



Absolute Trophy Industrial - New Lease to Streamline Est 1983

Sold
 Contact Agent
 Sold: Tue 10-Aug-21

Industrial/Warehouse • Showrooms/Bulky Goods • Other

Streamline Supplies, 9 Joseph Baldwin Place, Shepparton, Vic 3630

Floor Area:
 1,934 m²

Land Area:
 2689.00 m² (approx)



Property Description

- **Immaculate 1,943 sqm building**
- **Streamline Supplies - Established 1983**
- **4% rent increases/Tenant pays o/goings**

+ New 3 year lease to May 2024 plus options to 2030
+ Streamline Supplies: Long established and successful hospitality and supplies business in operation 38+ years
+ Fixed annual 4% rent increases ensuring rental growth
+ Tenant pays usual outgoings excluding land tax
+ Immaculately maintained and impressive modern 1,943sqm state-of the art office warehouse with extensive hardstand constructed to a high standard in 2012
+ Significant 2,689sqm freehold landholding
+ Strategically located amongst Visy, SPC, Freedom Foods, Furphy and Pental
+ Shepparton: major regional city with a 100,000+ trade catchment
+ Net Income: \$149,471 pa + GST

To be sold by Burgess Rawson Investment Portfolio Auction
Tuesday 10th 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
Whole

Tenure Type
Tenanted
Investment

Streamline Supplies, 9 Joseph Baldwin Place, Shepparton, Vic 3630



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