

Commercial Property

November 26, 2015



realcommercial.com.au

Sams

warehouse

OPEN 7 DAYS

Divide and conquer

Turning one into three





Bank on competitive bidding

A RETAIL complex anchored by a long-term tenancy to Suncorp at Strathpine on Brisbane's northside is being offered for sale via auction by Ray White Commercial.

The property in an established commercial precinct at 412-418 Gympie Rd, Strathpine, is being marketed by Ray White Commercial (Qld) director of sales John Dwyer.

Mr Dwyer said the 1944sq m site was comprised of four titles and offers a gross lettable area of about 543sq m with Suncorp occupying a 282sq m tenancy.

"The property returns an estimated net rental income of approximately \$90,000 per annum," he said.

"Suncorp has a five-year lease expiring in October, 2019, with two five-year options.

"The other tenant is Ireland's Pool Supplies which has operated on the site for

more than 30 years.

"They have a three-year lease expiring in February, 2019, plus one three-year option."

Mr Dwyer said the offer also included vacant land currently used as a car park.

"There is a rare vacant site within this established commercial precinct and future value-add opportunity with favourable commercial zoning," he said.

"The property is well presented with excellent exposure to Gympie Rd, with more than 30,000 cars passing per day."

Strathpine is in the Moreton Bay Regional Council local government area about 22km north of the Brisbane CBD.

The auction will be held at the Ray White auction rooms on Level 26, 111 Eagle St, Brisbane, from 10am on Wednesday, December 16.

Further inquiries to Mr Dwyer on 0439 034 010.



ESTABLISHED PRECINCT: The 1944sq m site is comprised of four titles and offers a gross lettable area of about 543sq m with Suncorp occupying a 282sq m tenancy.

PHOTO: CONTRIBUTED

Ray White



Outline Indicative Only

Leased Car Park Investment

Callemondah 34 Bensted Road

- International tenant
- Net income of \$550,000 p.a.*
- Site consists of three lots totalling 3.73ha*
- Potential for future development

Expressions of Interest

Closing Thursday 17 December 2015 4pm

Mark Dann 0408 778 756

Dale Ware 0417 643 517

raywhitecommercial.com

Property ID 1393306

*approx.

Ray White Commercial Queensland/Gladstone

Ray White



Fully Equipped Nursery off New England Highway

Cabarlah 99 Castle Road

- Total land area: 3.604ha*
- 648m²* two sheds, office block, ablution block and greenhouses
- Three bedroom house on-site utilized as manager's accommodation
- Equipped site — rolling bench system, watering booms fully fitted with Privea Climate Control system, heating and cooling

Expressions of Interest

Daniel McNamara 0417 642 965

raywhitecommercial.com

Property ID 1386208

*approx.

Ray White Commercial Toowoomba

Ray White



11 Sources of Income — All in One Location

Allenstown 87 Upper Dawson Road

Set on a 1,545m²* allotment this property offers ten individual studio apartments as well as an additional church which has been transformed into a three bedroom residence.

- Six apartments currently rented at \$180 per week
- Residence rent appraised at \$280 per week
- Lots 1-2 on RP6 06106
- Quality long term tenants in place
- Convenient location

Auction

Saturday 12 December 2015 10am

Venue On-site

Trent Neven 0407 597 303

raywhitecommercial.com Property ID 1388342

*approx.

Ray White Rockhampton City



NEW HEADQUARTERS: HSW has locked in a tenancy in the 750sq m building at 1/30 Millenium Place, Tingalpa. PHOTO: CONTRIBUTED

Importer secures site in industrial precinct

HSW Imports has leased a warehouse/office in an industrial precinct of Tingalpa in Brisbane's east for its new headquarters. HSW has taken up a tenancy in the 750sq m building at 1/30 Millenium Place, Tingalpa, in a deal negotiated by Sean O'Connor of Ray White Industrial Milton. Mr O'Connor said HSW approached him with a highly specific requirement to locate a building with an insulated warehouse of tilt panel construction. "Due to the nature of the goods they were

storing, the property had to be kept at a constant cool temperature," he said. "After inspecting many properties, the building in Millenium Place was deemed to be the most suitable for HSW." Mr O'Connor said the Tingalpa property had been available for lease with multiple agents since July this year. HSW has secured a 3 + 3 year lease at a net rental estimated at between \$100-\$120 per sqm per annum. Further inquiries to Mr O'Connor on 0403 389 338.

Healthy return on unit purchase

A COMMERCIAL retail unit at Mooloolaba on the Sunshine Coast with a popular hairdressing salon as a long-term tenant has been sold by Ray White Commercial North Coast Central's Emily Pendleton for \$325,000. The 62sq m ground-floor strata unit at 102/29 First Ave, Mooloolaba, was sold to a local investor on behalf of a private investor for a net yield of 8.3%.

Ms Pendleton said the vendor had previously occupied the unit but had decided to relocate to larger premises in Mooloolaba to service her growing clientele. "When the tenancy became available it was snapped up another hair dressing salon known as Double Shot Hair," Ms Pendleton said.



TENANT IN PLACE: A local investor has bought the 62sq m ground-floor strata unit at 102/29 First Ave, Mooloolaba. PHOTO: CONTRIBUTED

"With a secure, brand new 3 x 3 x 3 year lease in place returning 8.3%, the property was offered for sale and was purchased by a local investor. This has been a great outcome for all concerned." Ms Pendleton said the unit

was located in a niche precinct of Mooloolaba. "The property offers excellent exposure and there is plenty of parking available," she said. Further inquiries to Ms Pendleton on 0402 435 446.

KnightFrank.com.au

For sale by offers to purchase closing Tuesday, 15 December at 2pm AEST

Mixed acreage residenital / eco-tourism development opportunity

220 ha* – Mt Cudmore Road, Bermerside QLD

- Private access to Hinchinbrook Island National Park and Hinchinbrook Channel
- DAs in place 82 resi lots (1 acre plus) / 49 scenic cabin sites (partial works completed)
- Earmarked riverfront site for caravan park (STCA)

07 3246 8888

Donald Watson-Brown 0438 081 088
Ryan O'Hanlon 0400 260 207
View at KnightFrank.com.au/2538379

*Approx

Ray White

Major Strategic Land Holding

Dalby 1 Etty Street

- 2.23ha* (5.51* acres) on four titles
- Within 1.1km* from Dalby CBD
- Designated Light Industry current use transport terminal
- Excellent location with major highway frontage and dual access
- Industrial sheds, office, house, hard stand area

Ray White Dalby

Sale \$750,000

View By appointment

Brian Laverty 0405 601 816

Roger Lyne 0427 698 866

raywhitecommercial.com

Property ID 1089665

*approx. RWC481

Ray White

EOI CLOSING

Multi-Tenanted Investment — Commercial and Residential

Dalby 104 Cunningham Street

This CBD opportunity features 535.6m²* lettable building area (plus 90m²* al fresco dining) with modern units and fit-out on a 338m²* block. Net income \$124,000 p.a.*

Ground Floor:

- The Coffee Club tenancy area 226.19m²* with 90m²* licensed al fresco dining area
- The Beauty Bar tenancy area 74.61m²*

First Floor:

- Two units with two and three bedrooms, kitchen, lounge and bathroom/balcony

Expressions of Interest

Closing Thursday 3 December 2015 4pm

Brian Hodges 0419 355 394

Roger Lyne 0427 698 866

raywhitecommercial.com Property ID 1386099

Ray White Commercial Toowoomba/Dalby

*approx. RWC457

Media site sells for \$2.6m

A MULTI-tenanted commercial building at Garbutt in Townsville used by regional television and radio broadcasters has been sold by Ray White Commercial Townsville for \$2.6 million.

The Southern Cross media site at 43 Dalrymple Rd, Garbutt, was sold to Sydney investors by Ray White Commercial Townsville directors Graeme Russell and Adrian Pascoe on behalf of a local owner for a yield of 9.8%.

Mr Russell said the buyers were attracted to the property because of its strong yield compared with capital city markets and quality lease covenants.

“The property is leased to Southern Cross Media through to August 2019 and Protech Personnel to November 2017 and is returning combined net rental of \$255,409 per annum,” he said.

“The property offers a building area of 1564sq m on a land area of 3720sq m.

“It is centrally located within minutes of the CBD and industrial estates.”

Mr Pascoe said the building was configured to suit the purpose of regional television with a high level of technology such as back-up generators and antennas.

“The building is a back-up for Brisbane and can take over operations if the Brisbane studio is unable to broadcast. It runs a whole chain of FM radio stations as well.

“The well-presented property features full drive-through capability, ample on-site parking, a corner location and a high-quality fit-out.”

Further inquiries to Mr Russell on 0448 410 067 or Mr Pascoe on 0417 622 240.



STRONG YIELD: Sydney investors have paid \$2.6 million for the Southern Cross media site in Townsville. PHOTO: CONTRIBUTED

PRIME WATERFRONT DEVELOPMENT LAND

34 The Esplanade, Tin Can Bay



- **Rare Waterfront Opportunity**
- **A range of flexible Development options (Town Planning report available)**
- **Motivated Vendors & Must Be Sold!**
- **966sqm (Approx) Allotment**

Asking Price \$540,000

Rob Keam
0418 708 137



Peter Ward
0412 001 700



Road exposure draws serious interest

A FREESTANDING industrial building at Hemmant in the Australia TradeCoast precinct in Brisbane's east has been sold by Ray White Industrial Milton for \$1.2 million.

The warehouse/office facility at 1327 Lytton Rd, Hemmant, was sold to a local investor by Ray White Industrial Milton Principal Stephen Ferguson on behalf of a private owner for a yield of 7.5%.

“The offers to purchase marketing campaign attracted more than 30 inquiries and a total of seven inspections were made and we received three formal expressions of interest offers,” he



SECURELY FENCED: The tilt panel building offers a net lettable area of about 590sq m and is on a land area of 819sq m. PHOTO: CONTRIBUTED

said. “The vendor is leasing back the property for the next 12 months as he is building a new facility in the TradeCoast precinct.”

Mr Ferguson said the tilt panel building offered a net lettable area of about

590sq m and was on a land area of 819sq m.

“The property is securely fenced and gated and enjoys excellent exposure to Lytton Rd with huge signage possibilities,” he said.


“The site has plenty of on-site parking as well as seven exclusive car spaces.

“With limited stock in the TradeCoast precinct, and businesses needing to be close to the Port of Brisbane, there is usually demand for this type of property.”

Hemmant is located 11km from the Brisbane CBD and is about five minutes' drive from the Port of Brisbane.


Further inquiries to Mr Ferguson on 0412 803 244.

jll.com.au/properties



Major strategic land holding within a PDA

EXPRESSIONS OF INTEREST



Boundary indicative

CQU Rockhampton Priority Development Area, Rockhampton, QLD

- Prominent 80ha* land parcel available for development, within broader 189ha* precinct
- PDA focused on creating a vibrant mixed use retail and residential development, providing for a high quality integrated masterplanned outcome, with access to both the Bruce Highway (Yaamba Road) and Yeppoon Road
- Strategically located adjoining Central Queensland University's Rockhampton North campus, the university's main campus and administrative centre, providing for a range of complementary demand drivers and uses
- Located within close proximity to major amenity including Stockland Rockhampton, Red Hill Homemaker Centre, Masters Rockhampton and Glenmore State High School
- Opportunity to partner with State Government, through Economic Development Queensland (EDQ) on flexible commercial terms
- Streamlined planning and development assessment processes enabling developers to plan with certainty
- Major State Government investment to support the delivery of catalyst civil infrastructure, including improvements to the primary intersection with the Bruce Highway

www.jll.com.au/501772538

EXPRESSIONS OF INTEREST
Closing at 4pm (AEST) Thursday 17 December 2015

Jacob Swan
Ben Koop

0402 704 896
0412 658 318

*Approx.

Vision taking shape in CBD

THE former Sam's Warehouse building in the heart of the Toowoomba CBD is being brought back to life with a serious makeover in more ways than one.

Thanks to the foresight of the owner and LJ Hooker Commercial Toowoomba sales and leasing agent Scott Playle, the 373 Ruthven St building is being refurbished into three high-quality tenancies.

One of those new tenants is The Queensland International College of Beauty which has signed a five-year lease to commence in the new year.

The college tenancy will occupy a space of more than 600sq m across the ground floor and mezzanine level.

With campuses on the Sunshine Coast and in Brisbane, the beauty college will offer a range of beauty courses which include Diploma of Beauty Therapy, Certificate II in Make-Up, Certificate III in Beauty Services and Certificate IV in Beauty Therapy.

"It was a very smart move by the owner of the building to break the large complex into three tenancies," Mr Playle said.

"Further to this the owner



MAKEOVER PLANS: LJ Hooker Commercial Toowoomba sales and leasing agent Scott Playle outside 373 Ruthven St, Toowoomba, which will be refurbished into three tenancies.

PHOTO: CONTRIBUTED

was prepared to work closely with the new tenant to design and deliver the most suitable space possible to marry up with the services they will provide.

"The makeover of 373 Ruthven St is another confidence boost for the Toowoomba CBD with the cranes in the sky testament to the massive redevelopment

work that is transforming the city's look, offerings and accessibility."

Mr Playle said the building ticked numerous boxes for The Queensland International College of Beauty, including the highly exposed and well known location close to the Grand Central Shopping Centre redevelopment, access to car parks and

public transport.

The CBD retail and services outlets will also gain benefits with the training institute set to bring a stream of people into the city centre.

"This is really exciting news for not just Toowoomba but the entire Darling Downs region from a job creation and educational point of view," Mr Playle said.

"But it also goes to show what can be achieved when the owner proactively works with tenants to create a mutually beneficial outcome."

To inquire about the last remaining tenancy opportunity at 373 Ruthven St or other opportunities throughout the region contact Mr Playle on 0417 779 434.

Warehouse ticks the boxes

NATIONAL electrical engineering company Specialist Electrical Engineering Group (SEEG) Pty Ltd has leased a warehouse/office building in the Metroplex Estate at Murarrie in the Australia Trade Coast precinct in Brisbane's east.

SEEG has taken up a tenancy in a 327sq m unit at 1/16 Metroplex Ave, Murarrie, in a deal negotiated by Jack Gwyn and Jared Doyle of Ray White Commercial on behalf of a private owner.

Mr Gwyn said SEEG had been looking for a corporate headquarters in the Trade-Coast precinct.

"We were engaged to find



RELOCATION: SEEG has taken up a tenancy in Murarrie.

PHOTO: CONTRIBUTED

a new lessee for the property by the previous tenant who had purchased a building elsewhere but were still bound to their lease," he said.

Mr Doyle said the Metroplex Estate was situated in a highly desirable location

that offered an enormous amount of accessibility and flexibility for the new tenant.

"The Australia Trade-Coast is a highly-focused trade and industry region that is situated only 6km from the Brisbane CBD," he said.

"It has direct links to air, sea, road and rail networks, including the Port of Brisbane and Brisbane Airport, making it highly accessible for all business operations."

SEEG has secured a 3 + 3 year lease at a net rental of \$60,000 per annum.

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

Expression of Interest

Expressions of interest are sought from parties interested in acquiring a fully operational commercial laundry facility operating from Mackay, Queensland.

Strategically located and currently servicing hospitality providers throughout the greater Mackay region including the Bowen Basin, the laundry has an annual turnover of \$3.5m, half of which is servicing the current owner's demand for linen services.

As part of the sale process, the current owner will enter into a long term linen service agreement with the successful purchaser.

The laundry operates out of leasehold premises fully equipped with state of the art equipment, linen inventory and support vehicles and boasts a significant client base with existing service contracts and expansion opportunities.

To register your interest and to receive a full information pack - please email: mackaylaundry@gmail.com

Closing dates for completed Expressions of Interest is 5pm Friday 4 December 2015.

burgess rawson

Investment Portfolio Auction 101

Secure NSW Government Investments

Brand New Long Term Lease

Grafton

- Long lease terms 5 + 5 + 5 years
- NSW Government tenant
- Tenant pays outgoings, as per leases
- Large land holdings with on-site parking
- Attractive 3% fixed rental increases

Strategic Locations	Net Income
Grafton NSW	\$83,668 pa*
Tweed Heads NSW	\$96,000 pa*

Auction 11am AEDT Tues 8 December Sofitel Wentworth Hotel, Sydney

Simon Staddon
0413 640 851

Dean Venturato
0412 840 222



burgessrawson.com.au

*Approx

503,000 Pairs of Eyes on Your Commercial Property

Reach Far and Wide in the Commercial Property Guide

Commercial Property is Australia's only influential and comprehensive guide to the booming commercial and industrial property market across regional Queensland and northern New South Wales.

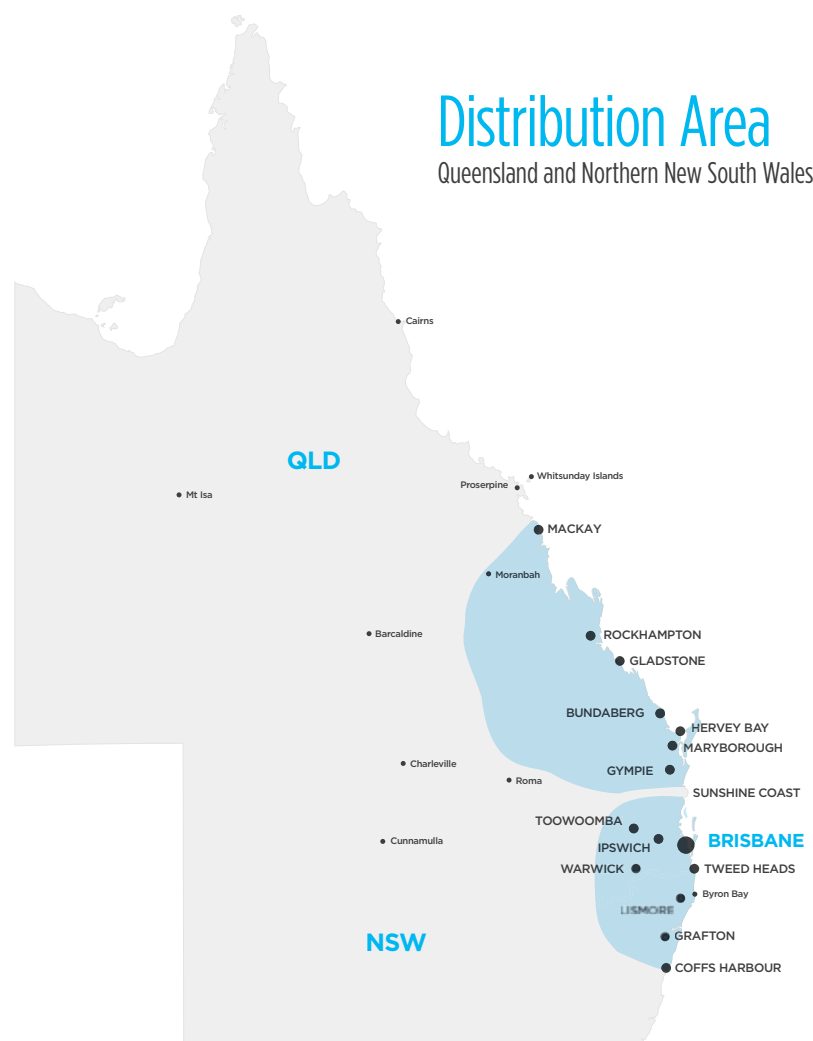
Published across 14 lucrative markets from Mackay to Coffs Harbour, Commercial Property covers trends, hotspots, returns, personalities, and local and state sales information, delivering an essential guide for the investor.

This integrated on and offline media platform represents a unique proposition for advertisers and investors - a network providing maximum reach across newspapers, websites and mobile with a truly regional focus.

Daily Mercury | The Queensland Times
The Morning Bulletin | The Chronicle | The Observer
Warwick Daily News | NewsMail | Tweed Daily News
Fraser Coast Chronicle | The Daily Examiner
The Gympie Times | The Northern Star
Sunshine Coast Daily | The Coffs Coast Advocate

Distribution Area

Queensland and Northern New South Wales



READERSHIP
503,000*



CIRCULATION
161,181#



DESKTOP UV'S
1,677,070†



MOBILE UV'S
1,750,819†

To advertise in the Commercial Property guide, contact
Brisbane 07 3327 3333 | Sydney 02 9936 8652 | Melbourne 03 9864 1507
Email commercialadvertising@apn.com.au



finda

ONE LOCAL TO ANOTHER