

August 13 , 2015

Commercial Property



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Noosaville sale tops \$1 million

Health Centre attracts top bids





Growth sparks relocation

A NATIONAL data hardware distributor has secured an office/warehouse at Tingalpa in the Australian TradeCoast precinct in Brisbane's east through Ray White Commercial.

The property at 2/31 Millennium Place, Tingalpa, was leased in a deal negotiated by Jack Gwyn and Jared Doyle of Ray White Commercial Brisbane TradeCoast on behalf of Millennium Raceway.

Mr Gwyn said the new tenant needed a larger warehouse for their growing business.

"They were impressed with the internal presentation of the facility, which comprises an approximately 628sq m warehouse which has been fully painted internally to minimise dust and there is also a 108sq m office space," he said.

"With the consent of the owner, the tenants intend

to boost the office area by approximately 144sq m over two levels."

Mr Doyle said the owners, who operated a remote control car racing facility in the same complex, were pleased to see a new tenant in a seamless transition from their previous lessee.

"This is a great commercial building which offers dual container height roller doors in the warehouse as well as three-phase power and fantastic natural light," he said.

"The office is fully data-cabled and the unit has its own bathroom and kitchen facilities as well as ample on-site car parking."

The unit has been leased for three years at a net rental of \$101,200 per annum, which was negotiated up from \$88,320 per annum net with the condition that the office be extended.

Further inquiries to Mr Gwyn on 0424 807 166 or Mr Doyle on 0408 160 570.



NEW BASE: The unit at Tingalpa has been leased for three years at a net rental of \$101,200 per annum.

PHOTO: CONTRIBUTED



Blue Chip CBD Investment

5/65 Main Street, Hervey Bay QLD

- \$124,929.93 + GST (Gross rent)
- Floor Area 403m²
- Government tenant in place with 3 yr lease – 3 yr option
- 2 exclusive under cover car parks & rear security gated car parks
- Excellent exposure - Located in the CBD of Hervey Bay
- Office fully fitted out - kitchen facilities
- Strata titled premises

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John Bone 0433 980 948

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Investors soar in with successful bid

A MODERN commercial building with Jetts Fitness as an anchor tenant at Noosaville on the Sunshine Coast has been sold at auction by Ray White Commercial Noosa for \$1,501,000.

The two-storey building with about 340sq m of lettable area at Lot 4/5 Gibson Rd, Noosaville, was sold to local investors by Ray White Commercial Noosa's Paul Forrest and John Petralia on behalf of a local investor.

Mr Petralia said the property attracted strong interest and continues a run of Ray White Commercial Noosa's auction properties selling above the reserve.



STRONG INTEREST: Local investors paid \$1,501,000 for a commercial building featuring Jetts Fitness as an anchor tenant at Noosaville.

PHOTO: CONTRIBUTED

"There was keen competition for the property which is 40% leased to Jetts Fitness Noosa, with the remaining space home to a professional

centre tenanted by a number of medical and allied health professionals," he said.

"The net rent from this multi tenanted property is

approximately \$135,802 per annum plus outgoings and GST."

Mr Forrest said the distinctive complex sat boldly opposite the Noosa Village Shopping complex and was positioned on busy Gibson Rd, which is a major thoroughfare between Noosa Heads and Noosaville.

"As a high-exposure building with plenty of parking in front and at the rear of the building, this property represented a solid and attractive investment," Mr Forrest said.

Further inquiries to Mr Petralia on 0414 812 719 or Mr Forrest on 0408 985 254.

Ray White

Service Station Site

'The Village' Oonoonba, Townsville

- Vacant land area: 9,345m²*
- Proposed fuel/retail site
- Corner location Abbott Street and Lakeside Drive
- 175m²* frontage to Lakeside Drive
- Fully serviced site
- 3.5km* to CBD
- 70,000* residents within the catchment area

Expressions of Interest

Closing Thursday 10 September 2015 4pm

Mark Dann 0408 778 756

Adrian Pascoe 0417 622 240

Graeme Russell 0448 410 067

raywhitecommercial.com Property ID 1338816

*approx.

Ray White Commercial QLD/ Townsville



Outline Indicative Only

Operation brews up big plans for new Hendra headquarters

LEADING coffee-roasting business Wolff Coffee Roasters has found a new headquarters for its growing operations at Hendra in Brisbane's inner north. The company established five years ago by master roaster Peter Wolff has secured a warehouse/office at 140 Gerler Rd, Hendra, in a deal negotiated by Ray White Industrial Milton's Paul Anderson and Dan Costello of Ray White Commercial (Qld).

Mr Anderson said Wolff Coffee Roasters was moving from nearby Banyo to larger premises in the 630sq m facility at Hendra.

"This particular site generated strong interest from a mix of industries," Mr Anderson said.

"The attraction for tenants was the convenient location

coupled with the fact the site was a standalone facility.

"The facility which also has plenty of car parking will be great for Wolff Coffee Roasters as it offers excellent exposure to Nudgee Rd and is within close proximity to the Brisbane CBD."

Mr Costello said it was exciting to see a well-established company such as Wolff Coffee Roasters take up space in the local area.

"Wolff Coffee Roasters is not only in the roasting of coffee beans, but also the training and technology behind making a luxurious coffee experience," he said.

The company has taken out a 5 + 5 year lease at a net rental of about \$130 per sqm per annum.

Further inquiries to Mr Anderson on 0438 661 266 or Mr Costello on 0417 733 470.



ON OFFER: The open-plan warehouse with a mezzanine office space located at 41/38 Kendor St, Arundel, goes to auction on August 20. PHOTO: CONTRIBUTED

Auction nears for open-plan warehouse in industrial hub

A TENANTED warehouse/office in the hub of one of the Gold Coast's thriving industrial suburbs is offered for sale via auction through Ray White Commercial.

The open-plan warehouse with a mezzanine office space is located at 41/38 Kendor St, Arundel, and is being marketed by Ray White Industrial Gold Coast team leader Steve Macgregor and sales and leasing executive Lachlan Marshall.

Mr Macgregor said the 162sq m property included a showroom and reception area with glass shopfront, providing an array of business potential.

"The complex has an ideal location, with easy access to Brisbane Road and facilities and it is only 15 minutes' drive from the Southport CBD and close to most of the major arterial road networks," he said.

"This particular region of the Gold Coast is seeing a constant rise in its population and business prospects, as neighbouring companies such as Billabong, StarTrack and Bunnings are all utilising the convenient location and train networks.

"The property itself has a variety of uses, as the open-plan warehouse includes additional mezzanine storage

area, three-phase power, a high internal clearance with electric roller door and great signage exposure to Bunnings Superstore."

Mr Marshall said the current tenants take advantage of local trade opportunities along with close proximity to warehouses and manufacturers and local facilities.

"The current tenants are on a 12-month lease ending in April 2016 at a rental of \$24,000 per annum."

The auction will be held at 11am on Thursday, August 20 at the Gold Coast Turf Club, Bundall.

Further inquiries to Mr Macgregor on 0410 679 664.

Knight Frank



RECEIVERS & MANAGERS APPOINTED

FOR SALE: Leased service station

116-118 Sugar Road, Alexandra Headland QLD

- Lot 1 on RP176929
- Service station rent of \$135,795 pa* plus currently untenanted workshop
- Site 2,133 sqm*
- Established facility in Alexandra Headland
- Exposure to high volumes of passing traffic
- Service station leased until 7 October 2021

07 3246 8888

Jason March 0434 075 997
Chris Bailey 0419 642 407

View at KnightFrank.com.au/2267584

KPMG
cutting through complexity
Under instructions from Ian Richard Hall and John Christian Giddens as Receivers & Managers

*Approx





Freehold Hotel and Bottle Shop

'Village Green Hotel', Grafton

- Freehold hotel with bar, bistro, six EGMs and bottle shop
- Average weekly bottle shop turnover in 2015 of \$105,352*
- Located in strong regional centre 3.5* hours to Brisbane
- Total hotel turnover in financial year 2015 of \$7,400,000* (ex GST)
- Hotel enjoys large residential catchment area with low competition from proximate venue

Expressions of Interest
Closing Wednesday 26 August 2015 5pm
Blake Edwards 0421 400 530
Andrew Jolliffe 0438 733 447
raywhitehotels.com.au

*approx.

Ray White Hotels Australia





Industrial Subdivision — Individually or in One Line

Highlands Industrial Estate
Pilot Farm Rd, Emerald, QLD

- 1km* from Emerald Airport & 4km* from Emerald CBD
- Lot 1 – 1,926m²*
- Lot 5 – 2,329m²*
- Lot 6 – 2,147m²*
- Lot 9 – 3,671m²*
- Lot 10 – 14,490m²*
- Lot 200 – 32.59ha*
- Lots 1, 5, 6, 9 & 10 on SP252466, Lot 200 on SP261412

Under instructions from Ian Richard Hall and John Christian Giddens as Receivers and Managers

Expressions of Interest
Closing Friday 11 September 2015 4pm
Mark Dann 0408 778 756

Clinton Adams 0428 875 875
raywhitecommercial.com Property ID 1325099
Ray White Commercial Queensland

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CD ADAMS
REAL ESTATE

*approx.

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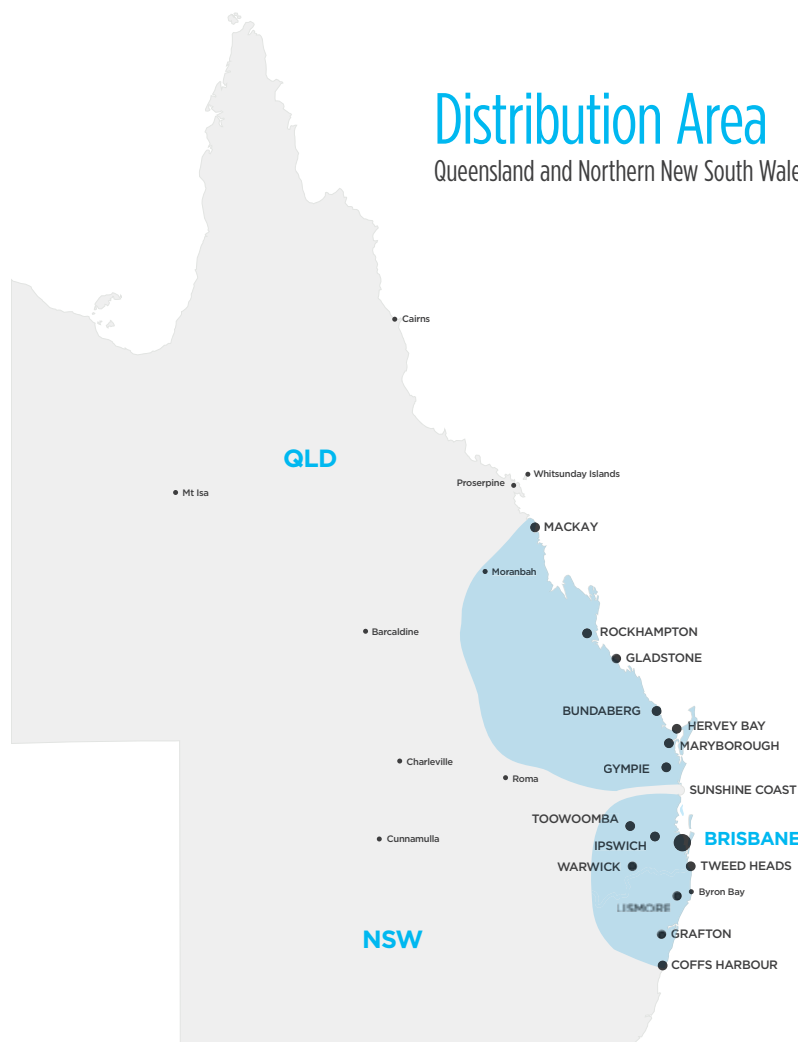
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