

# Raine&Horne® Commercial

CAMBRIDGE  
Unit 1/13 Abernant Way

490 sqm

## PREMIUM INDUSTRIAL INVESTMENT - CAMBRIDGE

### Sold

Raine & Horne Commercial is delighted to offer for sale an almost new strata title warehouse subject to a long lease with a single tenant. Features include;

- Within the thriving Cambridge industrial-commercial area, one of Tasmania's strongest growth precincts, if not the strongest. Close to Hobart International Airport, Cambridge Aerodrome, and the Cambridge Homemaker Centre (Harvey Norman, Nick Scali, National Tiles etc.). Only 15 minutes approx. to Hobart CBD.
- Comprises a modern (C2023) high clearance concrete panel warehouse, with front air-conditioned display/offices over two levels, tea room and amenities. Estimated total gross building area 490m2 approx. Enjoys shared common area parking.
- Prominent position on Abernant Way affording exceptional signage options and business identification for any occupier.
- Existing lease term expires January 2034 with a further renewal option. Current rental \$108,150 per annum plus outgoings & GST.

Property ID	L37376092
Property Type	Industrial/Warehouse
Building / Floor Area	490
Land Area	490.0 sqm

### AGENT

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- Comprising almost new premises in a high growth area, supported by a long term cash flow, this is surely the perfect investment package in an environment where interest rates are forecast to decline.