



Multi-Tenanted Eagle Farm Investment - 3.00 Year WALE

Industrial/Warehouse • Showrooms/Bulky Goods • Offices

1110 Kingsford Smith Drive, Eagle Farm, Qld 4009

Floor Area: 1,196 m²

Land Area: 1831.00 m² (approx)

Property Description

1110 Kingsford Smith Drive, Eagle Farm provides a rare investment offering on the most highly sought after thoroughfare in Brisbane's premier industrial suburb. Located less than 10* minutes from the Airport, 3* minutes from the Gateway Arterials and 15* minutes from the CBD, the property is situated in a highly strategic location. Eagle Farm is Brisbane's most tightly held suburb, with the least sale transactions recorded per year in the Brisbane City Council region.

Features include:

- Multi-tenanted & fully leased asset returning \$390,437.28 + GST per annum net
- 3.05+ year WALE (leases) in place to occupiers Odyssey Gaming and Rubicon Design and Construct
- Strong income growth potential with 4.00% fixed reviews in place
- Freehold 1,196sqm* building located on a 1,831sqm* General Industry B site
- 741sqm* of 'A' Grade office and amenities located over two levels fronting Kingsford Smith Drive, providing significant exposure
- 455sqm* tilt panel warehouse units divided across two tenancies at the rear of the boundary, utilised for storage
- Constructed in 2013, providing potential depreciation benefits...

For Sale

Please Contact JLL
Offers to Purchase

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Zoning
IN2 Industry
(General industry B)



Gibson Leembruggen

0438007443

Brendan Delahunty

0409 643 560

JLL - Brisbane

Central Plaza One Level 39, 345 Queen Street, Brisbane City...