



(unit 7)/11 Kyle Street, Rutherford NSW 2320

## INVESTMENT - 8% Net Return

Leased to Maximus Trade Centre - current income \$39,000pa net + GST.

Modern industrial investment positioned on the New England Highway in the Rutherford Industrial Area.

Features include:

- \* Warehouse & offices with a floor area of 327m2 (approx)
- \* Leased till 31st July 2018
- \* (3) year option after initial term
- \* Annual CPI increases
- \* Tilt panel construction.

Maximus Trade Centre is a family operated business who specialises in supply and sales of industrial, hydraulic &

Industrial  
FOR SALE

316sqm

**Raine&Horne**  
Commercial

**Paul Tilden**

0425 302 772

paul@rhplus.com.au