



Lot 1, Bay 2
14-16 Arizona Road CHARMHAVEN

New 5+5 year Lease

Area m²: Office: N/A
Warehouse: 445
Total: 445

\$/m²: \$1,337

Sale Price: \$595,000 + GST

GST: Exclusive

Parking: 0

Contact:

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Location:

Located in Charmhaven Industrial Estate at the southern end of Arizona Road on the western side, this industrial estate features a variety of factory/warehousing and showroom style buildings & strata units, catering for small business and bulky goods retail. with some notable occupants that include Borg Manufacturing Bunnings, Harvey Norman and Tip Top Bakery.

Description:

A great size industrial unit within a gated complex that has a new 5+5-year lease in place.

This offering is approx. 445 m2, of floor area + a mezzanine office, lunchroom, existing amenities and has two large roller s doors giving great access.

This investment will have a fresh 5+5 year lease that about to commence, with annual income of \$40,500 per annum net with annual increases of 3% or CPI whichever the greater makes this affordable industrial unit positioned within a very popular complex with Charmhaven Industrial Estate is a must to inspect.

This a is an unbelievable opportunity to purchase an industrial space with added bonus of showing a great return, and with new lease in place.

- Large industrial unit
- Zoned IN2 Light Industrial
- Net income of \$40,500 per annum