

108 Freight Street, Lytton, QLD



This cold store/freezer warehouse facility is strategically located in one of South East Queensland's most sought after industrial locations with excellent arterial connectivity to the Port of Brisbane, Brisbane Airport and the Gateway Motorway.

The warehouse is divided into 7 temperature controlled areas providing the tenant with a high level of functional flexibility. This enables the tenant to control the area required for freezer, cold store or ambient temperature warehouse, reducing energy consumption and costs.

Purpose built in 2009 the Property features include:

- 2,483sqm cold store/freezer facility;
- 8,820sqm site zoned General Industry;
- Up to 10.2 metre internal clearance height;
- Capacity for approximately 3,600 pallets;
- 6 loading docks, all with levellers;
- Fully air conditioned office space over two levels;
- Full B-Double drive around access with on site fuel and weigh bridge; and
- Large sealed and secure hardstand allowing excellent truck turning and storage.

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Underpinned by secure sole tenant JAT Refrigerated Road Services, this property has delivered returns in line with forecasts.

As the Queensland economy is forecast to continue its recovery, demand for this style property in this highly sought after area will increase, no doubt reflecting in the returns over time.



KEY DATA

PURCHASE PRICE	\$11,150,000
SETTLEMENT DATE	22-Sep-17
PRINCIPLE USE	Industrial
DATE BUILT	TBA
SITE AREA	8,820 sqm
NET LETTABLE AREA	2,483 sqm
CAR BAYS	N/A
VALUE	\$11,150,000
ESTIMATED FULLY LEASED NET INCOME	\$831,325
VALUATION DATE	30-Jun-17
VALUE/m² (NLA)	\$4,491
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$4,950,000
GEARING (LOAN/VALUATION)	44.39%

FACILITY

	AMOUNT	MATURITY
Fixed @ 2.4% + Margin	\$5,575,000	20-Sep-20

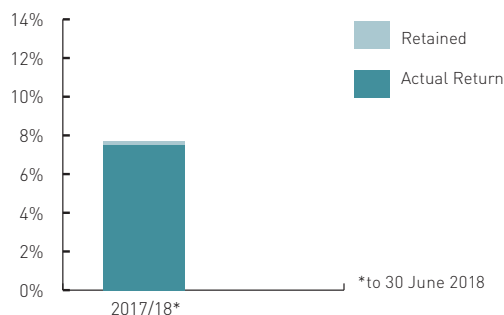
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
JAT	100%	30-Jun-23

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% DISTRIBUTED	% RETAINED	% TOTAL
FY 2018	7.50%	0.20%	7.70%

% RETURNS



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