



FOR SALE

SUPERB INDUSTRIAL INVESTMENT IN NORTH QUEENSLAND. SET AND FORGET. SUPER RELIABLE TENANT.

Discover an exceptional industrial opportunity in the heart of Queensland's sugar cane country. This substantial commercial property, positioned on Goondi Mill Road, offers an impressive 1,000 square meters of floor space set on a generous 4,612 square metre block, providing ample room for expansion if required. The building is superbly constructed and is a virtually indestructible portal frame. The concrete floor and hardstand are a testament to the builders. Attention to detail is evident throughout, right down to the perfect tiling in the display and office areas. Overall, the building presents in as new condition.

The property's strategic location in Goondi Bend places it at the intersection of commerce and convenience. Situated close to the Bruce Highway, this industrial facility benefits from excellent transport connectivity, making it ideal for logistics, manufacturing, or warehouse operations.

With an excellent lease to a very long established tenant who pays the outgoings (even building maintenance), this is an outstanding investment with fantastic returns.

The lease provides for annual increases, and, combined with depreciation available from the modern building and incredible property price growth in this area over the past few years, your bank manager and accountant will love you.

Key Property Features:

- 1,000 square meters of versatile industrial space
- Constructed 2014
- Sprawling 4,612 square metre land parcel
- Prime location with Bruce Highway access
- Level, industrial-zoned land
- Excellent truck and vehicle access
- Great National Tenant
- Long lease

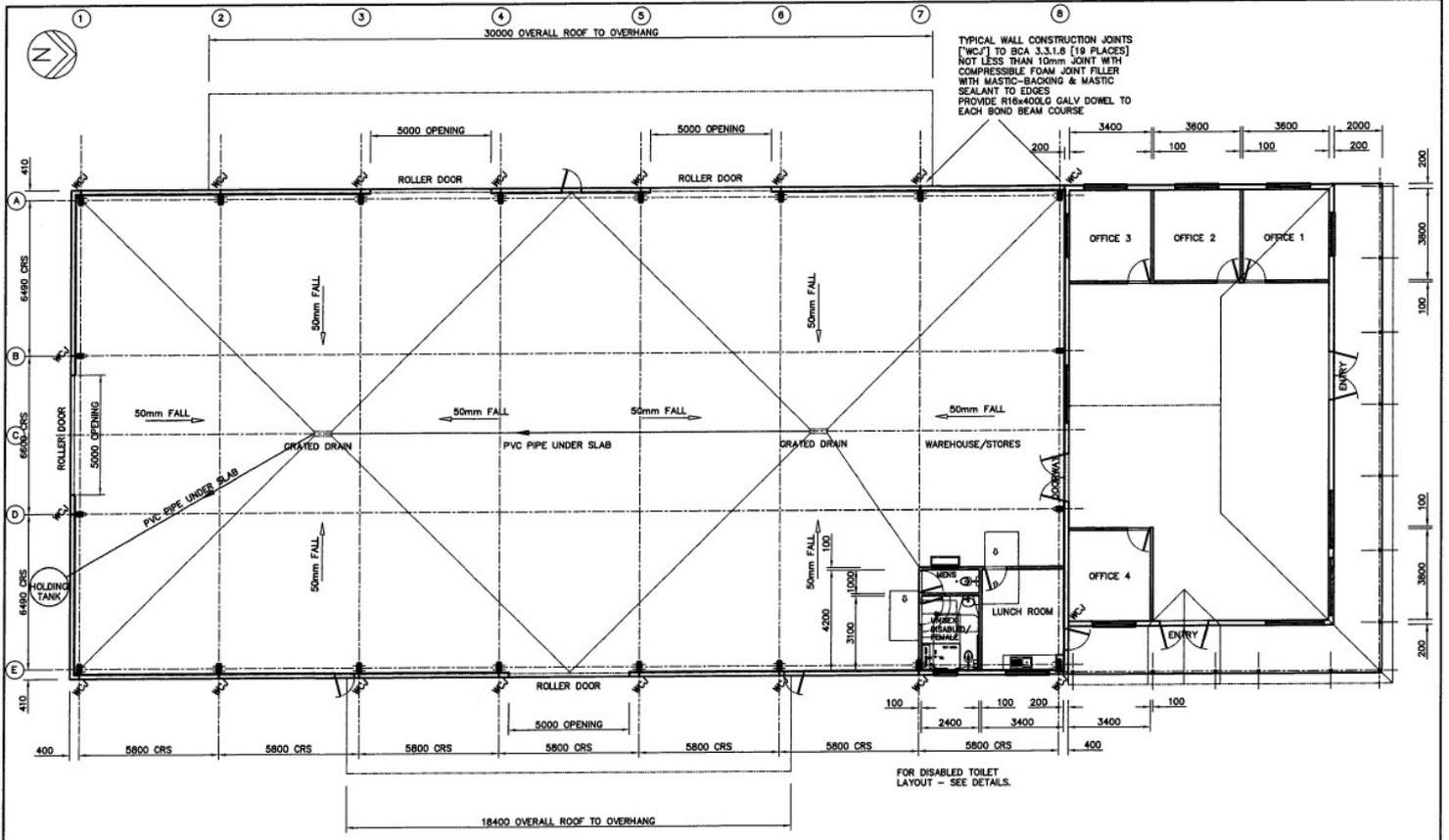
0 BED | 0 BATH | 0 CAR

PRICE:
\$2,300,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.