



Best Located Industrial Opportunity in Gladstone - Brand New Long Lease

Industrial/Warehouse • Offices

62 Callemondah Drive, Clinton, Qld 4680

Floor Area: 1,811 m²

Land Area: 1811.00 m² (approx)

For Sale

\$1,500,000

For Sale

Property Description

- **Brand New 5 Year Lease + Options**
- **Tenanted By Aitken Welding Supplies**
- **Blue-Chip Rural Investment**

Hudson Kaddatz from Harcourts Coastal Commercial on behalf of the sellers, has the exclusive privilege to offer this trophy rural investment in the best placed location in Gladstone. This property is an industrial asset strategically positioned right next to the Gladstone-Clinton National Airport, it is tenanted by an east-coast welding supplies leader 'Aitken Welding Supplies' who have been operating on Australia's East Coast since 1985. This property features a brand new 5 Year Lease with 20 Year's worth of options and favourable 4% Annual Reviews. This unique asset also features an approved on-site mezzanine residence, do not miss your chance as this property will be sold.

This property is being sold as part of an QLD Wide Industrial Portfolio Sale on behalf of Aitken Welding Supplies, if you have interest in any other properties tenanted by Aitken Welding, please contact Hudson Kaddatz for details on each property.

- Commanding corner block of some 1,811m²*
- Tenanted by welding supplies leaders 'Aitken Welding Supplies'...

Additional Details

Tenure Type

Tenanted
Investment

Harcourts Coastal
COMMERCIAL

Hudson Kaddatz

0409589660

Harcourts Coastal Commercial -
BROADBEACH

Level 1, 16 Queensland Avenue,
Broadbeach Qld 4218

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