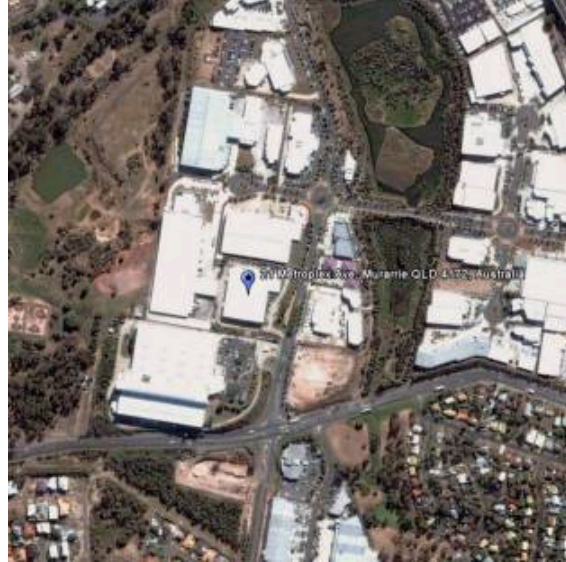


21 Metroplex Avenue, Murarrie QLD, Australia



Description

Modern freestanding tilt slab and part metal clad warehouse with overhead gantry cranes and associated office (6.58%). The property has a total GLA of 6,076 sqm on a site of 15,670 sqm, with a site coverage ratio of 39% providing future expansion potential not included in forecasts. (Surveyed area GLA equates to 6,082 sqm).

Location

The property is located at Murarrie, an established industrial suburb of Brisbane, located approximately 10 kilometres by road south-east of the Brisbane CBD. The property is situated on the western side of Metroplex Avenue and 50 metres south of its intersection with Terrace Place, within the "Metroplex on Gateway" industrial Estate.

Surrounding Development within the estate comprises a mix of warehousing/distribution centres and hi-tech industrial premises. The property is well located providing easy access to the Gateway Arterial, Brisbane City, the Gold Coast and Sunshine Coast.

Surrounding tenants include Fisher and Pykel, Queensland Newspapers and LG.

Key Information

Ownership	VPT	Occupancy	100%
Acquisition	17/07/2007	No. Of Tenants	1
Purchase Price (\$,000)	10,470	WALE as at 30/6/2009	2.8 years
Book Value (\$,000)	8,800	Rent Review Structure	Fixed
Valuation Cap Rate	8.00%	Age of Building	1999
Net Lettable Area	Other: 6,076 sqm		

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