



## 15738 Gregory Highway, CLERMONT, QLD 4721

### Industrial Investment

Elders Commercial Rockhampton is offering this Tenanted Investment For Sale via Private Treaty.

The asset is 2Ha in size and is situated on Gregory Highway which offers excellent exposure to high volumes of traffic on a daily basis.

The asset is tenanted by Nutrien Ag Solutions which is a leading supplier of agricultural supplies and other services.

Further features:

**TYPE:** For Sale

**INTERNET ID:** SU115668

### CONTACT DETAILS

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

**Neale Crow**  
0418 886 162

- 2Ha\* of freehold land (20,000\* sqm)
- Leased until 20 August 2030 by National Tenant, Nutrien Ag Solutions
- Current net income of \$149,913.95 + GST + Outgoings per annum
- Extended tenure on this site from Nutrien
- Numerous large warehouses
- Tidy office facilities
- On site residence
- Easy ingress and egress
- Substantial land holding
- 'Industry' zoned under Isaac Regional Council planning scheme

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

\*Approx.

- Land Area 2 hectares
- Commercial Type:
- Building Area: 1,750.00 square metre



