



8/20-22 Ellerslie Road, Meadowbrook QLD 4131

## New 5 + 5 Year Lease For Warehouse Investment Property

- \* Leased to long-established business "The Fairy Floss Bagging Company"
- \* 5 + 5 year lease with annual increases, security bond, and personal guarantees
- \* Tenant paying \$23,660 + GST + 100% of outgoings per annum
- \* 182m2\* concrete tilt panel warehouse unit (East facing)
- \* Includes 137m2\* of total ground floor area
- \* Includes 45m2\* of mezzanine carpeted air-conditioned office
- \* Plus a bonus 44m2\* of mezzanine storage area above preparation room
- \* Extensive fit-out including, air-conditioned preparation room, electrical upgrades, four extra sinks installed, and storerooms. All council approved
- \* Large motorised roller door (5m\* high)
- \* Car parking at the fr

Industrial  
FOR SALE

182sqm

# Ray White®

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