

IMMACULATE INDUSTRIAL INVESTMENT



**41 - 43 Emmerson St ,
CHINCHILLA, QLD, Australia**

**Consider Offers over
\$500,000**

DOES 10% + TICK ANY BOXES....
I would have though so, just reduced from \$575k.
This immaculate 495m2 industrial shed on 2,715m2 block was built and fitted out to a high standard and not just a price.

- Building features:**
- Colourbond 495m2 shed with approx 6m to the gutters.
 - Reception, admin office plus staff facilities all tiled, A/C, 43m2.
 - Open plan 47m2 office or training / meeting room.
 - Quality lighting and ample power.
 - Northern side 1 high clearance roller door. Southern side 3 high clearance roller doors.
 - Fully fenced & bitumen hardstand to 90% of the site.
 - Frontage 38.1m and 71.3m deep. Entry and exit double gates for streamline access.
 - Close and easy access to Warrego Highway.

LEASED TO A QUALITY TENANT TO JUNE 2022.
Current Rent as of July 2018 is \$52,642 P/A + GST + Outgoings.



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