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## **2 86 Quanda Road Coolum Beach 4573 QLD Australia**

Centrally located on the coast in the sought after Coolum Eco Park, Palmier is just 20 minutes\* from Noosa and 15 minutes\* from the Maroochy CBD.

The property benefits from excellent street frontage due to its corner position and features generous on site parking with great accessibility for larger vehicles. The high-end finishes, coupled with exceptional functionality, are perfect for the tenant.

Palmier, French for palm tree, is further expressed in the building's façade and landscaping surrounds, offering a truly unique environment for likeminded businesses searching for that wow factor. Each unit features high clearance storage capabilities, upgraded 3 phase power supply, multiple roller doors (electric), kitchenette, multiple bathroom facilities (male/female/disability accessible) and well-proportioned mezzanines for versatility.

This property is secured with a brand new 3-year net lease with further 3 options extending the lease to 2031. It also boasts landlord friendly 3% fixed increases.

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	\$1,702,250
Net Yield	6%
Property Market Status	Off Market

### Key Highlights

- Brand new development - Significant Depreciation Benefits
- Only 6 units in the complex - Other 5 units are sold
- 3 phase power – larger capacity to enhance operational efficiency
- Multiple roller doors – high clearance and automatic
- Approved mezzanines – maximise space utilisation and functionality
- Double height glazing – abundant natural light
- Road exposure and dual access – optimal visibility and convenience
- High quality build ensuring durability and style: LED lighting, NBN, automatic doors, tinted glazing and premium finishes
- Palm Springs inspired landscaping design elevates the visual appeal of the surroundings
- Great staff amenities: Kitchenette, male and female w/c plus additional disability compliant bathroom including a shower
- Plenty of on site parking

### Background Information

How old is the asset?	Brand new
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?	No
How long has the current tenant been on-site?	
How long have they been in business overall?	Years
Is the property in a flood zone?	Yes
Is this lease a leaseback arrangement?	No



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### 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.

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

### Tenant Information

Dharma Bums Pty Ltd

Dharma Bums | Sustainable & Stylish Women's Activewear & Athleisure – Dharma Bums Yoga and Activewear

### Financial Overview

Please refer the attached file

- **Nett Lettable Area:** 618 m2
- **Commencement Date:** 20th January 2024
- **Term:** Three (3) years and two (2) months
- **Option/s to Renew:** 1 option of three (3) years
- **Rent:** \$102,135 per annum plus outgoings plus GST (if applicable) payable in advance by monthly instalments.
- **Rent Start Date:** 20th March 2024 (Seller to cover the 2 months rent free period)
- **Rent Reviews:** Market review at exercise of option and 3% increase All other years
- **Outgoings:** Unless prohibited by law, the Lessee must pay the Lessor all expenses paid or payable by the Lessor in relation to the premises including, without limitation:
  - Charges, levies, rates, taxes and other impositions payable to any authorities; and
  - Expenses of administering, maintaining, managing and operating the property

**Note:**

\*\*The above lease information was obtained by using the signed agreement to lease, the lease to be reviewed during the DD.



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### Rental Comparison

Subject Property: \$165 Per Sqm

1 Palmetto Street (Cnr Kikuyu Rd), Chevallum

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

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

\$204,340 net

\$170/m<sup>2</sup>

March 2024

Brand new warehouse under construction at present. Comparable

21 Service Street, Kuluin

Building: 839m<sup>2</sup>

Land: 1,420m<sup>2</sup>

\$146,825 net

\$175/m<sup>2</sup>

May 2024

1, 3 & 4/86 Quanda Road Coolum Beach QLD 4573: Currently on the market | Sizes ranging from 479 -675 m<sup>2</sup>: \$180 Per Sqm

72-74 Link Crescent Coolum Beach QLD 4573: Currently on the market: \$217 Per Sqm

1/11 Machinery Avenue, Warana: 399 m<sup>2</sup> | \$175 Per Sqm | 22-02-2023

2/11 Endeavour Drive, Kunda Park: 336 m<sup>2</sup> | \$177 Per Sqm | 23-01-2023

7 Edison Crescent, Baringa: 502 m<sup>2</sup> | \$236 Per Sqm | 23-04-2023

### Offer to Purchase

Offer to Purchase	\$1,702,250
Initial Deposit	\$30,000
Due Diligence	28 days from contract execution days
Finance Days	28 days from contract execution days
Settlement	21 days from unconditional status days



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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.