



3 / 109 Riverside Place, Morningside QLD 4170

For Sale: Morningside Leased Investment Property

- National Environmental Consultants offering sale with lease back investment opportunity
 - Fresh 3yr + 3yr lease term with commencing Net rental on settlement of \$48,750pa + Outgoings + GST
 - CPI or 4% annual increases (whichever is greater) plus Three (3) month bank guarantee
 - 250m²* concrete tilt panel property consists of 200m²* on ground floor plus 50m²* on mezzanine level
 - Current configuration is 40m²* office / showroom area plus 160m²* laboratory and warehouse on ground plus 50m²* mezzanine level office comprising three large air conditioned offices
 - 10yr* old property, one of only seven in the complex
- (*Approx)

Industrial
FOR SALE

250sqm

Ray White.

Jared Doyle

0408160570

jared.doyle@raywhite.com