



Australia Post Distribution Centre - Brand New

Sold
 Contact Agent
 Sold: Tue 10-Aug-21

Industrial/Warehouse • Retail • Showrooms/Bulky Goods
 Australia Post, 29 Gordon Street, Bairnsdale, Vic 3875

Floor Area: 720 m² **Land Area:** 1905.00 m² (approx)



Property Description

- **Brand New Lease to Australia Post**
- **Brand New Buildings & Lease**
- **Essential Service Asset Class**

Brand new Three (3) year lease to March 2024 plus options to 2033.
Securely leased to Australia Post, national postal service provider fully owned by the Commonwealth of Australia.
Important Australia Post distribution centre servicing all of East Gippsland.
Fixed 2.5% annual rent increases assuring growth.
Highly sought after 'essential service' investment.
Two newly constructed industrial warehouses totalling 720sqm offering significant tax saving depreciation.
Strategic 1,905sqm Industrial 1 Zone (IN1Z) site with easy access to Princes Highway.
Situated in key commercial precinct nearby Bunnings, Mazda, Toyota, Ford, Repco and Tyrepower.
Bairnsdale: Major commercial centre servicing East Gippsland region with 42,000+ trade catchment.
Net Income: \$65,795 pa + GST

To be sold by Investment Portfolio Auction:â€
10:30am AEST
Tuesday 10 August 2021
Bidding available via phone, online, and in person at the Hilton Brisbane or remotely at our Perth and Canberra state offices, and the offices of participating conjunctional agents.

Additional Details

Building	Tenure Type
Whole	Tenanted Investment

Australia Post, 29 Gordon Street, Bairnsdale, Vic 3875



Beau Coulter
0413839898

Raoul Holderhead
0413 860 304



Matt Baylis
03 5152 3311

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street, Melbourne Vic 3000

King and Heath First National - Bairnsdale
125 Main Street, Bairnsdale Vic 3875