



**5/30 Dulacca Street, Acacia Ridge QLD 4110**

## 5+5 YEAR LEASE TO QUALITY TENANT

- Fresh 5+5 year lease being drafted
- \$89,490 net income
- Greater of 3.5% or CPI increases
- 3 month net rent inc. GST bond/ Bank Guarantee
- 471sqm\* total space
- 108sqm\* mezzanine on suspended concrete slab
- 363sqm\* ground floor/ warehouse
- Epoxy seal being applied to warehouse floor
- 6 allocated car spaces
- Substantial fit out (circa \$400,000) being undertaken by developer & tenant
- PWD bathroom & kitchenette
- 3 phase power and NBN ready
- Fully fenced and gate

Industrial  
FOR SALE

471sqm

**Ray White.**

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