

10/33-35 Adler Circuit Yarrabilba 4740 QLD Australia

Offered is a strata industrial investment in the prestigious “The Brute on Adler” industrial precinct, situated between Brisbane and the Gold Coast. The development was only recently constructed, and we have been offered the first opportunity to acquire this investment, exclusively and off market.

The subject property is Lot 10 has a total NLA of 275m²*, comprising a 171m²* ground floor warehouse and a 104m²* mezzanine office, plus 4 allocated parking bays. The entire complex is of a high spec build and will accommodate several uses. Of importance, this development is in one the best locations within this area with easy access to the main highway and is only 2-minute walk from a town centre underway development as we speak. The property comes with a 12-month leaseback with the developer at rents we believe to be still slightly under market value. Rethink investing met with the developers in person and onsite and can attest to how good of an investment this is. In summary, this is a solid industrial investment that comes with ample depreciation benefits and will provide its incoming owner a net income of \$66,000* in net income pa, after all outgoings.



Key Information

Investment Type	Industrial
Purchase Price	\$1,100,000
Net Yield	6%
Property Market Status	Off Market



Key Highlights

Brand new concrete warehouse/office investment

- One of two top locations within the entire development site
- High quality fittings
- Zoned: Mixed Use
- Permitted: Storage/Warehouse
- NLA: 275m2*
- Net income: \$66,000*pa
- 171m2* - High Bay concrete industrial warehouse
- 104m2* - A-grade A/C mezzanine office with full amenities
- Ability to drop 40-foot containers on site
- Selling side to enter a fully net lease with all outgoings payable
- 4 allocated parking bays
- Access to warehouse via container high roller door
- Secure complex: Electric gates at entry, electric roller doors & CCTV

Background Information

How old is the asset?	New build 2024
Vendors reason for selling?	Developer Sale
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	Yes
Are the seller & tenant related parties?	Yes
How long has the current tenant been on-site?	0 Days
How long have they been in business overall?	0
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes



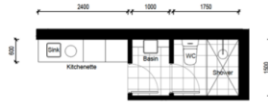
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WAREHOUSE SUMMARY

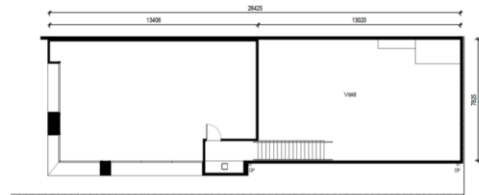
UNIT No.	GR	FF	TOTAL
WH10	171m ²	105m ²	276m ²



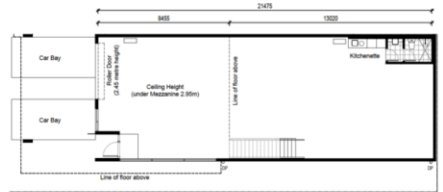
Detailed Plan - Amenities



KEY PLAN Site Plan



First Floor Plan



Ground Floor Plan



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Location Information

Yarrabilba is a rapidly growing suburb, strategically positioned between the Gold Coast and Brisbane, offering easy access to these two major cities. Approximately 40kms from Brisbane's CBD and 45kms from Surfers Paradise on the Gold Coast, Yarrabilba offers the best of both urban and coastal lifestyles. The suburb boasts a range of amenities including schools, parks, shopping centres, and healthcare facilities. With its modern infrastructure, community-centric design, and ongoing development projects, Yarrabilba is an upcoming location for families and professionals seeking a balanced and vibrant suburban lifestyle. There are several developments aimed to support Yarrabilba's rapid growth and accommodate to its expanding population.

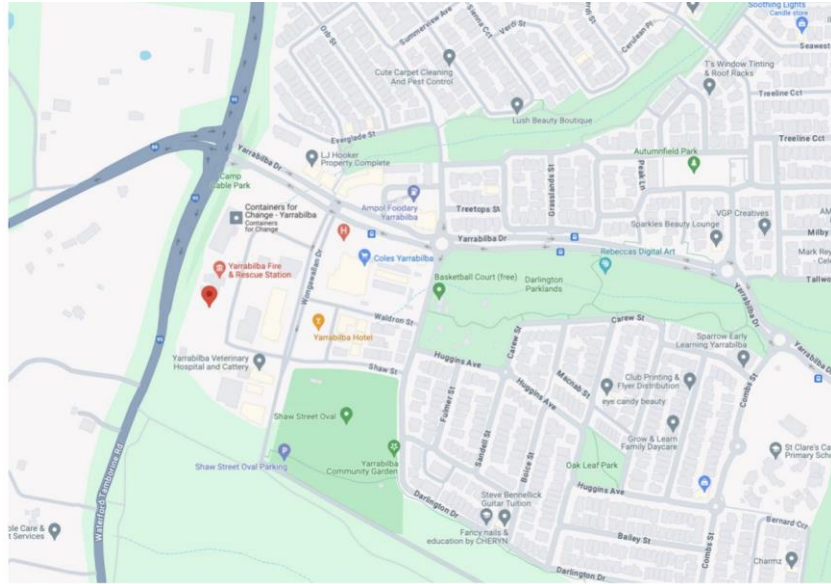
- **Infrastructure:** The QLD Government, Logan City Council, and key developers have committed to a \$1.2 billion infrastructure agreement for the Yarrabilba region that will fund essential infrastructure over the next 45 years. The first 6 years alone will see up to \$400 million invested, supporting over 130 construction jobs annually. Source
- **Education:** Yarrabilba is gaining new educational infrastructure with two primary schools, a state high school, and an independent school planned or recently opened. Source
- **Commercial & Retail Expansion:** The Yarrabilba Town Centre is a focal point of the region's development, with a new shopping precinct featuring major retailers like Coles and McDonald's,



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creating nearly 190 jobs and a \$30 million investment from Coles.



Tenant Information

Financial Overview

Unit 10

NLA 275m2*

Lease Type Fully Net

Lease Length 1 Year

Lease Start: NOV/DEC 2024

Lease End: NOV/DEC 2024

Annual Rent: \$66,000* pa + GST & Outs

Outgoings 100% payable by the tenant

OVERVIEW	Unit 10
NLA	275m2*
Lease Type	Fully Net
Lease Length	1 Year
Lease Start	NOV/DEC 2024
Lease End	NOV/DEC 2024
Rent	\$66,000* pa + GST & Outs
Outgoings	100%

Rental Comparison



4/33 Adler Circuit, Yarrabilba – 211m2 – \$236/m2

9/33 Adler Circuit, Yarrabilba – 218m2 – \$240/m2

13/8 Dickson Circuit, Yarrabilba – 157m2 - \$207/m2 (storage only)

Offer to Purchase

Offer to Purchase	\$1,100,000
Initial Deposit	\$21,000
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days



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