

Versatile building with high exposure

# LOGANHOLME



Outline approximate

# INTRODUCTION

Tewksbury Commercial is pleased to offer for sale a 100% freehold interest in 4014 Pacific Highway, Loganholme.

The property is located in Loganholme, directly adjacent to the Pacific Motorway (M1) approximately 2km south of the Logan Hyperdome, 30km south of the Brisbane CBD and 48km north of the Gold Coast.

4014 Pacific Highway boasts high exposure to the Pacific Motorway (M1), one of the busiest roads in the country carrying over 140,000 vehicles each day. In addition, the property provides direct access to the Pacific Motorway (M1) in both directions.

The property is improved with a 3,608 square metre building which provides a mix of showroom,

warehouse, office and retail areas under its Specialised Centre – Highway Business zoning.

It also includes at grade parking for 62 cars as well as 14 undercover parking spaces.

4014 Pacific Highway, Loganholme is being sold on a vacant possession basis and will appeal to owner occupiers, investors and developers alike.

**EXPRESSIONS OF INTEREST CLOSE ON THURSDAY, 22ND OF NOVEMBER 2018 AT 4PM.**

# SUMMARY OF OFFER

<b>ADDRESS</b>	4014 Pacific Highway, Loganholme Cnr Beenleigh-Redland Bay Road
<b>REAL PROPERTY DESCRIPTION</b>	Lot 1 on SP148710
<b>TITLE REFERENCE</b>	50387204
<b>LAND AREA</b>	5,714 square metres
<b>ZONING</b>	Specialised Centre – Highway Business
<b>BUILDING AREAS</b>	Warehouse/Showroom 2,447m <sup>2</sup> approx. Office 971m <sup>2</sup> approx. Shop, Café 190 m <sup>2</sup> approx. Total 3,608 m <sup>2</sup> approx.
<b>CAR PARKS</b>	Grade 62 Undercover 14 Total 76
<b>OUTGOINGS</b>	\$101,614.33 (\$28.56/m <sup>2</sup> )



Outline indicative only.



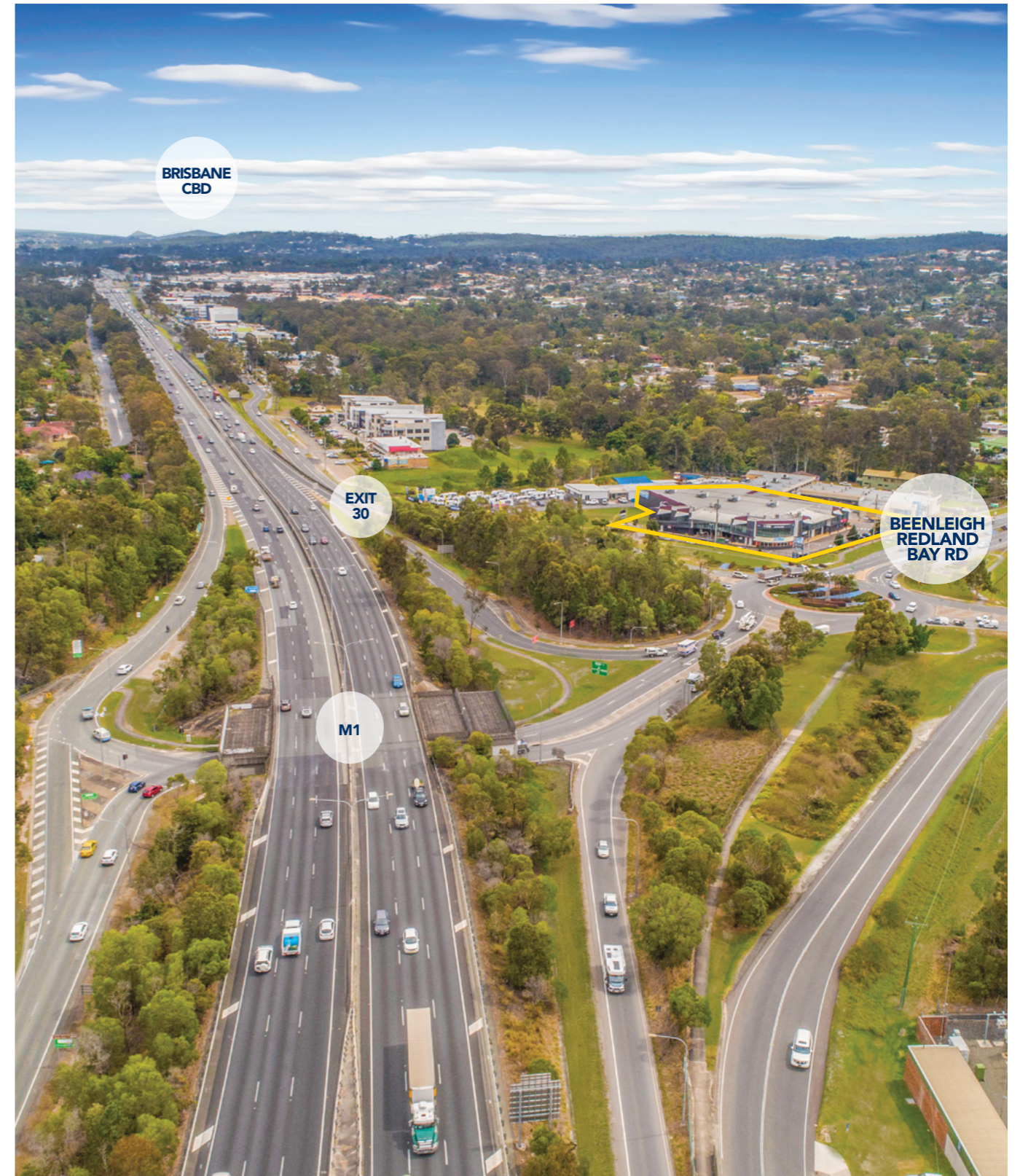
# LOCATION

The property is located in Loganholme, approximately 30km south of the Brisbane CBD and 48km north of the Gold Coast via the Pacific Motorway (M1). It is also located just 1.5km north of the Logan Motorway Interchange.

The property enjoys a high profile position facing a roundabout that provides access to the Pacific Motorway (M1) in both directions (via Exit 30) and Beenleigh-Redland Bay Road.

Dual access to the property is available via Beenleigh-Redland Bay Road and the Pacific Highway Service Road.

Due to its close proximity to Motorway connections the property enjoys direct access to Brisbane, the Gold Coast, Ipswich and Bayside areas.



# IMPROVEMENTS

The improvements comprise a large warehouse building with a substantial office component on the first floor.

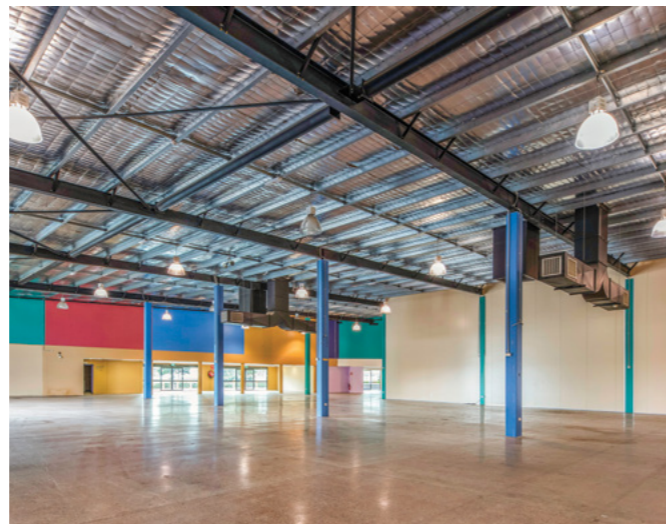
The building is of tilt slab construction with polished and sealed concrete floors, concrete support columns and a metal deck roof supported by steel beams and purlins.

The entire building is air conditioned including the warehouse areas.

In its current configuration, the building is divided into 3 warehouse/showroom areas, a shop (previously occupied by a hairdressing salon) and a café tenancy complete with a kitchen and a covered outdoor dining area. The office area is situated on the upper level and comprises 698 square metres that was previously occupied by a gymnasium. This space features a suspended ceiling, floor to ceiling glazing and amenities.

There are 62 external car parks at grade plus 14 undercover car parks located under the adjoining property by way of an easement.

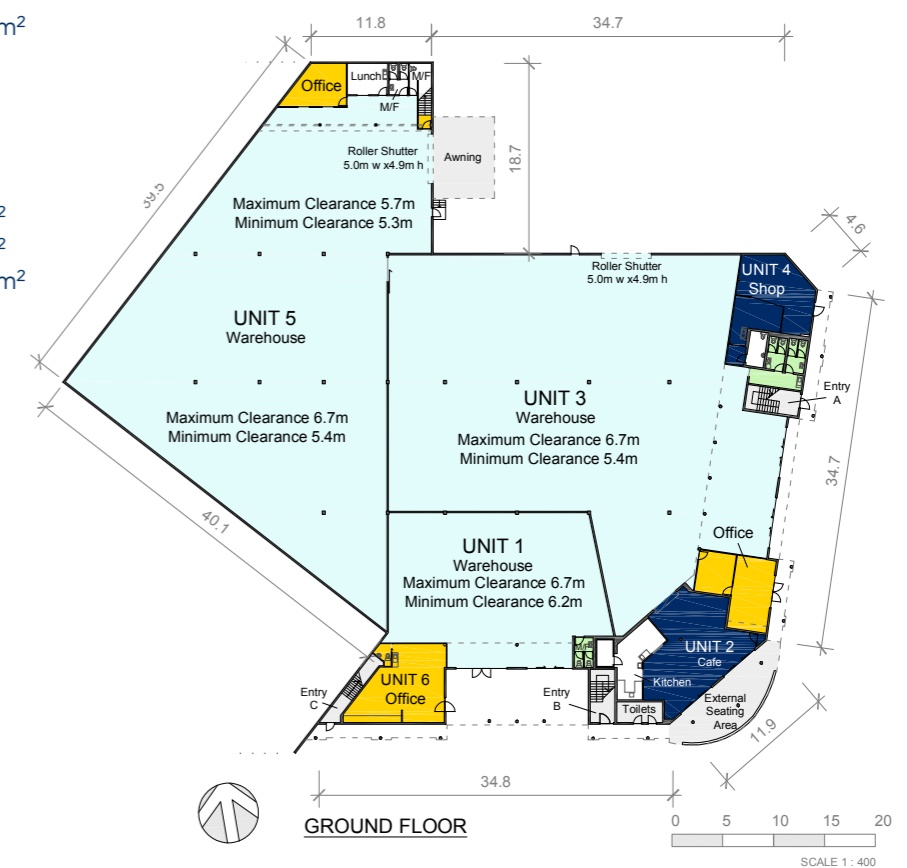
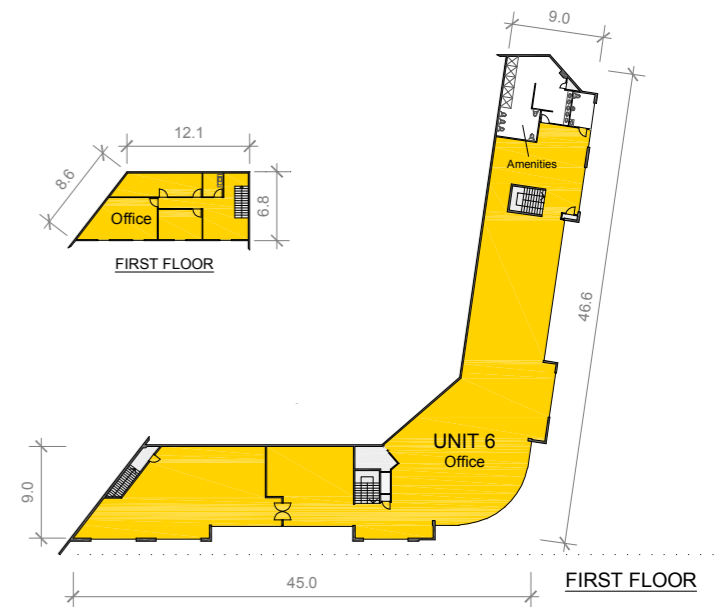
There are two illuminated pylon signs and ample space for signage on the building facades. The building also features a loading bay and a container height electric roller door which provides truck access to the warehouse.



# FLOOR PLANS

## INFORMATION SCHEDULE

<b>Unit 1</b>	Warehouse & Amenities	309 m <sup>2</sup>
<b>Unit 2</b>	Cafe & Kitchen	120 m <sup>2</sup>
<b>Unit 3</b>	Warehouse & Amenities	1,064 m <sup>2</sup>
	Office	46 m <sup>2</sup>
	Unit 3 Total Area	1,110 m <sup>2</sup>
<b>Unit 4</b>	Shop & Amenities	70 m <sup>2</sup>
<b>Unit 5</b>	Warehouse & Amenities	1,074 m <sup>2</sup>
	Office	24 m <sup>2</sup>
	Entry to First Floor	5 m <sup>2</sup>
<b>First Floor</b>	Office	100 m <sup>2</sup>
	Unit 5 Total Area	1,203 m <sup>2</sup>
<b>Unit 6</b>	Office	65 m <sup>2</sup>
	Entries A, B & C	33 m <sup>2</sup>
<b>First Floor</b>	Office & Amenities	698 m <sup>2</sup>
	Unit 5 Total Area	796 m <sup>2</sup>
	Total Area Building Area	3,608 m <sup>2</sup>
	External Seating Area	54 m <sup>2</sup>
	Awning	48 m <sup>2</sup>



## DUE DILIGENCE

Due Diligence material is available upon request.

## SALE PROCESS

Expressions of Interest close at 4pm on Thursday the 22nd of November 2018 in the offices of Tewksbury Commercial, Toowong Terraces, 31 Sherwood Road, Toowong Qld 4066, if not sold prior.

**Peter Tewksbury** 0412 723 448

**Darren Lucchese** 0420 986 008

07 3870 2555 | [tewksburyccommercial.com.au](http://tewksburyccommercial.com.au)



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