

# INDUSTRIAL UNIT SALES & LEASING EVIDENCE








**SALE**  
EVIDENCE




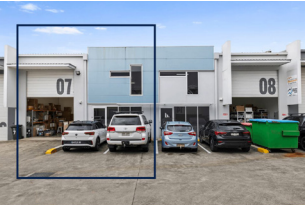



# SALE EVIDENCE

Below is a snapshot of recent comparable sale transactions.

	Address	Suburb	Deal Date	Building Area	Sale Price (\$)	Rate/SQM
	1/185 Toombul Road	Northgate	Unconditional Pending settlement	200 sqm*	\$1,325,000	\$6,625/sqm
	3/185 Toombul Road	Northgate	Unconditional Pending settlement	100 sqm*	\$595,000	\$5,950/sqm
	4/185 Toombul Road	Northgate	Unconditional Pending settlement	200 sqm*	\$1,235,000	\$6,175/sqm
	5/185 Toombul Road	Northgate	Unconditional Pending settlement	100 sqm*	\$595,000	\$5,950/sqm
	8/185 Toombul Road	Northgate	Unconditional Pending settlement	251 sqm*	\$1,507,000	\$6,300/sqm

# SALE EVIDENCE

Below is a snapshot of recent comparable sale transactions.

	Address	Suburb	Deal Date	Building Area	Sale Price (\$)	Rate/SQM
	2/109 Riverside Place	Morningside	May-24	249 sqm*	\$1,315,000	\$5,281/sqm
	7/160 Lytton Road	Morningside	Apr-24	160 sqm*	\$920,000	\$5,750/sqm
	3/8 Container Street	Tingalpa	Oct-24	399 sqm*	\$2,450,000	\$6,140/sqm
	11/28 Dunhill Crescent	Morningside	Sep-24	185 sqm*	\$1,060,000	\$5,730/sqm
	2/6 Palmer Place	Murarrie	Sep-24	436 sqm*	\$2,200,000	\$5,046/sqm








# LEASE EVIDENCE





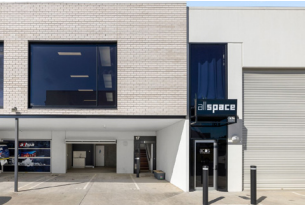

## LEASE EVIDENCE

Below is a snapshot of recent comparable lease transactions.

	Address	Suburb	Deal Date	Building Area	Annual Rental	Rate/SQM	Tenant
	5/88 Flinders Parade	North Lakes	Sep-23	168 sqm*	\$42,000 p.a Net	\$250 p/sqm	Undisclosed
	1/88 Flinders Parade	North Lakes	Sep-23	131 sqm*	\$36,930 p.a Net	\$282 p/sqm	Platinum Tippers
	8/37 Flinders Parade	North Lakes	Oct-23	101 sqm*	\$31,000 p.a Net	\$307 p/sqm	Undisclosed
	3-5 Peter Rash Court	Caboolture	Jul-23	650 sqm*	\$213,000 p.a Net	\$327 p/sqm	Stoney Creek Campers
	3/70 Fison Avenue West	Eagle Farm	Sep-23	274 sqm*	\$68,500 p.a Net	\$250 p/sqm	Undisclosed

## LEASE EVIDENCE






Below is a snapshot of recent comparable lease transactions.

	Property Address	Suburb	Deal Date	Building Area	Annual Rental	Rate/sqm	Tenant
	1/201 Da Vinci Aiport Precinct	Brisbane Airport	Oct-24	734 sqm*	\$234,880 p.a Net	\$320 p/sqm	QFD
	7/39 Dunhill Crescent	Morningside	Feb-23	112 sqm*	\$32,305 p.a Net	\$288 p/sqm	Eyetek Pty Ltd
	17/37 McDonald Road	Windsor	Sep-22	117 sqm*	\$41,067 p.a Net	\$351 p/sqm	Undisclosed
	624 Gympie Road	Lawnton	May-24	165 sqm*	\$50,000 p.a Net	\$303 p/sqm	Transport Compliance
	2A/25 Leda Boulevard	Morayfield	Mar-24	245 sqm*	\$72,275 p.a Net	\$295 p/sqm	Morayfield Sportsphys



## LEASE EVIDENCE


Below is a snapshot of recent comparable lease transactions.

	Property Address	Suburb	Deal Date	Building Area	Annual Rental	Rate/sqm	Tenant
	7/3 Enterprise Street	Tingalpa	Mar-24	150 sqm*	\$47,267 p.a Net	\$315 p/sqm	Undisclosed
	20/3 Enterprise Street	Tingalpa	Oct-23	152 sqm*	\$54,068 p.a Net	\$355 p/sqm	All Car Detailing
	16/23 Margaret Street	Southport	Jun-23	85 sqm*	\$27,000 p.a Net	\$317 p/sqm	New Boda Cleaning
	4/192 Evans Road	Salisbury	Jun-23	222 sqm*	\$66,000 p.a Net	\$297 p/sqm	Redsure Insurance
	7/109 Riverside Place	Morningside	Sep-23	280 sqm*	\$79,567 pa net	\$284 p/sqm	Farmers Pick



# LEASE EVIDENCE

Below is a snapshot of recent comparable lease transactions.

	Property Address	Suburb	Deal Date	Building Area	Annual Rental	Rate/sqm	Tenant
	2/8 Production Avenue	Molendinar	Jan-23	143 sqm*	\$43,900 p.a Net	\$306 p/sqm	All Car Detailing

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