

# Raine&Horne. Commercial

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BANYO  
14/67 Depot Street

240 sqm

7 

## PREMIUM INVESTMENT IN HIGH-DEMAND INDUSTRIAL PRECINCT


### CONTACT EXCLUSIVE AGENTS


- Fresh 3-year lease to established infrastructure tenant.
- Currently returning \$72,000 pa + O/G + GST with strong annual reviews
- 240sqm\* total building area with 164sqm\* premium office space and 76sqm\* high clearance warehouse.
- Highly flexible IN2 Industry (General industry B) Zoning
- Includes seven (7) exclusive-use on-site car parks.
- Secure gated concrete tilt-panel complex with a 6m\* motorised roller door, 7.9m\* internal clearance, and 3-phase power.
- Ideal SMSF addition

Property ID	L5675088
Property Type	Industrial/Warehouse
Building / Floor Area	240
Car Spaces	7

### AGENT

**Edward Wright**

 0423 591 530

 ewright@rhcommercial.com

- Close proximity to train station & public transport & major arterial roads
- Easy access to Gateway Motorway, Brisbane Airport and tunnel network
- Clear Vendor instructions – Will be sold!

Banyo is situated on the Northside of Brisbane allowing excellent access to all northern arterial routes, Gateway Motorway, Airport & Port. Banyo provides good public transport, is only 7km\* North of Brisbane Airport and is only 12km\* North of the CBD.

Contact the Exclusive Raine & Horne Commercial Agents today for more information or to arrange your inspection.

\*Approximately

Listing ID 1128813