



**54-56 Southgate Drive, Paget QLD 4740**

## Well Positioned Industrial Asset - New 5x5 Year Lease

This freestanding industrial asset is being offered for sale and is 100% leased to a well established corporate tenant.

Located in the well established industrial precinct of Paget, the key features of this asset present it as a high profile tenanted investment with a new 5x5 year lease, \$164,850 net pa, 12 month bank guarantee and 4% annual increases, offering an excellent opportunity to invest in the industrial market.

The lined space measures 198sqm\* in total, a 75sqm\* mezzanine storage dock sits over part of the workshop. The workshop is equipped with a 20 tonne\* overhead gantry crane and a full trade waste facility with floor grate and discharge. All 6 roller doorways (5 at full container height) are c

Industrial  
FOR SALE

1098sqm



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