

## 1/16 Transport Avenue

*Paget, QLD*



Presenting a rare investment opportunity in the tightly held Nexus Business Park. This well-presented industrial unit offers a secure tenancy with a multinational engineering firm that has occupied the premises since the development was constructed circa 2010.

The property features a modern 146m<sup>2</sup> office/warehouse split over two practical levels, providing an ideal workspace for the technical operations of the current tenant. The ground floor includes reception, office space, delivery zone and warehouse/laboratory area, while the upper level houses an open-plan engineer's office with balcony.

With an established tenant boasting a 14-year occupancy and clean rental ledger, this investment delivers immediate cash flow and minimal management requirements. The property is showing a compelling yield of 6.05%, which can increase to 6.65% for investors who self-manage.

Drives and Controls Services, a multinational engineering company specialising in advanced electrical and automation systems, has demonstrated their commitment to the location through multiple lease renewals. All statutory outgoings, including council rates and body corporate levies totalling approximately \$11,833 p.a., are fully recoverable from the tenant.

The investment includes two exclusive car bays plus ample on-site and street parking, with landlord outgoings limited to approximately \$4,000 p.a. for management and minor maintenance. Available for \$420,000, this clean, low-maintenance industrial asset represents an excellent opportunity in a quality commercial precinct.

## Key Information

Investment Type	Industrial
Purchase Price	\$420,000
Net Yield	6.0%

## Key Highlights

- Modern two-level layout with versatile office/warehouse configuration
- Premium position within the sought-after Nexus Business Park
- Quality multinational engineering tenant specialising in advanced systems
- Fully established with 14-year occupation history and clean rental ledger
- Strong passing yield of 6.05%, increasing to 6.65% with self-management
- 2 year lease to April 2027 + 1 year option to April 2028
- \$25,415 estimated net income
- Annual CPI increases
- Fully recoverable outgoings of \$11,833 p.a.
- Low maintenance property with minimal landlord responsibilities
- Contracts subject to due diligence and finance being satisfied
- Site inspection, or video walk through upon request
- Two exclusive car spaces plus ample additional parking
- Security bond of \$4,952

## Background Information

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

## Location Information

Situated in the established industrial precinct of Paget, this property benefits from excellent connectivity via Transport Avenue. Paget is Mackay's premier industrial hub, serving Queensland's vital mining and agricultural sectors.

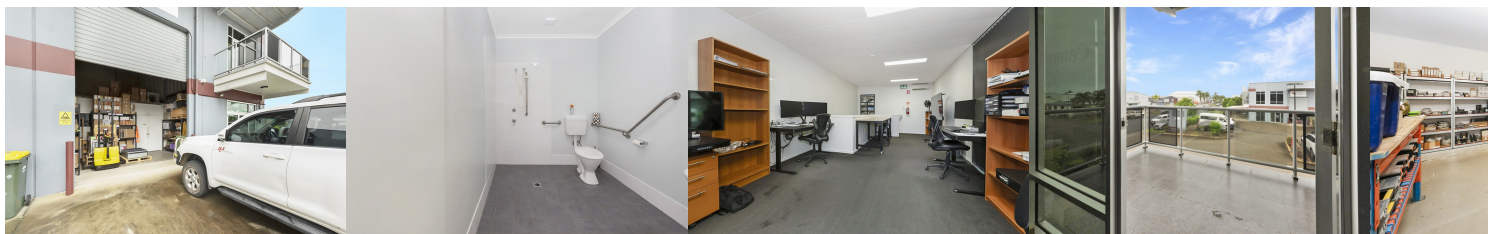
The Nexus Business Park, developed circa 2010, represents one of the area's quality commercial developments, attracting established businesses seeking professional premises with modern amenities. The location offers convenient access to major transport routes and is in close proximity to Mackay's commercial services.

## Tenant Information

**Drives and Controls Services** is a multinational engineering firm specialising in advanced electrical and automation systems. They have occupied the premises for approximately **14 years** since the development was constructed, demonstrating exceptional tenant stability.

The tenant has maintained a **clean rental ledger** throughout their lengthy tenancy and has consistently renewed their lease, indicating their long-term commitment to the location. As a multinational engineering operation, they represent a quality covenant for prospective investors.

Their specialised technical operations are well-suited to the property's layout, with the laboratory/warehouse space on the ground floor and engineering offices above providing an ideal working environment for their business activities.



## Financial Overview

This investment presents a compelling financial opportunity with a **current net rental of \$201.47/m<sup>2</sup> p.a. + GST + outgoings**, equating to **\$29,415 p.a. + GST**. With the property priced at **\$420,000**, investors can secure an attractive **yield of 6.05%**, which increases to **6.65%** for those who self-manage.

All statutory outgoings of approximately **\$11,833 p.a.** are fully recoverable from the tenant, covering council rates and body corporate levies. Landlord costs are minimal at approximately **\$4,000 p.a. including GST**, comprising around \$2,500 for rental management and \$1,500 for internal maintenance items such as air-conditioning servicing and minor repairs.

Estimated Net Income = **\$25,415**

The security position is enhanced with a **tenant bond of \$4,952** currently held from a previous lease, providing additional protection for the investment.

[Rental Yield Calculator](#)

## Rental Comparison

**1/16 Transport Avenue, Paget - 146m<sup>2</sup> - \$200/m<sup>2</sup>**

8/16 Transport Avenue, Paget - 220m<sup>2</sup> - \$200/m<sup>2</sup>

12/16 Transport Avenue, Paget - 123m<sup>2</sup> - \$272/m<sup>2</sup>

8 & 17/ 20 Caterpillar Drive, Paget – 582m<sup>2</sup> - \$176/m<sup>2</sup>

3/37 Connors Road, Paget – 515m<sup>2</sup> - \$170/m<sup>2</sup>

## Offer to Purchase

Offer to Purchase	\$420,000
Initial Deposit	20000
Due Diligence	21
Finance Days	28
Settlement	21



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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.