

11 Campion Road

East Arm, NT



11 Campion Road East Arm presents a premium industrial investment opportunity in Darwin's most sought-after logistics precinct. This fully-leased 4,520m² facility features a 1,560m² warehouse split between two blue-chip tenants – Grace and the Northern Territory Government.

The property offers exceptional investment security with Grace occupying the front tenancy comprising 140m² of office space, 140m² mezzanine, and 880m² of high clearance warehouse, along with 3,300m² of concrete hardstand. The NT Government occupies the rear 400m² tenancy, operating as a climate-controlled records management facility.

Located in the strategic East Arm Business Park, this industrial asset benefits from unrivalled connectivity to port, rail and road infrastructure. The property generates a robust passing income of \$328,294.89 plus GST per annum, with a net passing income of \$312,377.39 plus GST.

Constructed in 2010, the well-maintained building features 4.5m high roller doors, 7.2m eaves height, and includes both split system and ducted packaged air conditioning. The facility is currently 100% occupied, offering immediate strong returns with established tenants on secure leases.

With Grace's lease extending until January 2026 (with a further 5-year option) and the NT Government secured until March 2027, this property provides stable long-term income coupled with the growth potential of Darwin's expanding industrial sector.

Key Information

Investment Type	Industrial
Purchase Price	\$3,500,000
Net Yield	8.25%

Key Highlights

- Prestigious location in Darwin's premier East Arm Industrial Precinct
- 100% occupied by two blue-chip tenants with strong covenant
- Substantial 4,520m² site with 1,560m² of high-quality warehouse space
- Stable annual income with net passing income of \$312,377.39 plus GST
- Strategic position in port precinct with excellent logistics connections
- Modern facility constructed in 2010 with excellent maintenance
- Grace secured until January 2026 with further 5-year option
- NT Government tenancy secured until March 2027
- Attractive average gross rent rate of \$210.35/m²
- Excellent hardstand area with 3,300m² of concrete adjacent to main building
- Purpose-built climate control for NT Government records facility
- Well-positioned to benefit from NT's \$50bn pipeline of major projects

Background Information

How old is the asset?	14 (2010 build)
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	1
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	11 None
How long have they been in business overall?	11 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

The East Arm Industrial Precinct is one of **Darwin's most strategically significant industrial hubs**, offering unparalleled connectivity and infrastructure that supports logistics, manufacturing, and export operations.

Its proximity to the Port of Darwin — Australia's only deep-water port between Townsville and Fremantle — ensures seamless access to national and international shipping routes. The precinct is well-integrated with major arterial roads including Tiger Brennan Drive and the Stuart Highway, providing direct access to Darwin's city rail terminal and broader Northern Territory transport network.

East Arm benefits from being part of a well-established and government-backed industrial growth zone, with neighboring businesses including major logistics providers, fuel storage facilities, and large-scale warehousing operations. The area's purpose-built infrastructure supports heavy industry, with large block sizes, wide access roads, and proximity to key utilities.

Tenant Information

Grace occupies the front tenancy with a leased area of 1,160m². Their current lease commenced 1 February 2013 and is in its second option term expiring 31 January 2026, with one further 5-year option available. Grace pays a current rent of \$132,450.36 plus GST per annum with annual CPI reviews and a market rent review on exercise of option. Their outgoings responsibility includes 72% of water, electricity and rates.

Few Australian companies can trace their roots back as far as Grace Group. A legacy of the iconic Grace Bros retail and home services empire founded in 1885, Grace has evolved to become Australia's leading provider of integrated asset moving and information management solutions.

Grace have been operating from the property since 2013.

<https://www.grace.com.au/>

The **Northern Territory Government** occupies the rear 400.7m² tenancy operating as a climate-controlled records management facility. Their 10+5 year lease commenced 12 March 2022 with the current term expiring 11 March 2027 with no further options. The NT Government pays \$195,844.53 plus GST per annum on a gross lease with annual CPI reviews. Their lease includes specific air conditioning requirements where the lessor must ensure air conditioning runs continuously, with the lessee paying the electricity costs.

Government covenant - great tenant

Financial Overview

The property offers a **robust financial profile** with 100% occupancy across its 1,560.7m² lettable area, generating a total passing income of \$328,294.89 plus GST per annum.

After accounting for non-recoverable outgoings of \$31,101.01, the net passing income is **\$312,377.39 plus GST annually**. The property achieves an attractive average gross rent rate of \$210.35/m².

Recoverable outgoings for FY 24-25 amount to \$30,662.52, with Grace contributing 72% of water, electricity and council rates outgoings, while the NT Government contributes 28% of electricity charges. Non-recoverable outgoings include building insurance (\$10,000), statutory outgoings (\$3,838.78), and fire protection (\$2,078.72).

With a sale price of \$3,500,000 (excluding GST) and a Unimproved Capital Value of \$890,000, this property represents an attractive investment with secure income from government and established commercial tenants.

Rental Comparison

Subject Property: \$200/sqm net

Special Conditions

Balance deposit to 5% on unconditional

Offer to Purchase

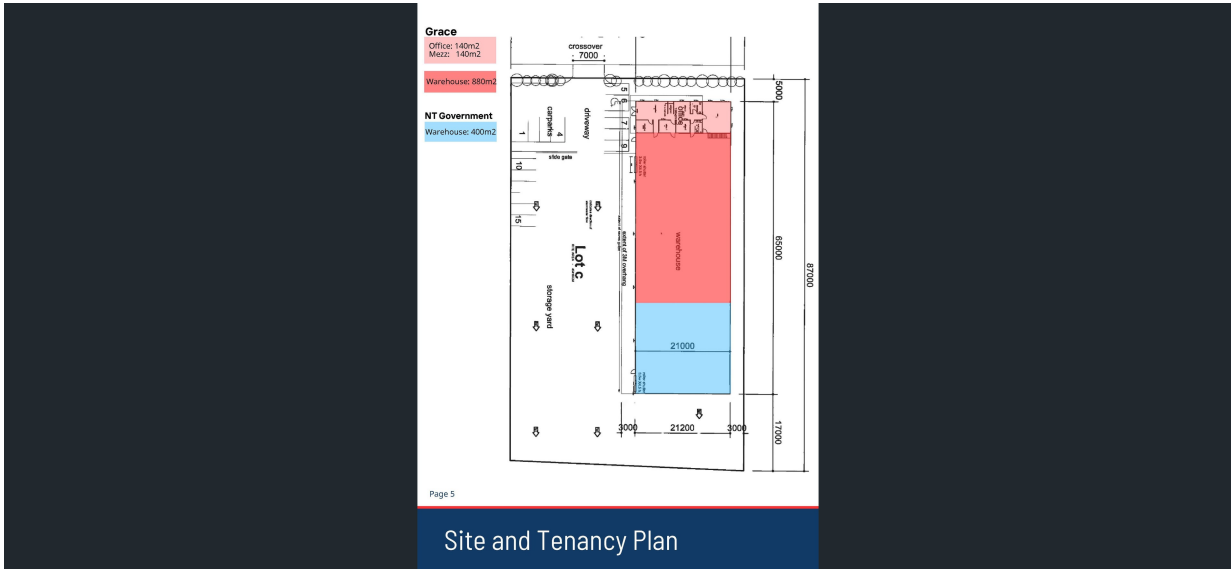
Offer to Purchase	\$3,500,000
Initial Deposit	50000
Due Diligence	28
Finance Days	28
Settlement	21

More Images



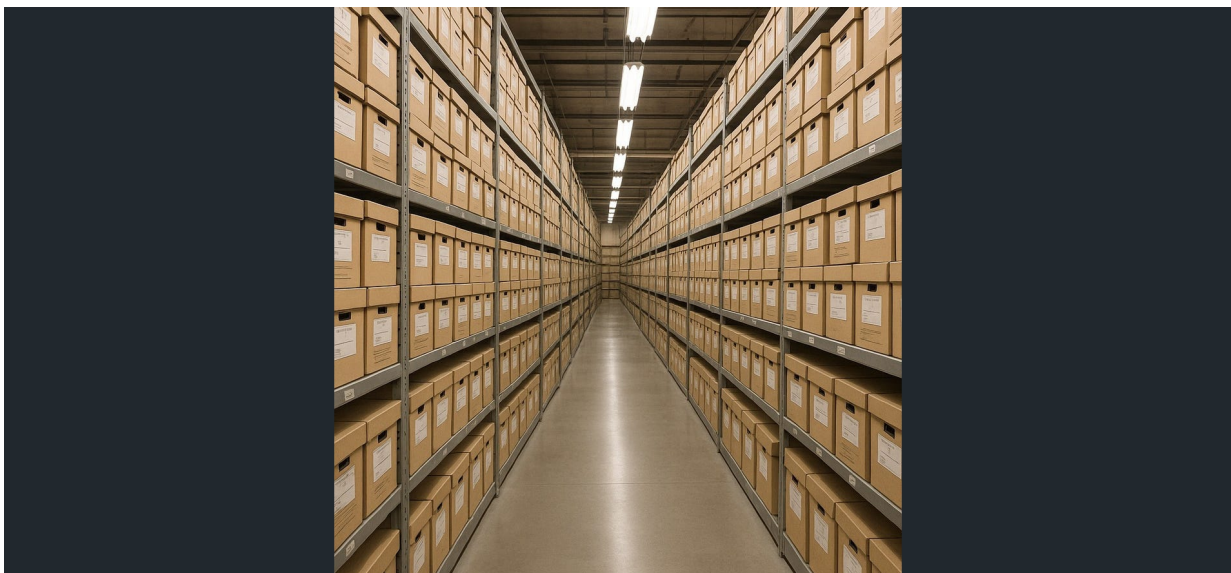


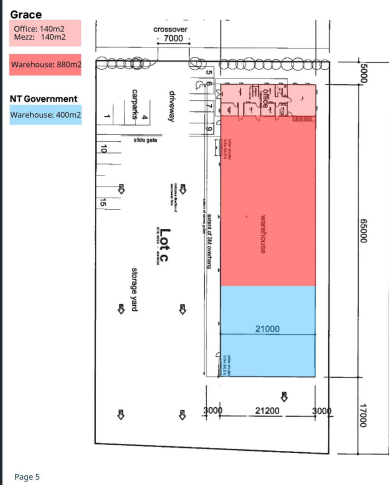










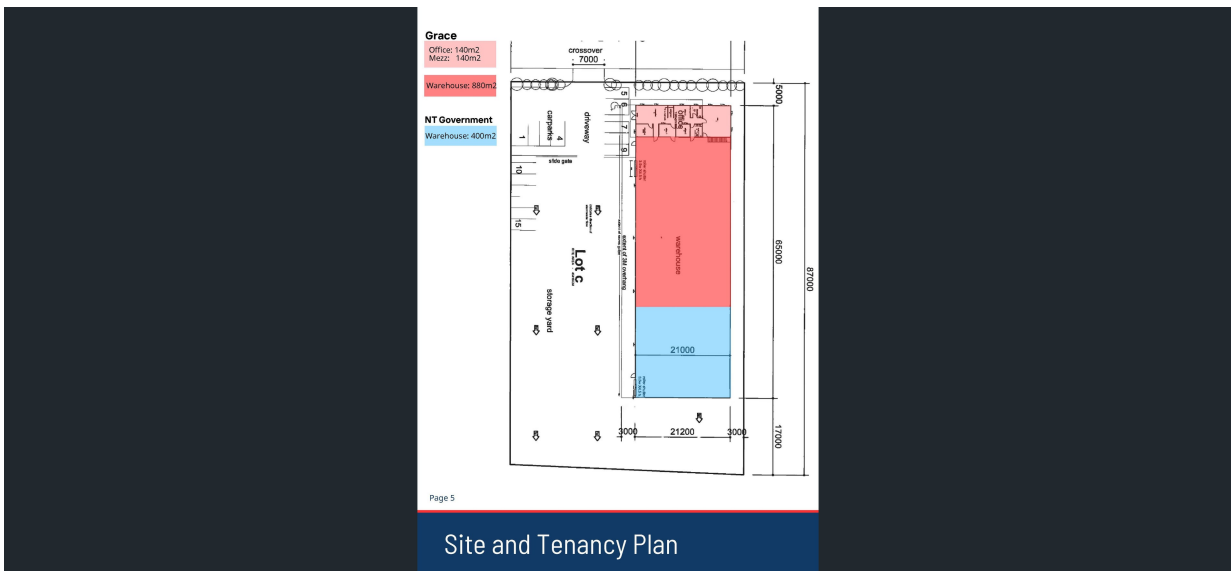


Site and Tenancy Plan









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