SA INDUSTRIAL
DEVELOPMENTS

33 Gates Road, Hackham:

A 25 Tenancy Community Title Light Industrial Development

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Why This Property?

- Entry-level Adelaide industrial price point
- New architecturally planned stock
- Outer South and Outer North land value growth above 9.0% in 2026
- Outer South prime rent growth up 4.7% in 2026
- Adelaide industrial vacancy below national average
- Proportionate community-title outgoings
- Group B units feature elevated deck benefit

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Project Description

33 Gates Road, Hackham is a 25 tenancy tilt-up precast light industrial development on community title, arranged across four groups (A, B, C and D) with an upper mezzanine or deck. The development sits within Hackham's established industrial precinct in the City of Onkaparinga, roughly 28km south of the Adelaide CBD, and has development approval in place.

TYPE
Light Industrial

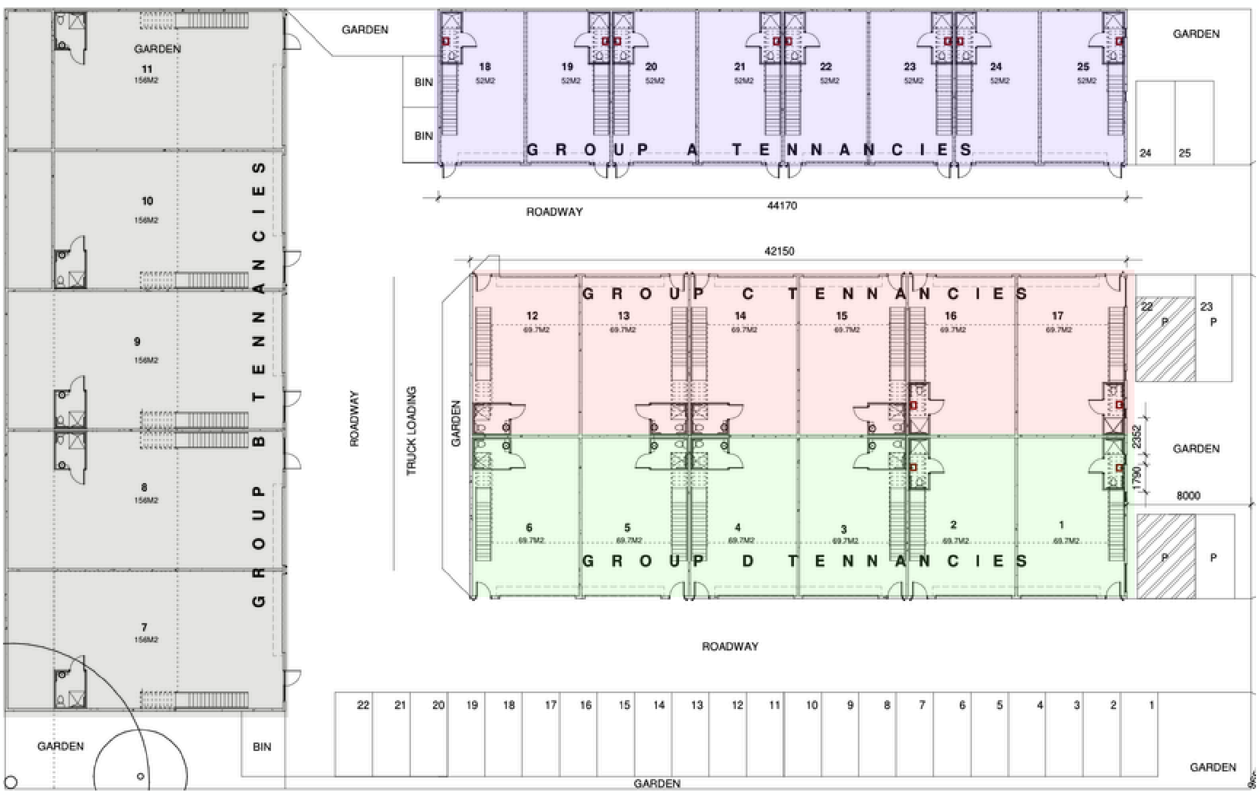
TITLE
Community Title

PLANNING & DEVELOPMENT APPROVAL
Approved

TOTAL TENANCIES
25 units across 4 groups

GROUP	UNITS	GROUND FLOOR	UPPER LEVEL	TOTAL
GROUP A (UNITS 18–25)	8 units	55 sqm	48 sqm	**103 sqm each**
GROUP B (UNITS 7–11)	5 units	163 sqm	50 sqm + 25 sqm deck/balcony	**238 sqm each**
GROUP C (UNITS 12–17)	6 units	72 sqm	62 sqm	**134 sqm each**
GROUP D (UNITS 1–6)	6 units	72 sqm	62 sqm	**134 sqm each**

Group B's upper level is an elevated deck/balcony over part of the footprint, with a void over the remainder. Groups A, C and D have an enclosed upper level room.



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Proximity

28km
to Adelaide CBD

28-minute
drive

- In the heart of Hackham industrial precinct alongside Chapman Road cluster
- Quick access to Southern Expressway via Reynella and Old Noarlunga interchanges
- Excellent public transport links Christie Downs and Noarlunga Centre
- Close to Colonnades shopping, Noarlunga Hospital and the Noarlunga Health & Education precinct
- Moments from McLaren Vale wine region for lifestyle appeal

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Market Research
Adelaide Industrial & Logistics

~2% vacancy rate

>9.0%
outer north & outer south land value growth in Q1 2026

4.7%
outer south prime rent growth in Q1 2026

$147 /sqm
prime net face rent

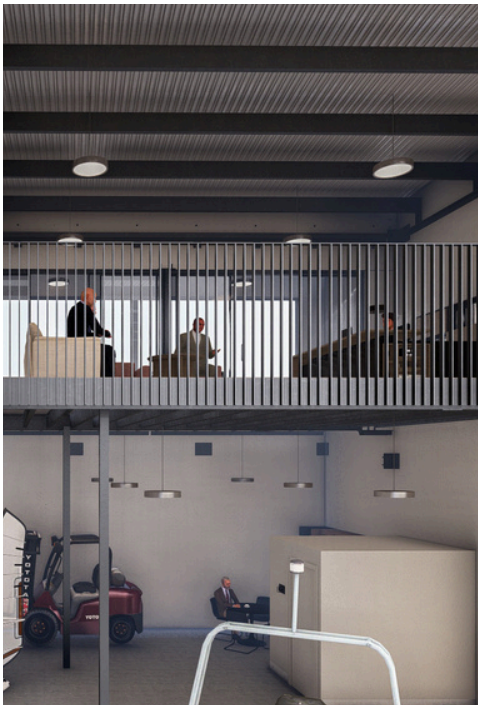
$111 /sqm
secondary net face rent

5.75%–6.25%
yield range in Q1 2026

National Vacancy Forecast

Established lower-vacancy precinct like Hackham typically see stronger rental growth than newer speculative corridors.

<4% early to mid-2026 → **~2.5%** end-2027 → **1.8%** by 2030



Sources: CBRE / Cushman & Wakefield, Q2 2026;
Cushman & Wakefield, Q1 2026; JLL; Knight Frank, Q1 2026

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Market Performance — Local Suburbs

Median house prices and growth

Hackham	**$770,500**	+16.7%
Hackham West	**$755,500**	+18.0%
Christie Downs	**$771,000**	+17.5%
Woodcroft	**$921,750**	+18.2%

Sources: Valuer-General SA (Metropolitan Median House Sales, March quarter 2026) and data.sa.gov.au (May 2026). Residential figures shown for broader area context. Commercial industrial pricing is not directly comparable but reflects the strength of demand for property in this corridor.

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Investment Highlights

- City of Onkaparinga experiencing strong population growth
- Planned 1,000+ lot release at Onkaparinga Heights
- Established industrial precinct with long-standing small business and trade tenants
- Direct Southern Expressway access to metropolitan Adelaide and McCaren Vale
- Outer South outperforming city average on rent growth and land value growth