



## 4/47 Overlord Place, Acacia Ridge QLD 4110

### Great Investment Opportunity...10% Net Return

- \* Seller wanting to lease back for 2 years at 10% return
- \* Rent will be \$85,000 net + GST
- \* Predominately solid tilt panel construction
- \* Warehouse accessed via a large electric roller door
- \* Clearspan warehouse with great internal height
- \* High 3 phase power supply
- \* 2 level air-conditioned & partitioned offices (mezz office not on plan)
- \* Load bearing mezzanine area of 40sqm (not on plan)
- \* Excellent concrete load/unload area...container friendly
- \* 562sqm on BUP plan & 110sqm mezz office + 40sqm mezzanine storage
- \* Phone Exclusive Agent Wayne Newberry to inspect

Industrial  
FOR SALE

712sqm

**Raine&Horne.  
Commercial**

**Wayne Newberry**

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