



## 4 410 Newman Road Geebung 4034 QLD Australia

Presenting an outstanding industrial/office investment opportunity, located at 4 410 Newman Road, Geebung, QLD 4034.

The 289 m2 of net lettable area is currently being fully leased to 2 separate commercial tenancies, offers diversification, stability, and promising returns.

The property is located just 15 Kms to the Brisbane CBD and only 14 Kms to the Brisbane's International Airport. Testament to the profile and strength of this tenancy and the location, this property is surrounded by several high-profile operators such as Bridgestone Tyres, L & H Electricals, Snap Printing, Stihl, David Moss Corporation and Midas.

Industrial investments positioned in high growth areas via an established companies are rarely available on the market. Therefore, we encourage your strong consideration of this outstanding investment opportunity.



### Key Information

Investment Type	Industrial
Purchase Price	\$1,150,000
Net Yield	5.82%
Property Market Status	Off Market



### Key Highlights

- Dual income combined \$67,000 PA Net + GST
- Reliable Tradies leased until May 2026 with options
- Oscars Cafe leased until July 2028 with options
- 289 m<sup>2</sup>• NLA across both tenancies
- Recently refurbished office/warehouse
- Rental WALE: 2.42 approx.
- Positioned between national retailers Bridgestone Tyres & L&H Electrical
- Highly sought-after Industrial / Office type of an investment opportunity
- Just 15 Kms to the Brisbane CBD
- Just 14 Kms to the Brisbane Airport and 25 Kms to Port of Brisbane

### Background Information

How old is the asset?	1990
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?	Various
How long have they been in business overall?	Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

### Location Information

Geebung is situated in the centre of the Northside of Brisbane between Sandgate and Gympie Roads. This location allows excellent access to all northern arterial routes, Gateway Motorway, Airport & Port. Geebung also has two train stations and is only 15 kms north of the CBD.

### Tenant Information



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#### Oscars Cafe & Lunch Bar:

"Welcome to Oscar's Café & Lunch Bar, your friendly neighbourhood takeaway spot in Geebung! Since 2013, we've been dedicated to serving up fresh, delicious fast food that keeps our customers coming back for more. Our bacon, egg, and cheese rolls are a local favourite, alongside our mouthwatering roast pork that has won the hearts of many. We take pride in our warm, welcoming service, ensuring every visit feels like catching up with friends. Pair your meal with a cup of our rich Crosspatch coffee for the perfect pick-me-up! Whether you're grabbing lunch on the go or treating yourself to a tasty snack, Oscar's is here to make your day brighter. Come in and experience the community vibe that makes Oscar's so special!"

#### Reliable Tradies:

Home // Reliable Tradies

### Financial Overview

#### Ground Floor Tenant:

- Tenant's Name: Oscar's Cafe
- Lease Duration: 30-07-2023 to 29-07-2028
- Options: 5 years in options to 2033
- Annual Increases: 4% (Next increase in July 2025)

#### First Floor Tenant:

- Tenant's Name: ReliableTradies
- Lease Duration: 15-05-2024 to 14-05-2026
- Options: 3 years in options to 2029
- Annual Increases: 4% (Next increase in May 2025)
- Outgoings (Seller Provided Information \*)
- Rates: \$3,316 PA approx.
- Body Corporate: \$3,475 PA approx.
- Water: \$1,800 PA approx.
- Management: \$4,614 PA approx. @ 7%
- Plus, a small amount for fire servicing

Net Income: \$67,000 (Seller Provided Information\*)

\* To be verified during the due diligence



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### Rental Comparison

Subject Property: \$231 Per Sqm

Retail / Office Property:

15 Virginia Street Geebung QLD 4034 (Offices): Currently on the market, \$229 Per Sqm for 210 m2 of NLA

17 Ashton Place Banyo QLD: Leased, \$230 Per Sqm for 1,200 m2 of NLA

Industrial / Office Property:

34 Morrisby Street Geebung QLD: Office: \$275 per Sqm for 163 m2 and industrial: \$165 Per Sqm for 270 m2

### Offer to Purchase

Offer to Purchase	\$1,150,000
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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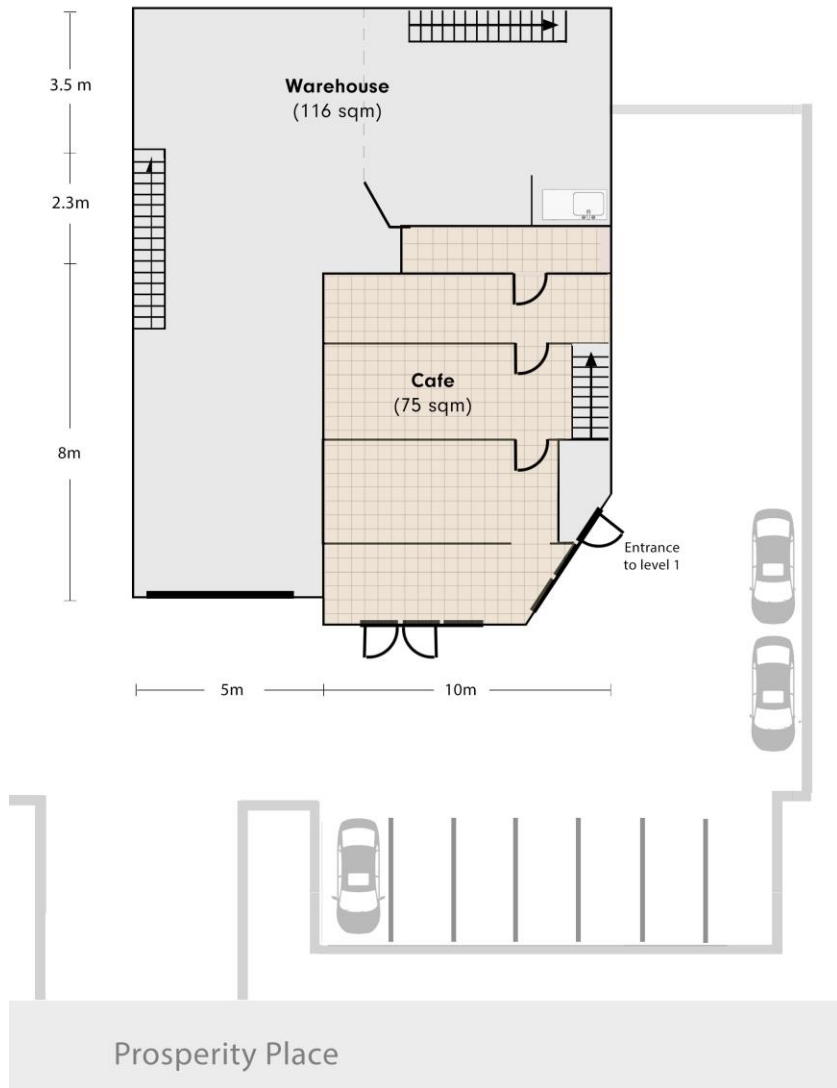
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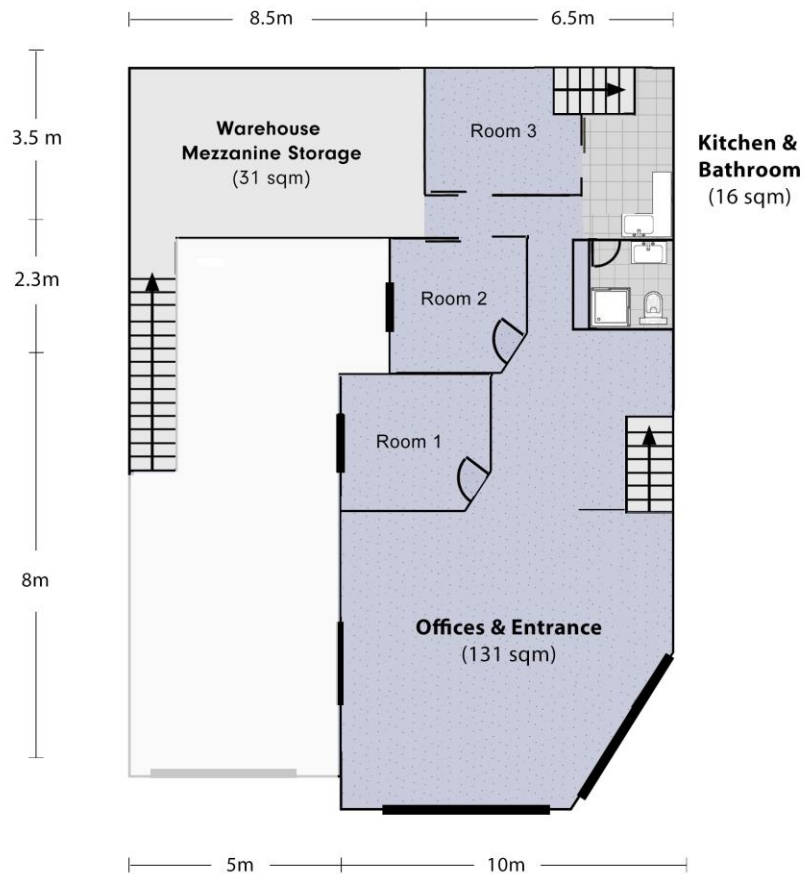


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## First Floor



### 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.