

12A Osburn Street

Wodonga, VIC



Presenting a rare opportunity to secure a blue-chip industrial investment at 12 Osburn Street, Wodonga. This strategic asset features a significant 5,295 sqm landholding with an 862 sqm modern facility, currently leased to BOC Limited – a subsidiary of global industrial giant Linde plc.

The property has just secured a fresh 5-year lease renewal in August 2024, building upon approximately 20 years of continuous occupation by the same tenant. This demonstrates exceptional tenant stability in a tightly held industrial market.

Offering an attractive 6% net yield on the purchase price of \$2,782,500, this investment delivers solid returns with minimal landlord expenses. The tenant covers council rates, water, sewerage, land tax and garden maintenance, creating a low-maintenance investment proposition.

The property features excellent drive-around access with dual entry points, high-clearance warehousing, and upgraded amenities – all maintained to exacting standards. The generous land size also provides significant future development potential.

Further enhancing the location's appeal is its proximity to established national brands including Middy's Electrical (adjacent), Bunnings Warehouse, Reece Plumbing and Tradelink – creating a robust commercial ecosystem that underpins long-term value.

Key Information

Investment Type	Industrial
Purchase Price	\$2,782,500
Net Yield	6.0%

Key Highlights

- Blue-chip tenant – BOC Limited backed by NYSE-listed parent Linde
- Fresh 5-year lease renewal executed August 2024
- Impressive 20-year occupation history demonstrating exceptional tenant stability
- Strong 6% net yield on purchase price of \$2,782,500
- Generous 5,295 sqm landholding with 862 sqm building area and 3000 sqm of usable hardstand
- Low-maintenance investment with tenant covering key outgoings
- Excellent drive-around access with dual entry points
- High-clearance warehouse with modern infrastructure
- Well-maintained facility requiring minimal capital expenditure
- Prime position in Wodonga's established industrial precinct
- Surrounded by national retailers enhancing commercial appeal
- Potential eligibility for a 50% Stamp Duty concession - Upfront saving of 80,431

Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	20 None
How long have they been in business overall?	90 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Wodonga stands as a critical junction on Australia's national freight and logistics network, strategically positioned to service both Victoria and New South Wales. The combined Albury-Wodonga region boasts a **population exceeding 100,000** with projected growth of **24.2% by 2036**.

The region generates an impressive **\$9.24 billion in annual economic output**, with key sectors including manufacturing, logistics and healthcare. This economic vitality is supported by substantial government investment, with **\$130 million allocated to local infrastructure and economic development**.

Transport connectivity is exceptional, with direct access to the Hume Freeway, Murray Valley Highway and national rail network. The location offers convenient access to major capitals: **300km to Melbourne, 560km to Sydney and 222km to Canberra**.

The immediate area features several prominent national brands, including Middy's Electrical (adjacent to the property), Bunnings Warehouse, Reece Plumbing and Tradelink – establishing a robust commercial ecosystem that enhances long-term investment appeal.

Tenant Information

BOC Limited has maintained continuous occupation at 12 Osburn Street for approximately 20 years, with a fresh 5-year renewal executed in August 2024. This exceptional tenure demonstrates both the suitability of the premises and the tenant's commitment to the location.

Founded in 1886 as Brin's Oxygen Company, BOC has evolved into one of the most established and recognized names in the global gas industry. **The company entered the Australian market in 1935** under the name Commonwealth Industrial Gases (CIG), later rebranded to BOC Limited, marking nearly a century of operations in the region.

As a leading provider of industrial, welding, and medical gas solutions across Australia and New Zealand, BOC brings substantial commercial credibility. It operates a wide-reaching national footprint with numerous production plants, depots, and offices, servicing critical industries and infrastructure.

BOC is a wholly owned subsidiary of Linde plc — one of the world's largest industrial gas companies, listed on the **New York Stock Exchange (NYSE: LIN)**. This ownership provides exceptional financial security, underpinned by a multibillion-dollar global parent with a robust balance sheet.

The tenant's commitment to sustainability aligns with modern investment themes. BOC has publicly committed to reducing its carbon emissions and driving innovation in energy efficiency — positioning itself as a forward-thinking tenant well-aligned with long-term ESG-focused investment strategies.



Financial Overview

This investment presents an attractive **6% net yield** based on the purchase price of **\$2,782,500**.

The property generates **\$175,000 + GST in annual rent**, with the next CPI adjustment scheduled for August 2025. After deducting landlord expenses, the net effective income is **\$166,950 p.a. + GST**.

The tenant covers significant outgoings including:

- Council Rates: \$10,000
- Water & Sewerage: \$1,100
- Land Tax: \$2,700
- Garden Maintenance: \$1,500

Owner costs are comprising of the following:

- Property Management: \$7,000
- Annual ESM Inspection: \$500
- Safe Roof Access Certification: \$550

This cost structure creates a low-maintenance investment with strong cashflow and minimal landlord responsibilities.

Lease Detail	Summary
Tenant	BOC Limited (<i>subsidiary of Linde plc – NYSE: LIN</i>)
Lease Commencement (Current Term)	1 August 2024
Lease Expiry (Current Term)	31 July 2029
Lease Structure	15 + 5 + 5 years (<i>Currently in final 5-year term</i>)
Options Remaining	Nil
Annual Rent	\$175,000 + GST
Rent Reviews	Annually, linked to CPI
Outgoings (Tenant Pays)	All statutory and operating outgoings
Owner-Paid Outgoings	<ul style="list-style-type: none"> – Property Management: \$7,000 p.a. – Annual ESM Compliance: \$500 p.a. – Safe Roof Access Certification: \$550 p.a.
Net Effective Income	\$166,950 p.a. + GST
Permitted Use	Retail shop and warehouse selling consumables and equipment, and a gas depot selling gases including but not limited to acetylene and LPG, together with warehouse and associated office for administrative uses
Maintenance Responsibility	Tenant, including structural (excluding fair wear and tear)
Make Good	Tenant to return premises in good order
Insurance	Tenant must maintain public liability and other relevant insurances
Security	Nil (<i>Multinational listed company – Linde plc</i>)

[Rental Yield Calculator](#)

Rental Comparison

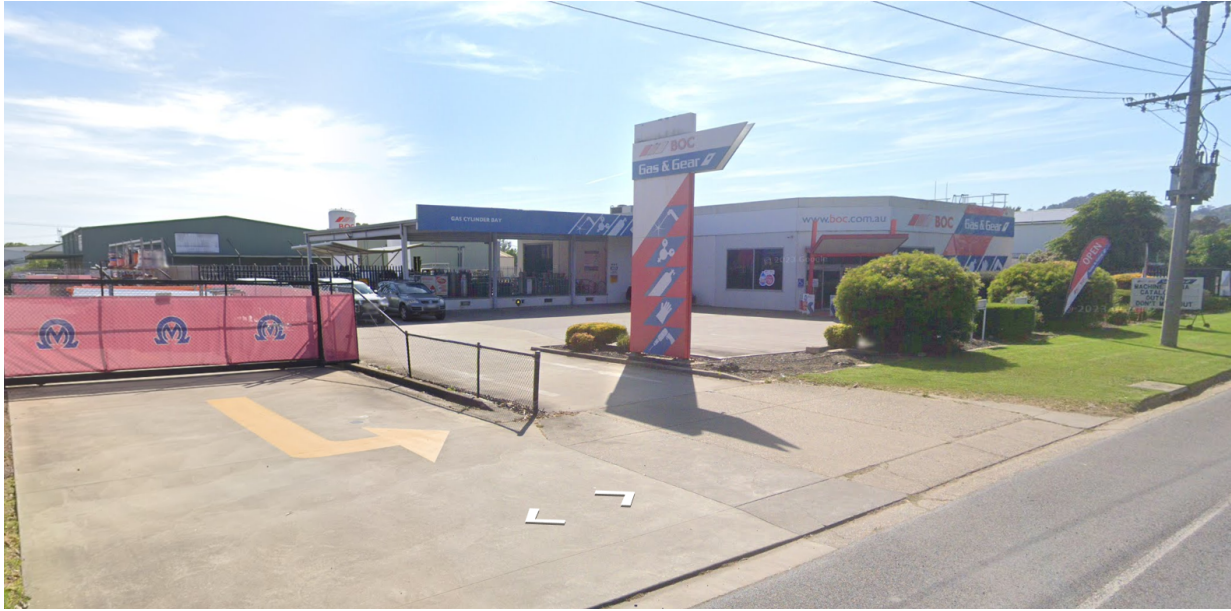
Address | Total size (NLA) | Rent \$/sqm

12A Osburn Street, Wodonga | [5295sqm] 862sqm | \$194/sqm
 421 Townsend Street, Albury | [1979sqm] 396sqm | \$429/sqm
 440 Swift Street, Albury | 305sqm | \$199/sqm
 16 Reiff Street, Lavington | [23600sqm] 380sqm | \$199/sqm
 19 Osburn Street, Wodonga | [1721sqm] 600sqm | \$141/sqm

Offer to Purchase

Offer to Purchase	\$2,782,500
Initial Deposit	100000
Due Diligence	28
Finance Days	28
Settlement	21

More Images





Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.