



## MORTDALE

### RECESSION PROOF INVESTMENT

Prime industrial facility in the highly sought Peakhurst / Mortdale industrial precinct priced to sell.

Excellent tenant, high yielding, secure lease, bond and guarantees to satisfy the astute investor and outlast the recession.

- 2 @ solid brick industrial buildings, separate Torrens title
- Formal office, showroom, factory & yard
- On site substation over 600kpa power
- Excellent tenant, new 5 + 5 year lease, 3 month bond + personal guarantees
- Currently returning \$150,000.00pa NET
- Flexible industrial zoning
- On site storage and secured parking

For further information and/or an inspection please contact the team at Brookes Partners on 9546 8666.

**Type** : Industrial  
**Building Size:** 1365 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/mortdale/commercial/industrial/5755162>

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