

# Brendale Commercial & Industrial



## BRENDALE

### 191M2 TENANTED INVESTMENT EXCLUSIVE AGENCY

- 191m2 total space
- New 2 year lease with 2 year option
- Selling on a 7.25% net return
- Tenant currently paying \$19,200pa net rental
- Lease rental figure has yearly increases
- Contact the agents listed for a copy of the lease
- Classic industrial or storage unit
- Private amenities (including shower)
- Dual driveway access
- Corner Site
- Located in the Heart of Brendale
- Roller door access
- Ample onsite parking
- General Industry zoning (GI)
- Good signage opportunities
- Natural light in warehouse
- 20 radial kilometers to Brisbane CBD
- Strategic Northside location
- Good access to Airport Precinct, Sunshine Coast & Gold Coast via Bruce Hwy & Gateway Motorway

For more information or to arrange an inspection please call THE EXCLUSIVE AGENTS Stan Topp or Bill Mcilwraith of Brendale Commercial & Industrial

NB: Commercial sales prices are excluding GST. Commercial lease prices are per annum + outgoings + GST. All sizes are approximate.

## Sale

Floor Area  
Suburb  
Property ID

## SOLD

191  
Brendale  
1107

## AGENT DETAILS



STAN TOPP

☎ 0416 114 215

stan@brendalecommercial.com.au



BILL MCILWRAITH

☎ 07 3205 3000

stan@brendalecommercial.com.au