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INVESTING

8/16 Transport Avenue Paget 4740 QLD Australia

Offered is a prime industrial strata investment in Mackay's thriving Paget industrial precinct, leased to an auto repair mechanic. Located within the sought-after Nexus Business Park, constructed in 2007, this property benefits from excellent connectivity to Mackay's CBD, airport, and railway lines, enhancing its appeal to a range of tenants. Zoned low-impact industry, the property has a 220m2* NLA, comprising 170m2* in warehouse space and its residual being office space. The unit features a ground-floor reception, spacious upper-level offices, and essential amenities such as a handicapped-accessible toilet, shower, and lunchroom. It also comes with 2 exclusive parking bays and a hardstand area in front of a 5m clearance roller door. The property is leased to Diesel Electrics Australia. They are on a newly signed 2-year fully net lease to 2026. There are 3.5% fixed increases built into their lease, plus the tenant pays all outgoings including management fees and body corporate levies. This well-located and easy-to-manage industrial investment provides its incoming owner with a first-year net income of \$44,000* pa, backed by a landlord-favoured lease term.



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Key Information

Investment Type	Industrial
Purchase Price	\$585,000
Net Yield	7.5%
Property Market Status	Off Market

Key Highlights

- Solid industrial investment in thriving Paget business park
- High yielding industrial investment
- Zoned: Low impact industry
- Net income: \$44,000* pa
- NLA: 220m2*
- Parking: 2 allocated bays
- New 3-year lease to 2027, and 1-year option to 2028
- Assured growth: 3% fixed annual increases
- Fully net lease allowing hassle-free management
- Easy access to Bruce Highway and Mackay CBD
- Previous tenant: ETS Geotechnical

Background Information

How old is the asset?	Built 2007
Vendors reason for selling?	Cashing Out
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?	No
How long has the current tenant been on-site?	1 year
How long have they been in business overall?	
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No



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Location Information

Mackay is an economic powerhouse and one of Queensland's fastest growing coastal regions with a population of over 125,000 residents. Its diversified economy is driven by globally recognized engineering sectors, resurging agribusiness, and significant growth in education, healthcare, logistics, tourism, and construction industries. Regarding business activity, Mackay saw an annual economic output of around \$22.92* billion and contributed a Gross Regional Product (GRP) of \$10.5 billion, contributing more per capita to the QLD Government than any other area in the state. Spearheading this performance, Mackay is home to over 10,000* registered businesses and supports 54,000* jobs with health care being the largest employment sector. The region is continuing to grow, driven by a strong economic base and investments into its emerging industries tourism and new technology.

Queensland Growth

Queensland's \$500 billion economy has been supported by continued, strong population growth and a resource boom over the past two decades, exceeding the national average and placing the state in a strong position to exceed growth expectations. In the 12 months leading up to April 2024, QLD has seen a 2.2% growth rate in its retail trade during, resulting in an increase of \$137 million in trade turnover. QLD achieved the third-highest population growth rate of 2.6% during the 12 months leading up to June 2023. Regarding employment, for the year ending in April 2024, the QLD growth rate rose again by a further 3.96%, employing over 111,000 individuals.



125,162
2023 population
forecast ¹



\$424 million
Mackay region's infrastructure projects
approved in FY22²



970km
North of Brisbane
CBD³



Retail Trade
2nd largest employment
industry³



\$22.925 billion
Mackay annual economic
output ¹



54,582
Number of local jobs
created in the region¹



Tenant Information

Diesel Australia



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Financial Overview

Tenant: Diesel Electrics Australia

Annual Rent: \$44,000

Initial Term: 2 Years

Start: 7/10/2024

End: 7/10/2026

Options: 1-year

Annual increases: 3.5%

Security: Bank Guarantee of 3 months' rent + GST (\$15,687)

Outgoings: Tenant pays 100%, including MGMT and Body Corporate fees.

Rental Comparison

8/16 Transport Avenue, Paget - 220m² - \$200/m²

12/16 Transport Avenue, Paget - 123m² - \$272/m²

8 & 17/ 20 Caterpillar Drive, Paget – 582m² - \$176/m²

3/37 Connors Road, Paget – 515m² - \$170/m²

Offer to Purchase

Offer to Purchase	\$585,000
Initial Deposit	\$21,000
Due Diligence	14 days
Finance Days	days
Settlement	14 days



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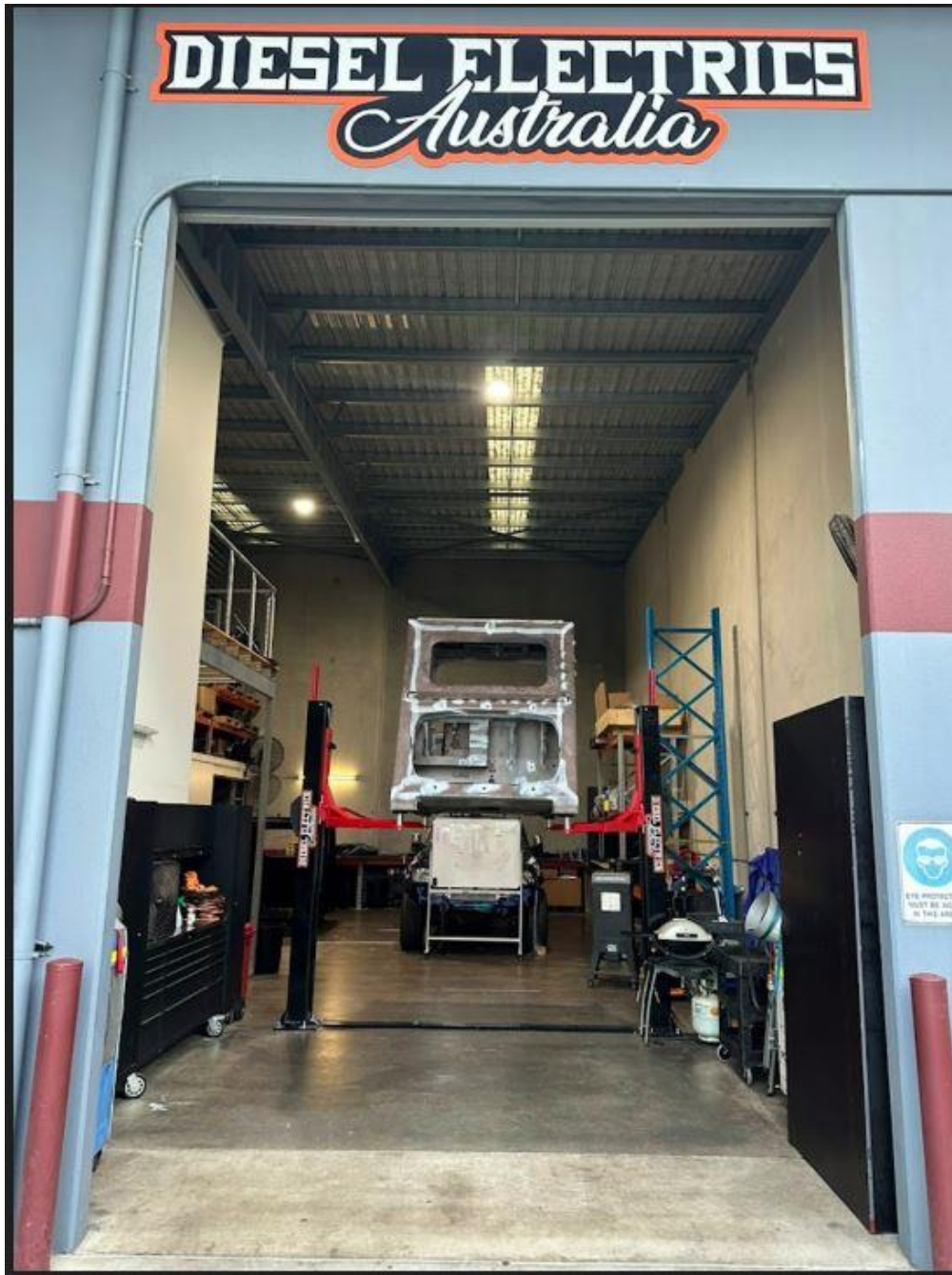


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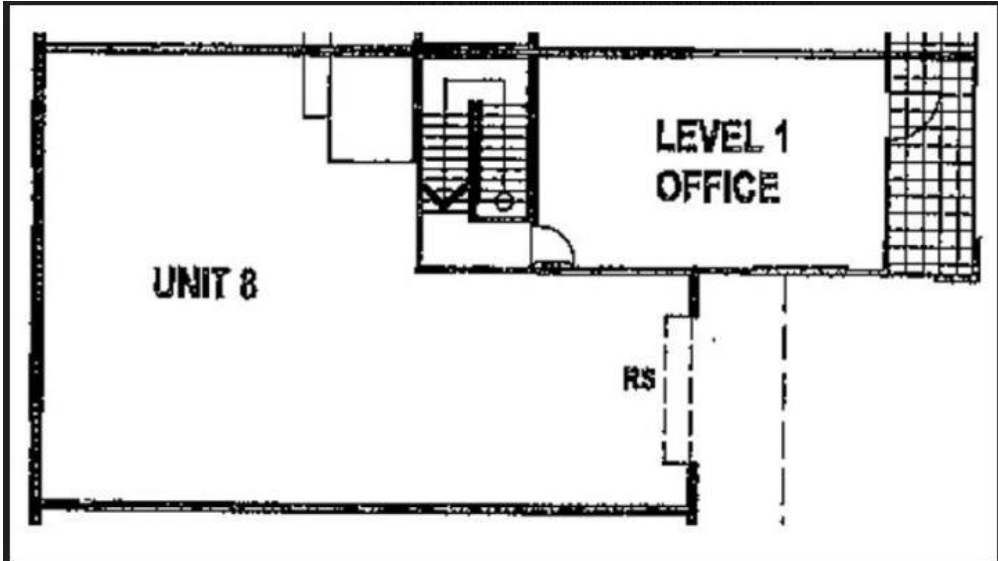
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Disclaimer:

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