



# Blue Chip Industrial Investment

Industrial/Warehouse • Offices • Retail

65 Carnegie Street, Kalgoorlie, WA 6430

**Floor Area:**

4,460 m<sup>2</sup>

**Land Area:**

2.02ha (5.00 acres) (approx)

**For Sale**

Contact Agent

Expression of Interest



## Property Description

- **Secure new 10 year lease to 2031**
- **2 x 5 year options through to 2041**
- **100% of outgoings recoverable**

+ New ten (10) year head lease to Pacific Energy (KPS) Pty Ltd to 2031  
+ Two (2) x five (5) year options through to 2041  
+ Pacific Energy – wholly owned by QIC (Qld Investment Corp – Qld Government)  
+ Built 2021 with substantial depreciation benefits  
+ 100% of outgoings recoverable from tenant (including land tax – single unit holding)  
+ Annual CPI rental reviews with ratchet provision  
+ Expansive 20,236sqm site with dual street frontage in West Kalgoorlie industrial estate  
+ Pacific Energy: Market leader by scale in the provision of remote, off grid energy in Australia  
+ Kalgoorlie: 595km East Northeast of Perth, and one of the most resource rich areas in the world  
+ Net income - \$765,000pa + GST (approx.)

For Sale by Expressions of Interest  
Closing 4:00pm Friday 24 June 2022

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

65 Carnegie Street, Kalgoorlie, WA 6430



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