



**4/1 Stockwell Place, Archerfield QLD 4108**

## Compact Tilt Panel Investment fronting Boundary Road ? Must be Sold!

- \* Modern 178sqm unit in prime Archerfield location
- \* Currently returning \$18,600 p/annum Net + Outgoings + GST
- \* Lease expires 21st September 2016 with 1 Year Option
- \* Annual CPI or 4% increases plus Security Bond
- \* Tenant pays 100% of the Outgoings including management fees
- \* Clear span warehouse with up to 7.1m internal height
- \* Functional 30sqm office space with storage mezzanine above
- \* 3 Exclusive Use car spaces plus ability to drop 20ft Container
- \* General Industry B zoning allows for a variety of users
- \* Easy access to both Beaudesert & Granard Roads

Industrial  
FOR SALE

178sqm

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Contact Exclusive Agent