



9/35 Learoyd Road, Acacia Ridge QLD 4110

HIGHLY EXPOSED INDUSTRIAL INVESTMENT

- 5+2 year lease to Reztor Pty Ltd trading as Tulbuz Group paying \$91,440 p.a. + Outgoings + GST
- \$22,860 security bond/ Bank Guarantee
- 3% rent reviews
- 503sqm* building on Beaudesert Road
- 97sqm* first floor office
- 406sqm* ground floor showroom/ reception & warehouse space
- Warehouse height ranging from 7.5m* - 8.4m*
- Ducted air conditioning in both the office and showroom/ reception
- NBN connectivity
- LED lighting and fantastic natural light throughout
- Hot water system
- NBN connectivity
- LED lighting and fant

Industrial
FOR SALE

503sqm

Ray White.

Jack Gwyn

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Jared Doyle

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