



, Capalaba QLD 4157

High quality industrial investment sale

- 734m² industrial warehouse on two (2) strata titles
- Includes 39m² a/c ground floor office
- Additional 111m² mezzanine level including 39m² of a/c office and 72m² of load bearing storage area
- Other features - 3 phase power, access into building via three (3) driveways with multiple roller door access, generous front, side and rear parking areas and signage to busy smith street

Industrial
FOR SALE

734sqm

Lease details ? The property is leased to a long standing tenant and is a well established business operating in Capalaba for the past 35 years. The tenant has entered into a 5+5 year lease commencing 1st November 2015 at a Net annual rental of \$76,800 + outgoings & GST with CPI annual increases and a review to market at beginning of option period. A bank guarantee equivalent to t

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