



5/300 Cullen Avenue, Eagle Farm QLD 4009

INTERNATIONAL TENANT! MODERN EAGLE FARM LEASED INVESTMENT

- 3.67* + 3 + 3 year lease to international tenant
- Tenant has 9 offices worldwide
- Annual CPI + \$1,000 rent reviews
- \$41,500 p/a current net income
- All outgoings paid by the tenant including management fees
- Director's guarantees
- 293sqm* industrial unit in highly sought after Eagle Farm
- 115sqm* a/c office over two levels
- 178sqm* clearspan, full height warehouse
- Practical office fit out with a showroom, three partitioned offices & open plan area with amenities on each level
- 3 phase power supply
- NBN internet connectivity
- Container height roller door
- Four (4) exclusive use car parks including two (2) under cover plus street parking available
- Rental upside based on recent leasing evidence
- Premium Eagle Farm Location within the TradeCoast precinct

(*approx.)

SOLD BY JACK GWYN & JARED DOYLE OF RAY WHITE COMMERCIAL TRADECOAST!

Industrial
FOR SALE

293sqm

Ray White.

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