



**2/20 Brookes Street, Nambour QLD 4560**

## Brand New Tenanted Industrial Investment | 8% Yield

- GLA 80m<sup>2</sup> (58m<sup>2</sup> GF + 22m<sup>2</sup> Mezz)
- Two exclusive car parks + ample visitor car parks
- Clean & tidy brand new industrial complex
- Located just off the Bruce Highway with easy access to both ends of the Sunshine Coast
- Tenanted on a 12 month term
- Returning 7% based on net rental
- Toilet & shower amenities inside the shed

Industrial  
FOR SALE  
  
80sqm

The Brookes St Industrial Park, Nambour is located just off the Bruce Highway and provides easy access in and out of the complex. It is clean & tidy and highly sought after with a very limited supply of small sheds for lease on the Sunshine Coast. The current tenant (Current Trend Electrical) has signed a 12 month lease and is very happy, it is unlikely that they would vacate when

**Ray White**

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