

# ZILLMERE – INDUSTRIAL INVESTMENT

## FOR SALE NOW



### 260 Zillmere Rd Zillmere

Located in the heart of Brisbane's Northside Industrial precincts comes this fully tenanted, multi unit, office warehouse/workshop at an affordable price ideal for a SMSF or private investment. With great exposure to Zillmere Rd and a lead tenant with Bridgestone on a new long term lease, this property is located in a strategic industrial area supported by a large population base and passing traffic. These older metal and brick sheds offer location and functional space suitable for a number of general industry uses. Unit 1 is a new long term lease to Bridgestone Retailer with almost 12 years history on site and all units are currently completely tenanted. Tenancy details and asking price below. Contact your preferred agent now for a full report.

**ASKING SALE PRICE: \$2,429,000 (no gst payable) YIELD: 8%**

UNIT	TENANT	AREA	\$RENTAL NPA* +gst	TERM	REVIEWS	OUTGOINGS	START DATE
1	<b>Bridgestone Zillmere</b>	471	<b>\$70,650</b>	5+5	CPI min 4%	24.6%	May 2013
2	<b>Qld Bearings &amp; Industrial Supplies Pty Ltd</b>	176	<b>\$16,339</b>	2+2	CPI min 4%	9.3%	09/01/2012
3	<b>Auto Supplies Pty Ltd</b>	123	<b>\$12,300</b>	2+1	CPI min 4%	6.5%	01/05/2013
4	<b>McLachlan Project Services</b>	340	<b>\$25,840</b>	1 yr	-	17.8%	01/07/2012
5	<b>All Strip Systems</b>	340	<b>\$30,600</b>	2+2	CPI min 4%	17.8%	01/07/2012
6	<b>Zillmere Mechanical</b>	460	<b>\$38,585</b>	3+3	CPI pa	24%	01/09/2010
	Approx Totals	1,910	<b>\$194,314</b>			by lessee	

**\*Sale & Lease prices shown do not include the GST which may be payable by buyers or lessees.  
Leased investments are sold as a going concern and do not attract gst.  
Areas m2 shown are gross building areas (BA), and are approximate.**

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