



Secure lease to large Australian based multi-national retailer

Sold

Contact Agent

Sold: Fri 24-Jun-22

Industrial/Warehouse • Showrooms/Bulky Goods

9 Ralston Road, Mount Gambier, SA 5290

Floor Area:

1,720 m²

Land Area:

3700.00 m² (approx)



Property Description

- **Ideal blue-chip investment opportunity**
- **Building area of 1,720m²***
- **Site area 3,700m²***

Colliers and Herbert Commercial are pleased to present 9 Ralston Road, Mount Gambier For Sale by way of Expressions of Interest closing 3:00pm (ACDT) Tuesday 14 December 2021, unless sold prior to.

9 Ralston Road, Mount Gambier is located only minutes to the Mount Gambier CBD, set in the well sought after Eastern industrial precinct offset from Princess Highway - the gateway to Victoria.

The precinct is shared with other reputable occupiers such as a new OTR and TOLL Transport.

The major features of 9 Ralston Road, Mount Gambier include:

- Total site area of 3,700 square metres*
- Secure rear yard, with ample hardstand and car parking
- Building area of 1,720 square metres* consisting of:
- Large warehouse of 1,520 square metres*
- Extensive fire safety and security infrastructure
- Three (3) flush delivery docks with adjustable levels and roller doors
- Drive through delivery access at ground level to Eastern wing with roller door
- Air-conditioned quality office areas of 200 square metres*, with generous common area/kitchen and full sized amenities
- The property is newly leased on a 5 + 5 + 5 year lease from 8 September 2021
- Annual gross rental of \$94,600 plus GST
- CPI annual increases, market reviews on renewal

The property is being sold by way of Expressions of Interest, closing 3:00pm (ACDT) Tuesday 14 December 2021.

For more information or to arrange an inspection, please contact the joint exclusive listing agents.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Municipality
City of Mount
Gambier

Zoning
Employment

**Parking
Comments**
Large car parking
area at the front of
the building

9 Ralston Road, Mount Gambier, SA 5290



Tom Barrett
0417827449

Colliers - ADELAIDE
Level 9, 121 King William Street,
Adelaide SA 5000