



## Long Term Tenancy- High Quality Building

Industrial/Warehouse • Showrooms/Bulky Goods

14-18 Enterprise Road, Mount Isa, Qld 4825

**Floor Area:** 840 m<sup>2</sup>

**Land Area:** 2643.00 m<sup>2</sup> (approx)

### Property Description

Jays Real Estate, are pleased to offer 14-18 Enterprise Road, Mount Isa, Qld. 4825, for sale.

Located on 2643m<sup>2</sup> block of freehold land and in the industrial/ commercial precinct , with notable business's surrounding the building.

The tenant Xylem is a global company who has held this tenancy long term with the current lease expiring 31/08/2024 with an additional 5 year option, returning 10%\* net return.

The property is improved with a modern industrial workshop/ warehouse with a modern office component and amenities.

The main ground floor area (840sqm) comprises of front offices with toilets, individual offices and showroom area plus adjoining workshop with attached awnings (150sqm) with a washdown bay facility.

Above the ground floor office is a recently renovated upper floor office area (110sqm) providing training/board room, staff room and store room (linked to ground floor by internal stairs).

Construction details of the building are as follows;

- Reinforced concrete footings and ground slab
- Concrete tilt panel external walls with colourbond to shed on steel frame
- Plasterboard internal linings to the office ...

**For Sale**

**\$1,150,500 Neg**

**For Sale**

### Additional Details

<b>Building</b>	<b>Car Spaces</b>
Whole	12



**Nellie Smithurst**

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