

# Brendale Commercial & Industrial



## BRENDALE

### 411M2 INDUSTRIAL WAREHOUSE TENANTED INVESTMENT EXCLUSIVE AGENCY

- 411m2 total space
- Tilt panel construction
- 99m2 office area
- 280m2 warehouse space
- Office fitout included
- First floor office
- Located in the heart of Brendale
- Roller door access
- 3 car parking spaces
- 3 phase power
- Tenanted investment
- Current tenant on a 3 + 3 year lease
- \$42,000 net rental per annum
- 100% of outgoings paid by tenant
- 4% rental increases annually
- 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 & 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

411  
Brendale  
706

### AGENT DETAILS



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