

21-25 Margaret Vella Drive

Paget, QLD



Presenting an exceptional industrial investment opportunity in the heart of Queensland's mining capital. This passive investment with a solid 6.5% nett capitalisation rate is located at 21-25 Margaret Vella Drive, Paget, QLD.

Built in 2011, this modern industrial property presents in 'as new' condition and features a purpose-built design with maximum site coverage. The premises include a double storey office complex at the front and a fully equipped workshop adjoining, complete with a **10T overhead crane** for easy manoeuvring of larger equipment.

The property boasts established tenants who have been operating their business in the Mackay District for the past decade, building a strong reputation for knowledge and reliability. They've recently transitioned from being owner-occupiers to quality tenants under a secure 5-year lease that commenced on 2 September 2024, with an additional 5-year option.

With a site area of 2,260m² and a building area of 1,278m², this commercial/industrial zoned property delivers a nett investment return of \$266,160 per annum (paid monthly plus GST).

Located centrally in Paget, Mackay's industrial hub, this investment represents an opportunity to secure a foothold in Queensland's economic powerhouse with a substantial income stream backed by quality tenants and a purpose-built facility.

Key Information

Investment Type	Industrial
Purchase Price	\$4,100,000
Net Yield	6.49%

Key Highlights

- Prime industrial investment with attractive 6.5% nett capitalisation rate
- Modern 2011-built premises in 'as new' condition
- Secure new 5-year lease with additional 5-year option
- Established tenants with 10-year business history in the region
- Purpose-built facility with double storey office and fully equipped workshop
- 10T overhead crane included in the facility
- Centrally located in Mackay's industrial heartland
- Strong annual rental income of \$266,160 PA plus GST
- 3-month rental security provided
- 3% annual increase built into lease terms
- Market review scheduled for September 2029

Background Information

How old is the asset?	13
Vendors reason for selling?	Retirement
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	1 None
How long have they been in business overall?	10 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Located in **Paget**, the industrial heartland of Mackay, this property sits in the epicentre of Queensland's mining services sector. Paget is widely recognised as the **heart of Mackay's Mining and Industrial Services** area, providing critical support to the broader Bowen Basin mining region.

The strategic position offers excellent access to transport infrastructure, supporting businesses servicing the mining and industrial sectors. As part of Queensland's mining capital, this location benefits from the economic stability provided by the resources sector while being close to Mackay's commercial and residential areas.

LOCATION

Paget

Highly connected to critical transport infrastructure, Paget is a formidable destination underpinned by strategic land use planning to capitalise on the demand from major exporters, manufacturers and retailers looking to secure a position in the precinct. Paget alone has seen almost \$20 million¹ in projects completed in the last 24 months and with a further \$102 million¹ in planning or underway.

Leveraging \$17.7 billion of mining projects in the greater region¹, the Paget Industrial Estate has grown to become the largest mining services industrial precinct in the southern hemisphere, home to over 500 mining and manufacturing businesses². Furthermore, agricultural and logistics operators are drawn to the supply chain efficiencies available in Paget.

Proximity to the Mackay Airport, Intermodal Rail Terminal, Bruce Highway, Peak Downs Highway and the Port of Mackay provides ideal conditions to create the region's leading industrial precinct. The Port of Mackay is Queensland's 4th largest multi-commodity port and one of the world's largest bulk sugar terminals.

Moreover, directly servicing the largest coal export facility in the Southern Hemisphere, Hay Point & Dalrymple Bay Coal Terminal Complex, Paget and Mackay are an economic powerhouse in Queensland.

"The largest mining services industrial precinct in the southern hemisphere, the Paget Industrial Estate, is home to over 500 mining and manufacturing businesses²"

¹ REMPLAN ² Queensland Government



Mackay

Located midway along Queensland's coastline, Mackay is a thriving regional centre home to 117,900+ residents and is the populous centre of the Greater Whitsunday Region. Only a 90 minute flight from Brisbane, Mackay boasts a diverse economy supported by its globally recognized resource and engineering sector & agribusiness and construction, logistics, education and tourism industries.

Mackay is one of the most naturally beautiful and resource rich locations in the world. The region contributes more than \$46 billion¹ in economic output to the Australian economy, reinforcing its position as a regional economic powerhouse in Queensland.

Expanding employment, investment and development opportunities continue to fuel the region's growth. Over \$1 billion¹ worth of projects currently approved or underway positions the Mackay region to further grow its \$17.16 billion annual economic output and capitalise on its status as a new age regional city. As of June 2021, the Mackay region boasted the second lowest unemployment rate for the state at 4.3% while also recording a 73.3% participation rate, second only to Brisbane's inner city.

Of importance, significant upgrades to the Bruce Highway, including the \$497.3 million Mackay Ring Road and \$144.5 million Northern Access Upgrade are delivering crucial efficiencies to the region's freight operators.



¹ Approximately

Tenant Information

Shepelec Contracting Services is a family-owned electrical and mechanical maintenance company with a proud history based in the Mackay region. With a team that boasts over 50 years of industry expertise, Shepelec can customise all maintenance and installation solutions to suit your business needs.

As a team, Shepelec are dedicated to providing quality workmanship on all projects by delivering a safe work environment and complete customer satisfaction – every time. Our team offers a diverse range of services to both the commercial and industrial divisions within the Mackay, Bowen Basin and Central Queensland regions.

Shepelec Qualifications:

- Trade qualified – electrical and mechanical
- High Risk Licences – EWP, Forklift, Dogger and Rigger certifications
- Safe Work at Height certifications
- MSIC
- Cable licence
- Class 2 Security Licence
- Fibre Optic Termination and Testing certified (Clipsal)
- Structured Cabling Termination and Testing certified (Clipsal)
- Low Voltage Rescue trained
- First Aid trained



Financial Overview

Key financial aspects include:

- Annual rental income of \$266,160 PA (paid monthly plus GST)
- Secure 5-year lease commencing 02.09.2024 to 01.09.2029
- Option period of 5 years from 02.09.2029 to 01.09.2034
- 3% annual increase built into the lease terms
- Market review date scheduled for 02.09.2029
- All outgoings (100%) paid by tenant including council rates and insurance
- 3 months rental provided as security

[Rental Yield Calculator](#)

Rental Comparison

Subject Property: \$208 Per Sqm

- 3-5 Progress Drive, Paget, 1585m2, \$207/sqm
- 1, 78-88 Maggiolo Drive, 565m2, \$230/sqm (strata)
- 170-176 Maggiolo Dr, Paget, 1478m2, \$184/sqm
- 8-14 Centurion Drive, Paget, 2082m2, \$295/sqm
- 170-176 Maggiolo Drive, 1472m2, \$185/sqm
- 15 Central Park Dr, Paget, 612m2, 1-year lease, \$200/sqm
- 21-23 Michelmores, Paget (PBE Group), 1875m2, \$202/sqm
- 40 Gateway, Paget (BIS Mackay), 2543m2, \$225/sqm
- 520 Milton Street, Paget, 1564m2, \$208/sqm
- 30 Civil Road, Garbutt, 1030m2, \$197/sqm

Offer to Purchase

Offer to Purchase	\$4,100,000
Initial Deposit	100000
Due Diligence	28
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.