



**7/109 Riverside Place, Morningside QLD 4170**

## **INVESTMENT SALE - EOI Closing 4:00pm 18th April 2019**

- Originally purpose-built off the plan for Grove Juice circa 2004
  - Leased to HRVST ST PTY LTD in July 2018 (<https://hrvstst.com.au>)
  - Substantial 5+5+5 year lease with Lessor friendly covenants
  - Current Net rent \$72,000p/a + Outgoings + GST
  - Greater of 4% or CPI rent reviews
  - Three (3) month Bank Guarantee including GST provided
  - 280sqm\* facility comprising office / warehouse / freezer & mezzanine storage
  - 70sqm\* custom built freezer / chiller with under-floor heaters
  - a/c first floor office in two areas plus a/c ground level showroom
  - 3 phase power, electric roller door, two bathrooms, shower
  - Attractive corner unit, modern tilt-panel construction
- (\*approx)

Industrial  
FOR SALE

280sqm

**Ray White.**

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