

148 Western Highway, **HORSHAM** INVESTMENT SALE



BLUE CHIP TENANT!

REGIONAL INVESTMENT OPPORTUNITY

Highway frontage and loads of potential

This quality facility includes a fully air-conditioned 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 to load and unload underneath the cranes.

Of further benefit is the extensive land to the rear, and the ability to expand the facility (STCA).



CONSTRUCTION | DEVELOPMENT | MANAGEMENT

RENATO PELLICANO
0418 345 051

TENANT	BLUESCOPE DISTRIBUTION PTY LTD
TOTAL BUILDING AREA	2,245m ²
TOTAL SITE AREA	9,745
SITE COVERAGE	23% (APPROX 5,000m ² SURPLUS LAND)
LEASE TERM	9 YEARS
FURTHER TERM	3 x 5 YEARS
PASSING RENTAL (EXCL GST)	\$169,856.52
REVIEWS	CPI (UNDERPINNED REVIEW OCT 2012)
LEASE COMMENCEMENT	21 OCT 2008

* Rental as at 20 Aug 2011

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