



Challenger National HQ Since 1984

Industrial/Warehouse • Land/Development • Showrooms/Bulky Goods

Challenger Valves & Actuators, 5-7 Glenn Street, Shepparton, Vic 3630

Sold

Contact Agent

Sold: Wed 15-Dec-21

Floor Area:

3,335 m²

Land Area:

0.57ha (1.40 acres) (approx)



Property Description

- **Brand new 5-year lease**
- **Tenant pays outgoing**
- **Recent tenant upgrade**

+ Brand new 5-year lease to June 2026 plus options to 2036.
+ Challenger Valves & Actuators: in operation since 1984 with 5 locations across Australia.
+ Investor preferred net lease terms with tenant paying all usual outgoing as per lease.
+ Fixed 2.5% annual rent reviews.
+ 3,335sqm* head office incorporates office, warehouse and hardstand. Recent \$150k tenant funded upgrade.
+ Significant 5,657sqm* site across 4 titles with important 22 on-title car spaces.
+ Situated in key industrial precinct nearby Izuzu, SPC, StarTrack & Shepparton Saleyards.
+ Shepparton: major regional city with a 100,000+ trade catchment.
+ Net Income: \$206,270 pa + GST

For Sale by Investment Portfolio Auction
10:30AM (AEDT) Wednesday 15 December 2021
River Room, Crown Casino, Melbourne

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Challenger Valves & Actuators, 5-7 Glenn Street, Shepparton, Vic 3630



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