



## Lot 9 Douglas St, EMERALD, QLD 4720

### Multi-tenanted Industrial

Knight Frank is pleased to present this large-scale, tenanted industrial asset with significant development upside to the market.

The asset comprises multiple tenancies, including a crane hire company, a multi-national industrial safety company, a diesel mechanic business and multiple more.

#### Key features:

**TYPE:** Under Contract

**INTERNET ID:** SU113523

#### CONTACT DETAILS

**Elders Commercial**  
**Rockhampton**  
 Level 2/102 Bolsover St  
 Rockhampton City, QLD



- Income of \$82,292.60 + GST per annum
- Multi-tenanted industrial investment
- Large freehold landholding of 8,315 sqm (approx.)
- Commanding corner block which allows multiple access points
- 17 tenancies
- Excellent development upside with excess land (STCA)

07 4921 2347

**Adam Kelly**  
0435 812 996

For further information please contact Adam Kelly.

- Land Area 8,315.00 square metres
- Commercial Type:
- Building Area: 8,315.00 square metres
- Zoning: Light Industry











