

# FOR SALE OR LEASE

## ACACIA PRIME INDUSTRIAL DEVELOPMENTS



### **Introduction:**

On behalf of Efstathis Property Developments Pty Ltd, CB Richard Ellis is pleased to present Acacia Prime Industrial Developments at 30 Gardens Drive.

30 Gardens Drive is a strata titled industrial development which totals four units of approximately 600 square metres each.

Classified light industry under the Brisbane City Council Town Plan, these units represent the prime industrial property within the sort after Acacia Ridge region.

Acacia Prime Industrial Developments is available for investors, owner occupiers and tenants. Should you wish to discuss this opportunity please feel free to contact the undersigned.

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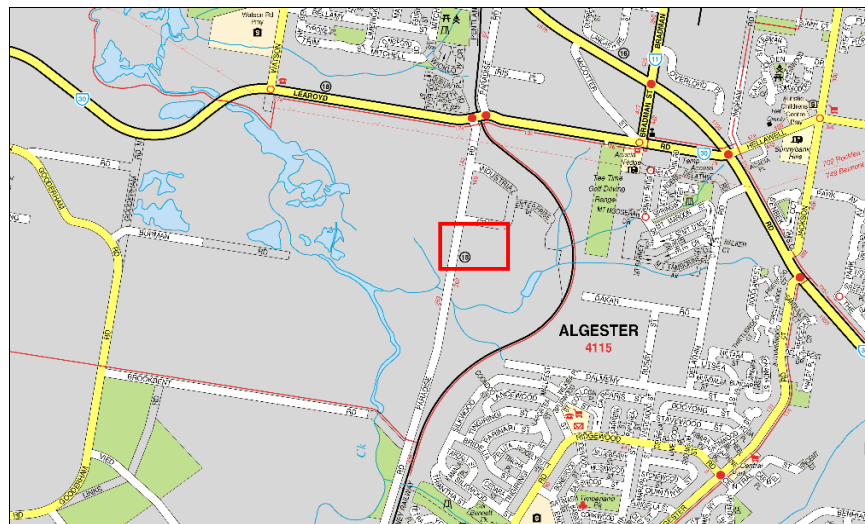
### Location:

Acacia Prime is well located in the heart of the fast growing Paradise Road Industrial Estate. Situated approximately 14 radial kilometres south of the Brisbane CBD it has excellent access to Beaudesert Road, the Ipswich Motorway and the Logan Motorway.

Approximate travelling times - The Port of Brisbane (25 minutes), CBD (25 minutes), Gold Coast (45 minutes) and Ipswich (25 minutes).

Surrounding developments consist of medium to large industrial facilities, some of the major occupiers include; Hitachi, Bluescope, Toll, Woolworths, FCL Transport, Isuzu Trucks, One Steel and Kerry Ingredients.

### Subject Location:



### Description:

**Address:** 30 Gardens Drive, Acacia Ridge

**RPD:** Lots 1-4 and common property on SP182189

**Total Site Area:** 3,705 square metres

**Classification:** Light Industry

**Local Authority:** Brisbane City Council

The complex is constructed within a brand new estate with over one third of the development dedicated to parkland. All roads are 22 metres wide that allows for great truck turning and access.

Being within the new Paradise Road Industrial Estate, having a great location and being a quality development, these units will provide an excellent investment or excellent place to grow a business.

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### Development Features:

- Construction:** Tilt slab construction with attractive office facade constructed of Stramit C clad 280 feature panelling.
- Clearance:** Minimum six metre under roof warehouse clearance.
- Roller door clearance:** Electric roller doors with a clearance of 5.4 metres. Unit 1 and 4 have two roller doors each.
- Car Parking:** Four spaces per unit for exclusive use under control of body corporate with a further fifteen spaces for the complex customer/employee use and one disabled car park.
- Staff recreation area:** Adjacent to Unit 1 is for the common use of all tenants.
- Broadband:** Broadband communication provision.
- Mezzanine:** Office fit outs with air conditioning included within price.
- (a) Downstairs sheeted on side and back walls (both sides) which includes access door out to warehouse.
  - (b) Suspended grid ceiling downstairs with lights.
  - (c) Carpets upstairs and downstairs.
  - (d) Toilet installed upstairs separate airlock with sink, toilet area also separate.
  - (e) Additional Lights in suspended ceiling upstairs.
  - (f) Two windows installed upstairs overlooking warehouse area.
  - (g) Painted upstairs and downstairs.
  - (h) Exposed polish timbre stairs with stainless steel wire balustrade finished with timber rails.

### Price List Sale & Leasing:

Unit	Mezz Office	Whouse	Total	Net Rent pa (+ GST + Out)	Sale Price (includes fit out with A/C) + GST	Income Guarantee
1 - front	97 sqm	505 sqm	602 sqm	\$69,230	\$887,800	12 mths
2 - mid/front	98 sqm	501 sqm	599 sqm	\$65,890	\$830,289	
3 - mid/rear	97 sqm	503 sqm	600 sqm	\$64,200	\$828,000	
4 - rear	98 sqm	503 sqm	601 sqm	\$66,110	\$841,325	12 mths

### For more information, contact

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- Add GST of 10% to all prices
- All outgoings payable by Lessee
- All lease rates based on minimum 5 year term
- All areas are approximate and prices are subject to change without notice 01/01/05.
- All income guarantees are based on net rentals.

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