



RayWhite.

Outline indicative only

Leasing Brochure "Kedron Freestander"

12 Glentanna Street, Kedron Qld 4031

December 2020



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INTRODUCTION

As Exclusive Agent, Ray White Commercial (Qld) is delighted to offer 12 Glentanna Street, Kedron to the market For Lease.

On offer is a freestanding industrial facility with significant hardstand and dual crossovers.

The office and warehouse space can be Leased as is, or renovated subject to negotiation.

This property is vacant now, and we welcome your Leasing interest.

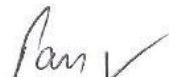
Sincerely



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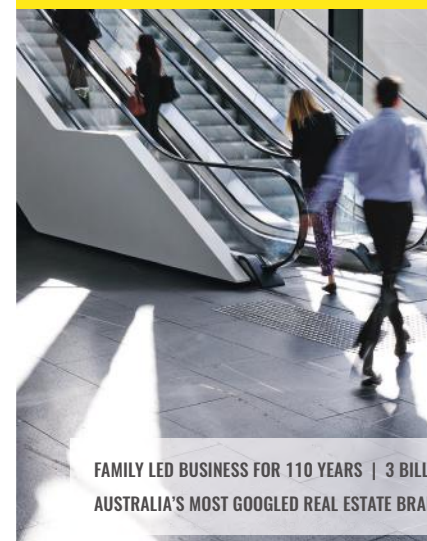


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BROKERAGE SERVICES – MISSION STATEMENT

To efficiently provide commercial real estate solutions through: stock knowledge, responsiveness, transparency and understanding of our clients' needs. We fight for best possible outcomes through superior negotiation and strategy.



RAY WHITE GROUP SERVICE

LOAN MARKET

RESEARCH

BROKERAGE

PROJECTS

TENANT REPRESENTATION

ADVISORY

CONCIERGE

FAMILY LED BUSINESS FOR 110 YEARS | 3 BILLION IN COMMERCIAL TRANSACTIONS EVERY YEAR
AUSTRALIA'S MOST GOOGLED REAL ESTATE BRAND | OVER 500 PROFESSIONALS AUSTRALASIA WIDE

SITE OVERVIEW

OVERVIEW

Address	12 Glentanna Street, Kedron QLD 4031
RPD	Lot 2 on Registered Plan 102898
Land Area	2,226m ² *
Zoning	Low Impact Industry Zone

SITE FEATURES:

- Freestanding office/ warehouse facility
- Brick construction
- Air-conditioned offices over 1 level
- Column free warehouse space
- 3 phase power
- Existing washbay facilities
- Sealed and unsealed hardstand areas
- Dual crossovers
- Available immediately

*approximately

TENANCY AREAS

Office	179m ² *
Warehouse	313m ² *
Total	492m ² *

COMMERCIAL TERMS

List Rental	\$85,000.00 pa net + GST
Outgoings	100% payable by Lessee
Primary Term	By negotiation
Options	By negotiation
Reviews	Annual CPI – Min 3%, to market at option periods
Deposit	2 months rent in advance + GST
Security	3 months bank guarantee + personal guarantees

LOCATION OVERVIEW



Location	Distance	Estimated Travel Time
Gympie Road	250m	1 minute
Gateway Motorway	7.3km	8 minutes
Brisbane Airport	11km	12 minutes
Airport Link	2.2km	4 minutes
Clem 7 Tunnel & Inner City Bypass	2.2km	5 minutes
Brisbane CBD	8.4km	10 minutes

source: whereis.com.au

Locations & Distances Indicative Only

LEASE PROFORMA

Lessee Details

Lessee Entity	_____
Address for Entity	_____
Lessee Solicitor	_____
Lessee Director	_____

Premises

Address	_____
Building Area	_____
RPD	_____

Commercial Terms

Commencement Date	_____
Commencement Rental	_____
Primary Term	_____
Option/s	_____
Outgoings Contribution	_____
Annual Reviews	_____
Market Reviews	_____
Director Guarantee	_____
Bank Guarantee	_____

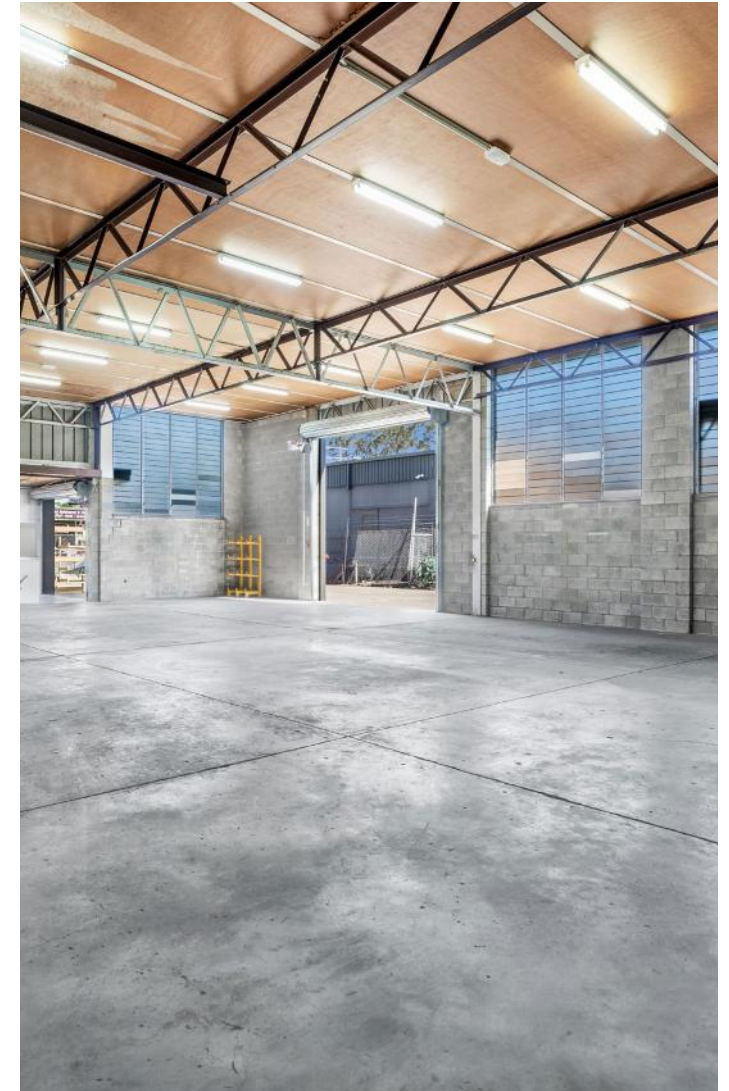


PHOTO GALLERY



PHOTO GALLERY

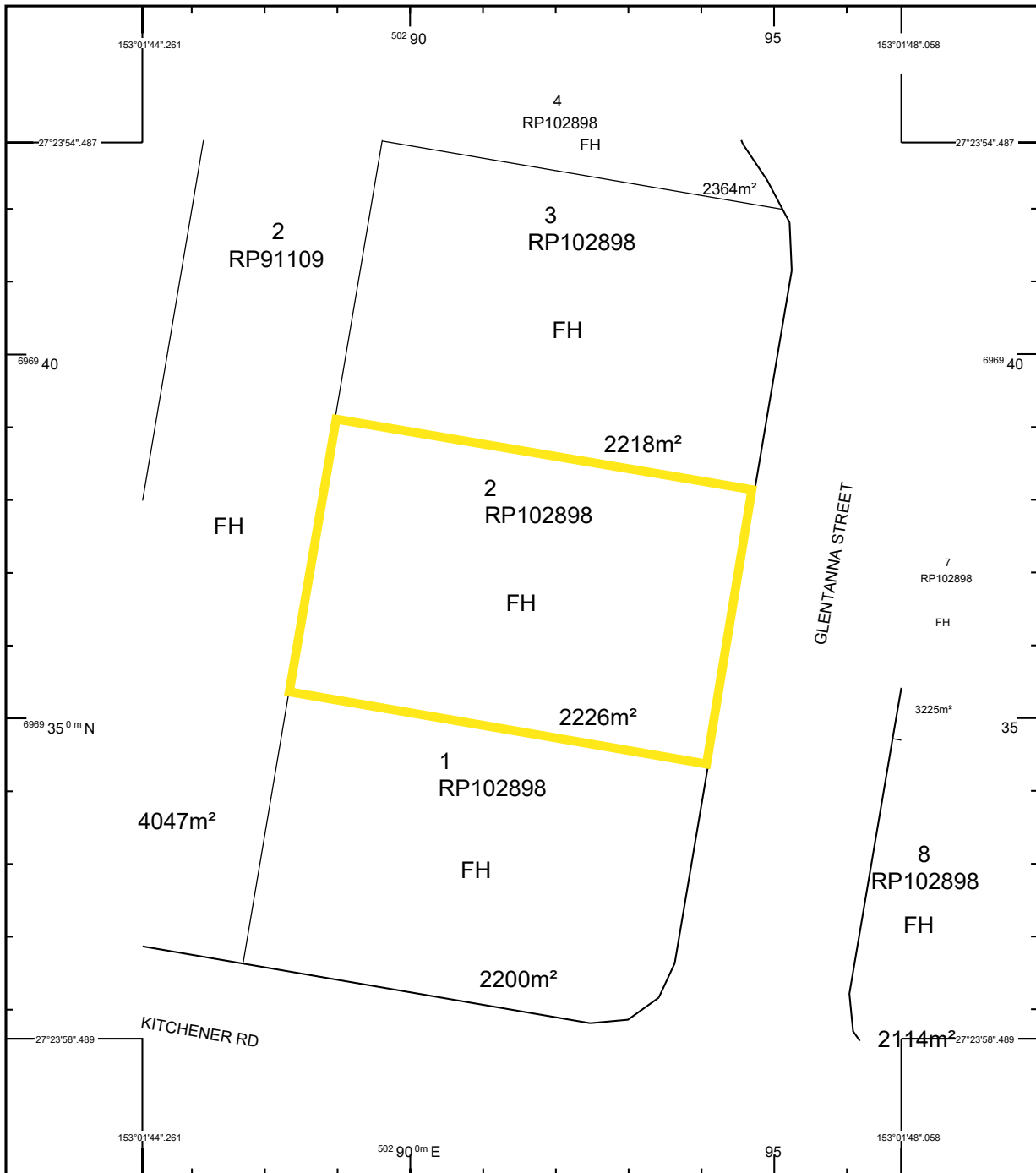


ANNEXURES

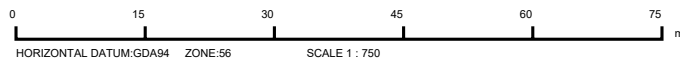
- SMARTMAP

- AREA PLAN

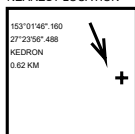
SMARTMAP



STANDARD MAP NUMBER
9543-33442



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP102898
Area/Volume	2226m ²
Tenure	FREEHOLD
Local Government	BRISBANE CITY
Locality	KEDRON
Segment/Parcel	26231/28

CLIENT SERVICE STANDARDS

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DCDB 16/08/2020

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For further information on SmartMap products visit <https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

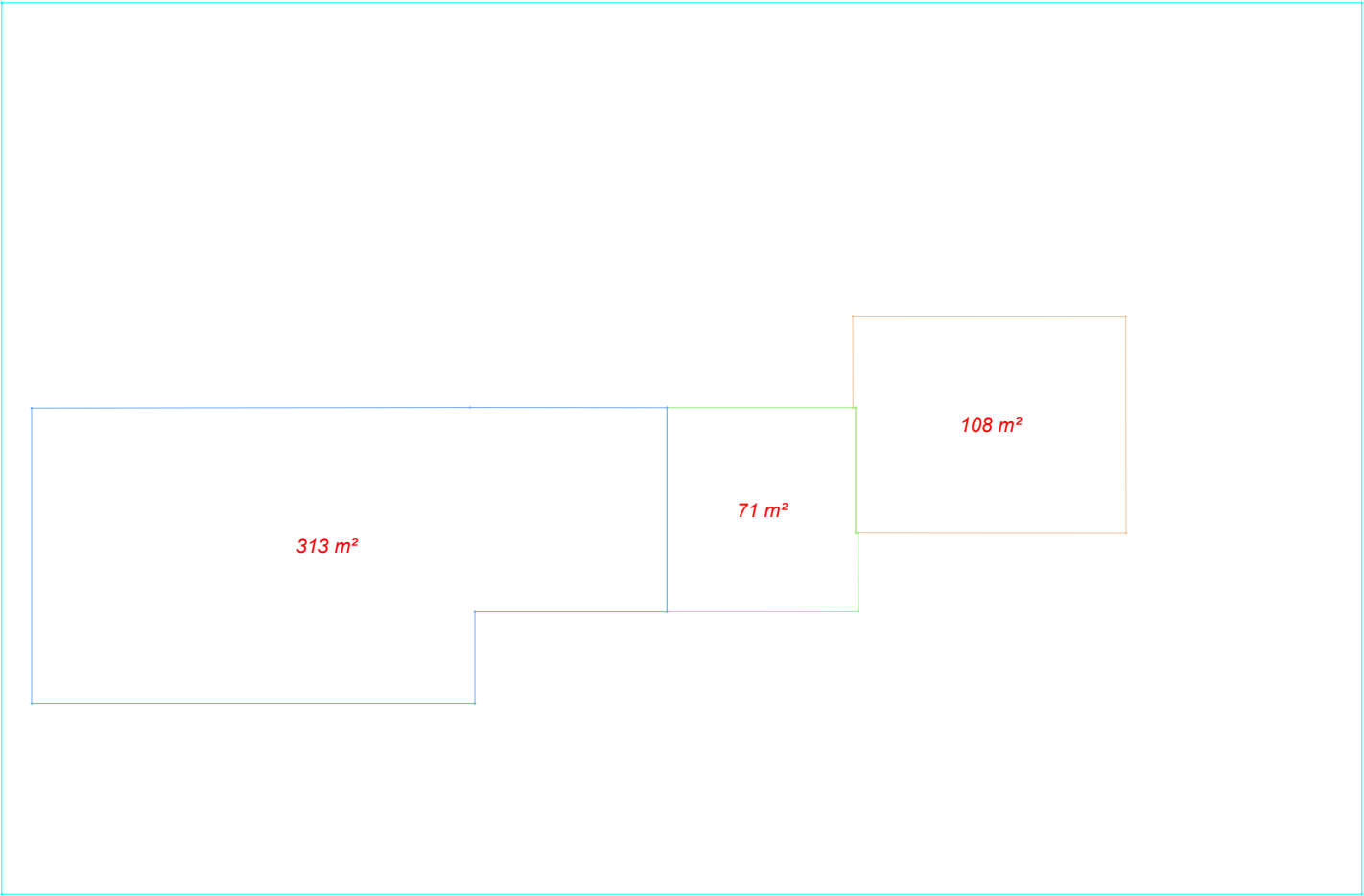
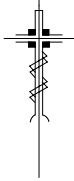
SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government
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AREA PLAN



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