



## Tip Top Tenanted Investment

Industrial/Warehouse

23-25 Neumann Road, Capalaba, Qld 4157

**Floor Area:** 2,136 m<sup>2</sup>

**Land Area:** 0.47ha (1.17 acres)  
(approx)

### Property Description

- 2,136sqm GFA on 4,730sqm site
- Returning \$492,933.60 net pa plus GST
- High quality commercial bakery fitout

Colliers are proud to present this unique and exciting investment opportunity to the market on behalf of our valued clients. This food production asset is a rare opportunity to park your dough in a multi-national tenanted located in a sought after industrial precinct.

The site features the following features:

- 4,730sqm\* site with substantial exposure to Neumann Road
- 2,136sqm\* concrete tilt slab building
- Fully fitout for commercial bakery operation including cold/freezer storage, climate controlled food preparation and proving facility and separate oven room.
- Tenanted by multinational tenant George Weston Foods Limited for 15 years, recently signing further extension.
- Returning \$492,933.60\* per annum net plus GST
- Leased until 2024: 4 year term commencing 25 May 2020, with 3-year option.

This property is being offered to the market via offers to purchase.

For further information including a detailed information memorandum or to arrange an inspection, please contact the exclusive agents at Colliers.

\*Approx.

### For Sale

Please contact agent  
Expression of Interest

### Additional Details

#### Tenure Type

Tenanted  
Investment



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