



**5/35 Learoyd Road, Acacia Ridge QLD 4110**

## **BRAND NEW LEASED INVESTMENT - HIGH END OFFICE/ WAREHOUSE**

- 5+5 year lease to Austech Management PTY LTD
- \$81,540 p.a. net income
- Fixed 3% increases
- \$44,847 security deposit
- 453sqm\* office/ warehouse
- 104sqm\* first floor office
- 349sqm\* ground floor & warehouse space
- Warehouse height ranging from 7.5m\* - 8.4m\*
- Ducted air conditioning in both the office and showroom/ reception
- NBN connectivity
- Hot water system
- Self-contained amenit

Industrial  
FOR SALE

453sqm

**Ray White.**

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