

**Industrial/Warehouse Availability - NORTHSIDE**

| Building / Unit No | Estate                   | Location     | Total Area Sqm | Warehouse Grd | Office     | Mezz Storage | Yard       | Net / Net equivalent \$psm | Net Rent \$pa exc GST | Outgoings \$pa | Comments   |
|--------------------|--------------------------|--------------|----------------|---------------|------------|--------------|------------|----------------------------|-----------------------|----------------|--|
| 1                  | 919-925 Nudgee Rd        | Banyo        | <b>3,136</b>   | 2,002         | 1,134      |              |            | 110                        | <b>344,960</b>        | 47,040         | <b>PRIME FRONTAGE TO NUDGEER RD - 5 roller doors</b> |
| <i>2b</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>310</i>     | <i>262</i>    | <i>24</i>  | <i>24</i>    |            | <i>110</i>                 | <i>32,780</i>         | <i>4,650</i>   | <i>Brand new office and mezz storage</i>             |
| <i>2c</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>310</i>     | <i>262</i>    | <i>24</i>  | <i>24</i>    |            | <i>110</i>                 | <i>32,780</i>         | <i>4,650</i>   | <i>Brand new office and mezz storage</i>             |
| <i>2d</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>604</i>     | <i>544</i>    | <i>30</i>  | <i>30</i>    |            | <i>100</i>                 | <i>58,900</i>         | <i>9,060</i>   | <i>Brand new office and mezz storage</i>             |
| <i>2e</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>908</i>     | <i>808</i>    | <i>50</i>  | <i>50</i>    |            | <i>95</i>                  | <i>83,885</i>         | <i>13,620</i>  | <i>Brand new office and mezz storage</i>             |
|                    |                          |              |                |               |            |              |            |                            |                       | <i>0</i>       |  |
| 3                  | 919-925 Nudgee Rd        | Banyo        | <b>2605</b>    | 2,494         | 111        | 111          | 800        | 90                         | <b>234,450</b>        | 39,075         | 800sqm yard to rear + 6 roller doors                 |
| <i>3a</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>942</i>     | <i>720</i>    | <i>111</i> | <i>111</i>   |            | <i>95</i>                  | <i>84,218</i>         | <i>14,130</i>  |  |
| <i>3b</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>871</i>     | <i>790</i>    | <i>40</i>  | <i>40</i>    |            | <i>95</i>                  | <i>80,750</i>         | <i>13,065</i>  | <i>Brand new office and mezz storage</i>             |
| <i>3c</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>439</i>     | <i>391</i>    | <i>24</i>  | <i>24</i>    | <i>400</i> | <i>110</i>                 | <i>50,970</i>         | <i>6,585</i>   | <i>Brand new office, mezz storage + 400sqm YARD</i>  |
| <i>3d</i>          | <i>919-925 Nudgee Rd</i> | <i>Banyo</i> | <i>439</i>     | <i>391</i>    | <i>24</i>  | <i>24</i>    | <i>400</i> | <i>100</i>                 | <i>46,700</i>         | <i>6,585</i>   | <i>Brand new office, mezz storage + 400sqm YARD</i>  |