



## **1-15 Research Street Coolum Beach 4573 QLD Australia**

This is a once-in-a-lifetime opportunity to acquire the premium industrial centre located in tightly held Coolum Eco Park estate which is the Sunshine Coast's second largest industrial estate.

The warehouse area is constructed from concrete panels with an internal clearance of approximately 9 metres\*. The layout comprises eight compartments with access between each compartment via 6 metre\* wide cut outs with rapid response fire doors allowing each compartment to be sealed off. Access to the warehouse is available on all four sides of the building via 24 roller doors which are 4.86 metres\* wide. Each compartment has its own amenities with five of the eight compartments also accommodating small mezzanine office areas.

A 12.5 metre\* wide awning attached to the western side of the building provides all weather loading and the ability for drive around access for larger vehicles. The main office area is a feature of the property and sits on the corner of Research Street and Quanda Road. Constructed from a combination of concrete panels and glass shop fronts, this freestanding, two level building provides a number of design features including a large void area in the second level which provides an impressive reception area showcasing the buildings 7 metre\* height. It also provides for pedestrian access to the warehouse via a covered bridge on the second floor.

The site is fully fenced with 1.8m high black chain wire fencing to the northern and western boundaries and 1.8 metre\* high black Palisade Fencing to the Eastern and Southern boundaries. There are a total of 99 car parks\* with an additional 47 motorcycle car parks\*.

This industrial property is secured with a brand new 7-year net lease with further 2 x 7-year options extending the lease to 2045 with QuikCorp - Sunshine Coast success story that commenced operations in the 1990's and has grown into Australia's largest builder of customised, fit for purpose vehicle builds including emergency service vehicles, spraying technologies and mining related uses.

This property represents an exceptional buying opportunity. Don't miss the chance to capitalise on this fantastic opportunity to purchase a tenanted investment in a fully developed area with minimal option ever available.



### Key Information

Investment Type	Industrial
Purchase Price	22400000.0
Net Yield	6.25
Property Market Status	Off Market

### Key Highlights

- 7-year WALE returning \$1,400,000 per annum net\*
- Well established, high growth industrial precinct within the Sunshine Coast
- A highly functional, near new concrete tilt panel building on a corner site
- Secured by a well established, innovative manufacturer that services government departments nationally and internationally
- Site Area: 16,170 m2 (4 acres)
- 9,433 m2 plus 1,464 m2 owning
- High Impact Industry Zoned Land - 24/7 approved
- Located in the Coolum Eco Park estate which is the Sunshine Coast's second largest industrial estate. It's situated 12 kilometres\* west of the Bruce Highway and just 2 kilometres\* from the Sunshine Motorway providing efficient access to the fast growing Sunshine Coast residential and commercial sectors

Other features of the property include:

- On-site 1200kva transformer providing significant power supply to the property.
- Electric Vehicle charging stations
- External Undercover lunch area

- Airlines throughout the building

### Background Information

How old is the asset?	2022
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?	No
Are the seller & tenant related parties?	Yes
How long has the current tenant been on-site?	2 years
How long have they been in business overall?	1990 Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes

### Location Information

Combined with the adjoining Centra Park estate, the Coolum industrial precinct comprises approximately 170 hectares\* of industrial land with over 200 individual lots in the precinct making it one of the largest industrial hubs on the Sunshine Coast.

Coolum is a 15 minute\* drive from Maroochydore's CBD (via the Sunshine Motorway) and 20 minutes\* from Hastings Street, Noosa Heads. Geographically, Coolum is centrally positioned to all major centres and destinations on the Sunshine Coast.

Apart from Quik Corp, other major occupiers within the estate include Weir Minerals, Zone RV, Direct Freight Express, Coates Hire, Humes Doors, Salt Air Modular Homes, Ozzy Cranes, Sunshine Mitre 10, National Storage and Parmalat.

Coolum has established itself as the major industrial hub for the northern region of the Sunshine Coast. Its proximity to the recently upgraded Sunshine Coast Airport has further enhanced its appeal with demand from owner occupiers and tenants increasing significantly over the past 18 months.

One of the key benefits of Coolum for industrial operations is its close proximity to the Coolum



R E T H I N K<sup>®</sup> | I N V E S T I N G

township, as well as its proximity to the Sunshine Motorway which offers easy access north and south throughout the coast.

### Tenant Information

Quik Corp

QuikCorp – Australia's Leading Engineering, Spray Solutions and Fire Vehicle Manufacturer

Australia's largest builder of emergency vehicles, customer service bodies for numerous industries and an innovator in spray and customised equipment for the treatment of noxious weeds for Government departments, contractors and farmers domestically as well as the United States, Canada and New Zealand.

### Financial Overview

Please refer to attached



RETHINK®

| INVESTING

<b>Lessee</b>	Quik Corp Pty Ltd ACN 081 235 556
<b>Initial Lease Term</b>	7 years
<b>Lease Commencements</b>	Upon Settlement
<b>Options</b>	2 x 7 years*
<b>Tenancy Area</b>	Whole of the land and the buildings as described herein.
<b>Commencing Income</b>	\$1,400,000 per annum* plus GST and outgoings
<b>Permitted Use</b>	Manufacturing, Warehousing, minor retail and office
<b>Outgoings</b>	100% of outgoings paid by the Lessee and will include  Council rates, water & sewerage charges, insurance, land tax, air-conditioning, repairs and maintenance, management (capped at 1% of income) fees and garden and landscape maintenance.
<b>Annual Reviews</b>	3.0%
<b>Market Reviews</b>	On the commencement of the first and second further terms
<b>Guarantees</b>	3 months rental plus GST

### Rental Comparison

Subject Property: \$148 Per Sqm

29 Hi Tech Drive, Kunda Park

Building: 378m<sup>2</sup>

Land: 787m<sup>2</sup>

\$57,000 net \$150/m<sup>2</sup>

Oct 2023

Older style metal clad facility. Inferior

1 Palmetto Street (Cnr Kikuyu Rd), Chevallum

Building: 1202m<sup>2</sup>

Land: 2,057m<sup>2</sup>



\$204,340 net

\$170/m2

March 2024

Brand new warehouse under construction at present. Comparable

21 Service Street, Kuluin

Building: 839m2

Land: 1,420m2

\$146,825 net

\$175/m2

May 2024

Brand new office and warehouse in central location. Comparable

8 Technology Drive, Warana

Building: 734m2

Land: 1,228m2

\$117,440 net

\$160/m2

July 2023

Modern tilt panel office and warehouse.

### Offer to Purchase

Offer to Purchase	22400000.0
Initial Deposit	250000
Due Diligence	28 days from contract execution days
Finance Days	28 days from contract execution days
Settlement	21 days from unconditional status days





RETHINK® | INVESTING

[More Images](#)





RETHINK® | INVESTING







RETHINK® | INVESTING





RETHINK®

INVESTING







RETHINK® | INVESTING



Disclaimer:

The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.