



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.

Jack Gwyn

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