



36 Hemisphere Street, Neerabup WA 6031

7.49% Return

This highly recommended investment demands consideration from an astute investor. This purpose built property is a recently completed office warehouse with specialised design features way beyond your average shed.

- The building is currently leased to Klen International who is a subsidiary of Avantor Performance Materials, a US company which was founded in 1867 and has a turnover in excess of \$4 billion a year.
- Klen competes successfully with its national and international competitors and has become the largest manufacturer and supplier of Fire Assay Flux in the world.
- 4.5 years remaining on current lease with a 5 year option.
- Annual rent increases to CPI
- Significant depreciat

Industrial
FOR SALE

3419sqm

Ray White.

Brett Wilkins

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