



5 Soppa Street, TOOLOOA, QLD 4680

Tenanted Industrial Investment

Elders Commercial presents a unique opportunity to acquire a premium industrial investment with a stable income stream to commence at settlement.

The vendor is inviting offers to purchase on a leaseback basis, the proposed lease terms can be found below.

- Rental income of \$300,000 + GST + Outgoings per annum
- Triple net lease
- Lease term 18 months + an 18 month option
- High performing tenant

TYPE: For Sale

INTERNET ID: SU115399

CONTACT DETAILS

**Elders Commercial
Rockhampton**

Level 2/102 Bolsover St
Rockhampton City, QLD
07 4921 2347

Adam Kelly
0435 812 996

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Purpose built facility
- The asset has not been sold since it was built and designed by the current vendor
- 5,547 sqm of freehold land
- 2,559 sqm of NLA
- 2,174 sqm of workshop area and 385 sqm of office area
- Approx. 5.6kms to Gladstone CBD
- Approx 6.8kms to Gladstone Airport

The vendor will also consider reasonable offers from owner-occupiers who prefer purchasing on a vacant possession basis.

The asset is being offered alongside 4 Darymple Drive, Toolooa QLD, the vendor will consider proposals from purchasers in-one-line or individually.

For further information please enquire to Adam Kelly via the below enquiry section.

- Land Area 5,547.00 square metres
- Commercial Type:
- Building Area: 2,559.00 square metres



