

Raine&Horne® Commercial

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PAGET

Unit 6/30-38 Margaret Vella Drive

445 sqm

Tenanted investment returns 6.5% net

Sold

Unit 6 Site Business Park, Paget Mackay

- Strong lease with quality, long term tenant – Roof Safety Systems Mackay
<https://rissafety.com.au/systems/>
- To be sold on a net yield of 6.5% – current rent \$67,188 net per year with annual CPI increase
- All outgoings paid by tenant, including rates, utilities insurance/body corporate
- Lease up for renewal – March 2027, with 2 x 3-year options
- Total area 445m2 (strata title) tilt slab construction
- Warehouse 285m2
- Ground floor office/showroom 80m2

Property ID	L36649603
Property Type	Industrial/Warehouse
Building / Floor Area	445
Land Area	445.0 sqm

AGENT

Col Wilson

0429 493 773

col.wilson@rhc.com.au

- Mezzanine office 80m2
- 3-phase power
- 5 metre powered roller door
- All amenities
- Four exclusive on-site car parking allotments
- Owner advise air conditioning replaced and roller door repairs completed 2023/24
- Surrounded by quality national tenants
- Minutes to Mackay Airport and Bruce Highway and Short drive to Mackay's busy CBD

More information is available from exclusive agent Col Wilson 0429 493 773 or email
col.wilson@rhc.com.au