



INFORMATION MEMORANDUM

20-22 Strathvale Court

Caboolture QLD 4510

FOR SALE AS A TENANTED INVESTMENT

Prepared by:

Ray White Commercial
North Coast Central

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INTRODUCTION

Ray White is pleased to offer for Sale as a tenanted investment 20-22 Strathvale Court, Caboolture.

This low site coverage freestanding industrial building with a nett lettable area of approximately 1340m² on 4353m² of land boasts a long term tenant with hard to secure approvals.

- Sort after “Waste Transfer” approvals, catering to growing recycling industry
- Future development potential with large lot
- Close proximity to Caboolture CBD
- Minutes to Bruce Highway and D’Aguiar Highway



EXECUTIVE SUMMARY & PROPERTY OVERVIEW

Address	20-22 Strathvale Court, Caboolture
Property Description	Industrial Warehouse with Hardstand
Real Property Details	Lot 15 on RP854872 PAR: Canning
Title Reference	18522064
Zoning	Local Industry
Local Authority	Moreton Bay Regional Council
Land	4,353m2*
Building Area	1,340m2*
Net Rental	\$124,368 per annum
Sale Price	\$1,360,000 (9.14% net return)



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^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

TENANCY OVERVIEW

Tenant Profile



Enviro Metal & Waste Recyclers Pty Ltd

<http://webuyscrap.com.au/>

As a metal recycler, we recycle metal scrap for environmental reasons. For years metal recycling has been the green way to process scrap metal. Our facility, welcomes scrap metal and scrap metal products / appliances from homes, businesses, construction waste, factories and farms. We are based in Caboolture, Queensland 4510 Most of these have many products suitable for recycling, whether it be an old car, or car parts to a failed or broken rusty old lathe.

We will buy anything metal (except gas bottles), examples in below pictures-Lead acid batteries (cars & trucks), Aluminium cans, Window frames Aluminium extrusion, Aluminium sheet painted or clean, Stainless steel, Copper (hot water systems, pipe, flashing, burnt or clean wire, Steel tanks, any size, Old cars, Copper cables with plastic insulation, All types of light steel painted or galvanized (fridges, roof sheet, off cuts of pipe, rhs, plate and sheet, fencing, garage doors, drums, gates, car panels, wire rope etc etc.) All types of heavy steel (Farm machinery, truck parts, chassis, brake rotors, columns and beams, channels, plate over 6mm thick.)

We have a crane truck for collections, with scales to weigh onsite if required, digital trade approved scales in our yard for accurate weighing of suppliers material, and a wide range of sizes of bin to place out on sites, or customers premises. We can pay prompt cash, cheque or bank transfer to suit suppliers requirements.

TENANCY OVERVIEW

Tenancy Schedule

Tenant	Enviro Metal & Waste Recyclers Pty Ltd
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Term	5 years
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Lease Expiry	31 March 2016
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Net Rental	\$124,368.00
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Yield	9.1%
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Outgoings	100% paid by tenant
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Permitted Use	Scrap metal delivery/sorting
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LOCATION MAP



*Outline Indicative Only

PROPERTY OVERVIEW

Locality and Surrounding Development

The property is situated on Strathvale Court in an established industrial precinct. The premise is centrally located and just minutes to Caboolture CBD. The property is approximately 50 minutes from Brisbane CBD, 45 minutes from the Sunshine Coast and 35 minutes to the Brisbane Airport. .

Road System, Access & Exposure

The property can be easily accessed via a driveway from Strathvale Court.

Services & Amenities

Electricity, town water, sewerage and telephone services are available and connected to the property.

Suburb Profile

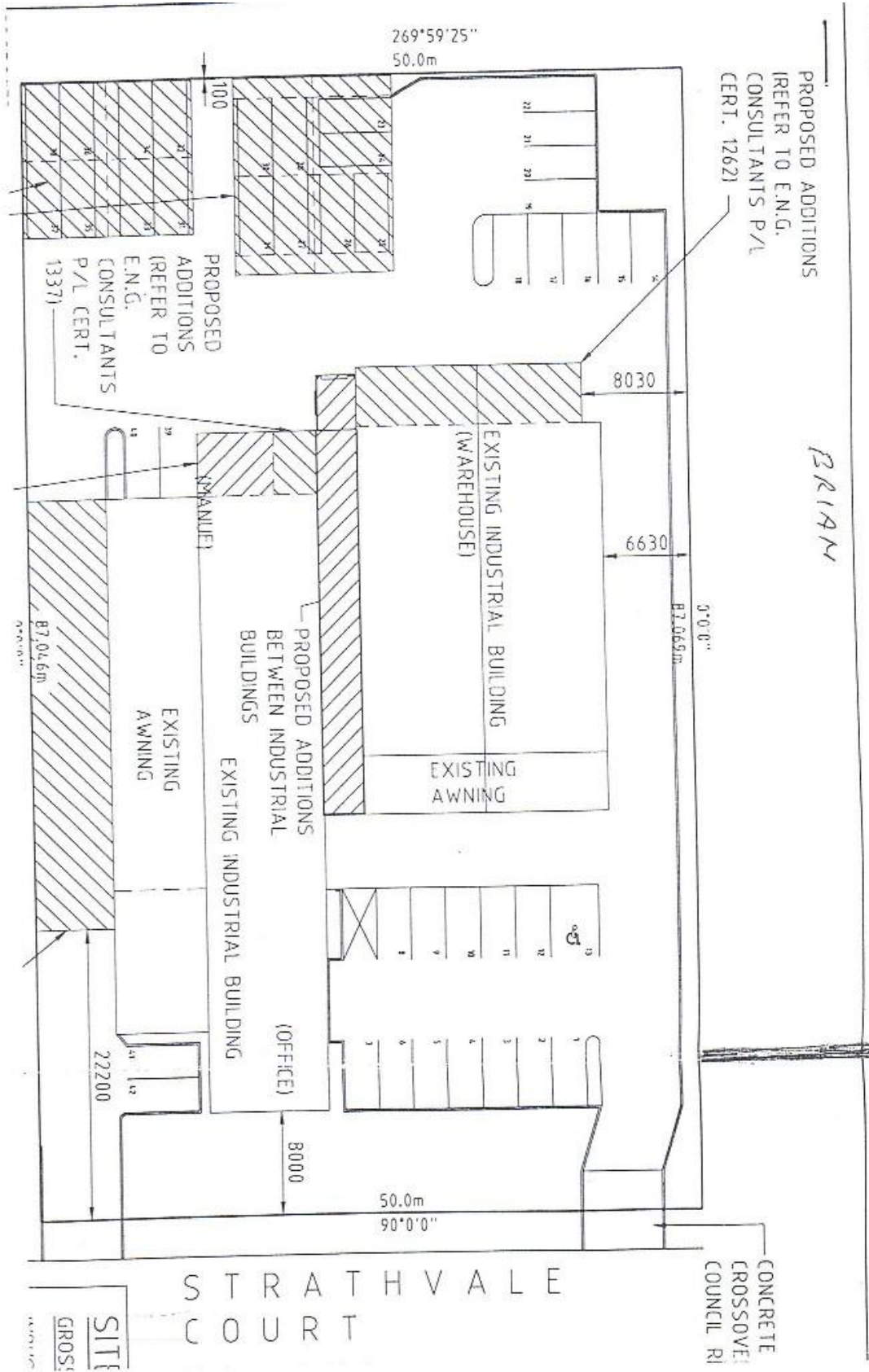
The Moreton Bay Region comprises the former Caboolture and Pine Rivers Shires, and Redcliffe City, and covers 2,037 square kilometres. At 30 June 2011 the region had a population of 389,661 persons, the third largest local government population in Queensland and Australia (following Brisbane and the Gold Coast). The region is also one of the fastest growing areas in Queensland. Between 30 June 2006 and 30 June 2011, the average annual growth rate was 3.2 per cent, compares with 1.8 per cent in Queensland as a whole. The population is projected to increase significantly by 2031 to 533,170 persons.

The Moreton Bay Region's proximity to Brisbane and major transport infrastructure makes it easily accessible, a benefit that has attracted numerous new residents and businesses. The region's strong economic performance provides competitively priced residential and commercial premises and land.

Major business precincts at Narangba, Burpengary, Caboolture, Morayfield, Strathpine, Brendale, Lawnton, Kallangur, Petrie, Albany Creek, Arana Hills, North Lakes, Everton Hills, Kippa Ring, Clontarf and Redcliffe all contribute towards the diverse economy.

(Moreton Bay Region Profile 2013 – www.moretonbay.qld.gov.au)

PLANS



SOURCES OF INFORMATION

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INFORMATION	REFERENCE	SECTION
Property Overview	www.pricerfinder.com.au , Vendor, Moreton Bay Regional Council	Pages 4-5
Tenancy Profiles	http://webuyscrap.com.au/	Page 7
Tenancy Schedule	Vendor	Page 8

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