

**10 YEAR  
LEASE**



Indicative Property Outline

**39 Koornang Road, Scoresby, Vic – Industrial Strength Investment**

# FOR SALE



## INDUSTRIAL STRENGTH INVESTMENT

- Substantial warehouse facility in Melbourne's South East
- Quality Lease Covenant to Ozpack Group Subsidiary
- Lease Term: 10 + 5 + 5 Years
- Income: \$287,000 pa + GST as at 1/8/2015
- Fixed Annual Increases
- Building Area: 2,890 square metres\*
- Land Area: 0.85 Hectare / 2.1 Acres\*
- Further Development Potential (STPA)

\*(approx.)



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