



, Rocklea QLD 4106

## Investment - New 5 Year Lease

Commercial Investment Property

- New 5 + 5 + 5 year lease, commencing Sep 2013
- Established tenant
- Strong rental security, Cash Bond of 6mths rental + Director's Guarantees
- Current Passing Rental - \$62,615 p.a. net
- Part of a new commercial office complex
- Front tenancy with high main road exposure
- Extensive depreciation benefits, Year 1 approx. \$40,800
- Strong location only 10 km (approx.) from the Brisbane CBD
- Property is above Q100 & Jan 2011 flood levels

For further information

Industrial  
FOR SALE

240sqm



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