



**5/89 Factory Road, Oxley QLD 4075**

## **468sqm\* FULLY LEASED INDUSTRIAL INVESTMENT**

- 468sqm\* industrial investment situated in thecaves@oxley development
- 318sqm\* clear span, rectangular warehouse with large, container height roller door
- 90sqm\* ground floor office/ showroom
- 60sqm\* approved mezzanine (will be installed by the seller as condition of the sale.)
- Self contained bathroom & kitchen amenities
- Six exclusive use car spaces on title
- Fresh 3 year lease returning \$78,624p.a. Net + Outgoings + GST
- Tightly held, well connected precinct

Sale Price: \$1,357,000 (GST Exempt - going concern rule applies)  
(\*approx.)

For further information or to arrange an inspect please c

Industrial  
FOR SALE

468sqm

**Ray White.**

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