



REGIONAL INVESTMENT OPPORTUNITY

Prime highway frontage, blue chip tenant & long lease

This quality facility includes a fully airconditioned showroom/office and warehouse. The warehouse includes 2 x gantry cranes, 5 tonne and 10 tonne respectively and has excellent access via 4 roller shutter doors allowing trucks to drive through the facility, and load and unload underneath the cranes. Of further benefit is the extensive land to the rear, and the ability to expand the facility (STCA).

Lessee	Bluescope Distribution Pty Ltd
Total Building Area	2,245m ²
Total Site Area	9,745m ²
Site Coverage	23% (approx 5,000m ² surplus land)
Lease Term	9 years
Further Term	3 x 5 years
Passing Rental	\$158,994 pa
Reviews	CPI, with underpinned rental review Oct 2011
Lease Commencement	21 October 2008



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