



## PREMIUM LEASED FREE STANDER- FOR SALE

Industrial/Warehouse • Offices • Showrooms/Bulky Goods

34 Kelliher Road, Darra, Qld 4076

**Floor Area:** 1,269 m<sup>2</sup>

**Land Area:** 2002.00 m<sup>2</sup> (approx)

### Property Description

Dugan & Co are pleased to offer 34 Kelliher Road, Darra | For Sale

Investment Free Stander Returning Circa \$203,000 net p.a

Within close proximity to the Brisbane CBD and the heart of the Western Corridor, 34 Kelliher Road presents exceptional access to all Southern Brisbane transport routes (Ipswich Mwy, Logan Mwy & Centenary Mwy)

Property highlights include:

- New 1yr x 1yr Lease returning \$164,970 net p.a
- Existing 10 Yr Lease to Optus for telecommunications tower returning \$38,254 P.A. + GST with 3% annual increases and lease expiry in 2028
- 1,029sqm\* clear span warehouse
- 240sqm\* air-conditioned office over two levels
- 1 x Electric Roller door (6.5m wide)
- 10m internal height
- Onsite parking
- Truck turning circle
- 40ft container drop spaces...

**For Sale**

Contact Agent  
For Sale

### Additional Details

**Tenure Type**

Vacant Possession



**Neal Orpin**

0451271471

**Dylan Williams**

0452219419

**DUGAN & CO PROPERTY - NEWSTEAD**

Level 1, 88 Commercial Road, Newstead Qld 4006