



**12/27 Selhurst Street, Coopers Plains QLD 4108**

## Small Tilt Panel Investment in Popular Complex

- \* Currently returning \$24,960 p/annum Net + Outgoings + GST
- \* Lease expires 30/11/2016 with 3 year option
- \* Minimum 4% annual increase plus bond & guarantees
- \* Tenant pays 100% of the outgoings
- \* Clearspan warehouse with up to 6.8m internal height & 3 phase power
- \* Electric roller door access from large concrete apron
- \* Air-conditioned ground floor office with alarm system
- \* Potential to purchase neighbouring unit being 456sqm
- \* Insulated ceiling within warehouse plus whirly birds
- \* 5 allocated car spaces included on the title
- \* Complex has designated 25m wide truck turning circle

Industrial  
FOR SALE

236sqm

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