 billion of civil infrastructure work, winning multiple awards before expanding into property development in the early 2000's. This includes one of Sydney's most iconic multi-residential developments, The Harrington Collection, which received a commendation in the 2023 UDIA NSW Awards For Excellence and was awarded Silver in the 2023 Better Future Sydney Designs Awards.

Firmly cementing itself as a pioneer within the industrial sector, Hannas' success is underpinned by its vision to modernise industrial development by taking the same aesthetic and premium style as residential projects. This approach saw Hannas achieve record off-the-plan rates for its Arc Lane project in Lane Cove West in 2022, as well as its Rockwater Brookvale project in Sydney's northern beaches in 2023. In 2024, Hannas launched Solus Industrial Byron Bay, a 17 lot subdivision offering purchasers a once-in-a-generation opportunity to shape the evolving narrative of Byron Bay's landscape.

Hannas takes pride in its development ventures that reinvent urban landscapes, delivering iconic projects while maintaining a strong pipeline of future developments and civil projects across Australia.



Our Projects

Bluestone Industrial Estate

Location Greystanes, NSW
NSA 6,870m²
Architects Nettleton Tribe
Builder EQ Constructions
Status Project Complete



Stream Northmead

Location Northmead, NSW
NSA 9,700m²
Architects Nettleton Tribe
Builder TBC
Status DA Submitted

streamnorthmead.com



Arc Lane Cove

Location Lane Cove West, NSW
NSA 11,000m²
Architects SBA Architects
Builder Pattersons Building Group
Status Project Complete

arclanecove.com



Solus Industrial

Location Byron Bay, NSW
Site Area for Sale 45,285m²
Civil Designer Planit Consulting
Civil Contractor TBC
Status DA Submitted

solusindustrial.com



Find out more about our projects via hannas.com.au

ROCKWATER
BROOKVALE

Rockwater Brookvale is proudly developed by:



Contact:

enquiries@rockwaterbrookvale.com

Brenton Thompson

0435 159 229

brentont@hannas.com.au

For sales enquiries, please contact:



Caris Kinsella

+61 417 973 054

caris.kinsella@cbre.com

Francesco Princi

+61 400 727 499

francesco.princi@cbre.com



David Falvo

+61 402 043 270

david@shorecp.com.au

Martin O'Brien

+61 402 424 767

martin@shorecp.com.au



Disclaimer: The information provided in this Brochure as at May 2024 is given in good faith and is derived from sources believed to be accurate. All information, plans, specifications, images and other materials are subject to final plans being prepared and subject to changes required by development approvals, statutory authorities and building considerations. Hannas gives no warranty or guarantee and does not make any representation or warranty as to the accuracy, timeliness, completeness or suitability of any material or information. Hannas and its directors, employees and associates do not accept any responsibility or liability arising in any way from errors in or omissions from the information in this website and do not accept any liability for any loss or damage as a result of any person relying on any information in this document, including without limitation, any information provided by any third parties or for forecasts or forward-looking statements.