

Raine&Horne® Commercial

CARDIFF
1-2/69 Pendlebury

535 sqm

2 UNIT INDUSTRIAL INVESTMENT

Expression Of Interest

An industrial investment offering long term leases with an unparalleled opportunity for investors!.

These 2 strata titled units of a combined approx. 535 sq/m with open yard areas sit on expansive lots of a combined approx. 930 sq/m, providing ample space for a variety of industrial applications.

With rare & substantial land areas on title, there's potential for future expansion or redevelopment, providing an excellent opportunity for long-term investment growth.

Unit 1 of approx. 335 sq/m is leased at approx. \$55,640 Net & expires July 28' with a 1 year option.

Unit 2 is approx. 200 sq/m is leased at approx. \$65,740 Net & expires June 34' with a 3 × 5 year option.

Total net rent of approx. \$120,740 PA.

Property ID	L32059551
Property Type	Industrial/Warehouse
Building / Floor Area	535
Land Area	1032.0 sqm

AGENT

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Recent renovations include,

Inter tenancy walls, office fit outs, external landscaping & lighting, carpark works, garage doors, boom gates, line marking, wheel stops, bollards, mirrors & signage, fencing, paving, decks, roofing & plumbing, wash bay, security system, intercom & CCTV.

Self managed strata titled units with no body corporate appointed.

Cardiff is rapidly developing, with a range of amenities and services nearby, including commercial & residential development, major supermarkets & retail outlets.

These 2 strata units in one line are a rare find in a competitive market & present an exciting opportunity for those looking to invest in a thriving industrial hub.