



## Core Plus Industrial Investment

Industrial/Warehouse

16 Industrial Avenue, Wacol, Qld 4076

**Floor Area:**

5,039 m<sup>2</sup>

**Land Area:**

2.18ha (5.37 acres) (approx)

**For Sale**

Contact Agent  
For Sale



## Property Description

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- **Tenanted by Brisbane City Council**
- **\$886,925 per annum net income\***
- **Additional development land (STCA)**

Colliers International have the pleasure of presenting 16 Industrial Avenue, Wacol for Sale via Expressions of Interest. This property represents an outstanding industrial investment opportunity.

The highlights of the property include:

- A secure local government tenant
- A low site cover functional industrial facility with fundamentals which have served the tenants needs well for 7 years+, whilst offering future redevelopment potential to the rear of the property
- Initial 10 year lease term expiring June 2022
- 5 + 5 year option
- Premier location in an established industrial precinct with great motorway access, diminishing land supply & a region with with less than 7% vacancy rate (as at July 2019)
- The site offers future development potential to the rear of the property'

Contact the exclusive marketing agents for more information or to arrange an inspection.

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