

Sold



**NET RENT \$146,921 p.a**  
**TENANT PAYS ALL OUTGOINGS**  
**OUTSTANDING DEPRECIATION**

**Lot 10 Beor Street St, Craiglie**





## **NET RENT: \$146,921 Per Annum, Superfund Investment With a National Tenant on a 10+5+5 Year Lease**

Dairy Farmers' - Milk Distribution Depot... Port Douglas

This purpose built, brand new state of the art facility has been constructed under the strict guidelines, specifications and requirements of LD&D Australia P/L (Lion Dairy and Drinks)

This brand new facility features;

- Floor level 1.3m above hardstand
- 12m x 7m cold-room with 4m high ceilings with 2 x sliding doors
- 12m x 4m anti-room/loading dock with 4 m high ceilings
- 2 x Tieman dock levelers, with inflatable dock shelters
- State of the Art remotely monitored refrigeration systems
- Air-conditioned Office with a separate Toilet/Shower
- 6m x 11m Secure Dry Store area with external access
- 3 phase power, LED lighting, security and monitoring systems
- Landscaped, concrete pavements, car parking & truck turning areas
- Chain wire security fencing to the boundary with entry gates
- Room to expand on existing lot

 6  2,540 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	171
<b>Land Area</b>	2,540 m2
<b>Floor Area</b>	216 m2

### **Agent Details**

Callum Jones - 0437 981 195

### **Office Details**

Port Douglas  
1/32 Macrossan St Port Douglas  
QLD 4877 Australia  
07 4099 5550



#### Real Property Description:

- Lot 10 on SP201317
- Land Area: 2541 sq m - Freehold Title
- Title Reference: 50681577
- County: Solander
- Parish: Salisbury

#### Location:

Located at the end of the Boer Street, cul-de-sac, within the Craiglie Business Park, at the entrance to Port Douglas.

Craiglie Business Park is the hub of light industrial and tourism based commercial activity in Port Douglas. Many businesses large and small have setup such as Reece Plumbing, Adams Waste, Lotsa Printing, panel beaters, surveyors, a large custom built car-wash centre, building companies, cleaning companies and tour operator businesses amongst others.

#### Investment:

The national Tenant has signed a new lease as per below summary;

- New 10 year lease signed.
- 2 x 5 year options signed
- CPI indexed rent reviews annually except when market reviews
- Market review end of each 5 years

A full lease can be supplied on request and upon signing a confidentiality agreement.

#### Summary:

This is a truly passive investment. The tenant is as secure as any tenant can get. This is the only cool-room facility in the Port Douglas area. There is great depreciation available being a new property (a full schedule is available). There is room to double the size of the facility and grow this investment. This is an extremely solid investment and will provide a superior return to bank interest with a rock solid National tenant.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*