



Carlton

FIRST TIME OFFERED HIGH PROFILE FREESTANDING INVESTMENT PROPERTY

Situated in the heart of Carlton's prime industrial precinct this solid freestanding industrial brick building includes:

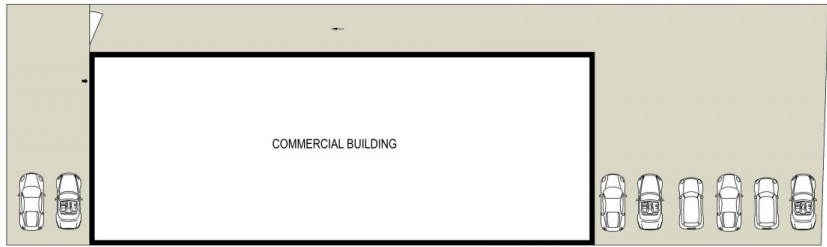
- Current 5 + 5 year lease
- Excellent long standing tenant
- Rental income of \$103 094.96 per annum GST exclusive annual rental increases plus a market review at the option
- 3 phase power
- Formal office area
- Clearspan warehouse area
- Separate amenities
- Ample on-site parking & secured yard
- Solid brick construction
- Prime highly sought location
- 'Torrens Title' Freehold land
- Convenient central location

For further information and / or to arrange an inspection

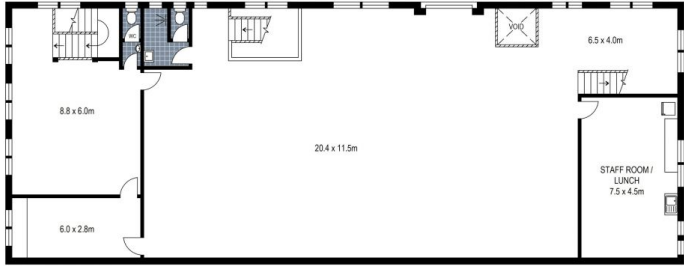
Type : Industrial
Building Size: 920 sqm
Land Size : 860 sqm
View : <https://www.brookes.net.au/sale/nsw/st-george/carlton/commercial/industrial/6821102>

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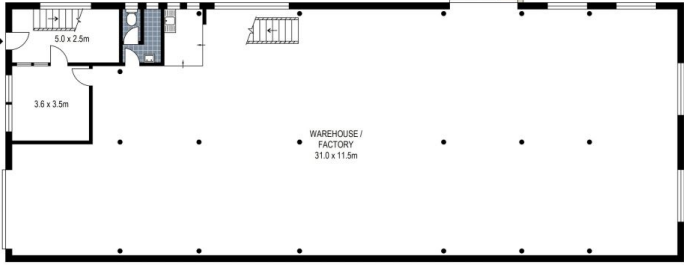
**SITE PLAN
(NOT TO SCALE)**



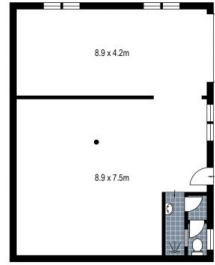
FIRST FLOOR



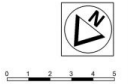
ABOVE STAFF ROOM



GROUND FLOOR



LOWER GROUND FLOOR



ADDRESS
71 Planthurst Road, Carlton

MARKETING DRAWING
SCALE 1 : 160 on A3
PAGE 1 / 1

DISCLAIMER:
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