

Industrial/Warehouse Availability - SOUTHSIDE 23/11/09**ALL RENTS AT YCP SOUTH ARE INCLUSIVE OF OUTGOINGS**

| Building / Unit No | Estate | Location | Total Area Sqm | Warehouse | Offices | Canopy | Yard | Net / Net equivalent \$psm | Net Rent \$pa exc GST | Outgoings \$pa | Gross \$psm | Quoting Gross Rents \$pa exc GST | Comments |
|--------------------|--------------|--------------|----------------|-----------|-----------------------|--------|------|----------------------------|-----------------------|----------------|-------------|----------------------------------|---|
| Unit 2 | 94 Wilkie St | Yeerongpilly | 774 | 702 | 0 | 72 | 450 | 80 | 61,920 | 11,610 | | 73,530 | 500sqm is good clear span space, with secure rear yard. Previously a freezer. Potential to convert back, but rent will be higher. |
| 21c | YCP North | Yeerongpilly | 282 | 282 | | | | 90 | 25,380 | 5,640 | 110 | 31,020 | Good semi trailer access |
| 281 | YCP South | Yeerongpilly | 2,096 | 1,631 | Grd - 151 1st - 48 | 266 | | | | Nil | 112 | 235,560 | Excellent high bay clear span stand alone warehouse, visible from Ipswich Rd. B Double access. Potential for angled docks to rear. May have part showroom potential. Additional yard potential - upto 2,800sqm subject to negotiation |
| 105c | YCP South | Yeerongpilly | 372 | 372 | | | | | | Nil | 100 | 37,200 | Can split into units from 187sqm. GOOD POWER - 400amps total. |
| 105d | YCP South | Yeerongpilly | 187 | 187 | | | | | | Nil | 115 | 21,505 | |
| 221 | YCP South | Yeerongpilly | 292 | | | | | | | Nil | 125 | 36,438 | Frontage to Station Rd - Trade Sales potential |
| 143 | YCP South | Yeerongpilly | 240 | 173 | | 67 | | | | Nil | 115 | 23,748 | Ideal workshop with covered parking / loading |