



## 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 2643m2 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
- Suspended grid pattern ceiling to the upper floor
- Aluminium framed windows & glass panel entry doors with timber internal doors
- 5 tonne gantry crane and mercury vapour lighting to warehouse
- Fully air-conditioned office areas

Ancillary improvements;

- Extensive concrete hardstand
- Security boundary fencing and large sliding gate.
- Street landscaping
- Front carpark (6 open and 6 under shade sail)



Building is a rare find in Mount Isa and with a great global tenant this is a great opportunity for the astute Investor and Superannuation Funds. Contact Nellie on [nellie@jaysre.com.au](mailto:nellie@jaysre.com.au) or Alana Thinee on 0418 206 996 [jaysre.com.au](http://jaysre.com.au)

**Nellie Smithurst**

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**Sold**

Contact Agent

Sold: Tue 28-Sep-21

### Additional Details

Building	Car Spaces
Whole	12