

25 Piper Street

Caboolture, QLD



Presenting an exceptional investment opportunity with Piper Holdings PTY LTD in South Lismore, NSW. This industrial property located at 107 Warne Street features a secure long-term lease until 13/09/2025 with Norco Foods, a Division of Norco Co-operative Ltd.

The property offers strong income potential with a current annual rent of \$114,000 p.a + GST.

The lease structure provides reliable monthly installments, creating stable and predictable cash flow for investors.

Located on Lot 30 on Crown Plan 6373, this investment comes with a comprehensive outgoing charges structure where the tenant covers key expenses including waste management, council rates, water rates, insurances, and land tax - enhancing the net return for the property owner.

With a well-established tenant and clearly defined lease terms, this industrial asset represents a solid addition to any commercial property portfolio, offering both immediate returns and future growth potential in the thriving South Lismore commercial district.

Key Information

Investment Type	Industrial
Purchase Price	\$2,660,000
Net Yield	6.1%

Key Highlights

- Secure tenant with Norco Foods, a division of Norco Co-operative Ltd
- Strong annual rental income of \$114,000 p.a + GST
- Scheduled 3.25% rent increase taking effect from August 2025
- Complete outgoings recovery from tenant including waste, council rates, water, insurance and land tax
- Total outgoings of approximately \$38,892 + GST annually
- Strategic location in South Lismore's commercial district
- Well-structured lease with Piper Holdings until September 2025
- Monthly rental payments providing consistent cash flow
- Tenant responsible for all outgoings, maximizing net return
- Substantial 2,014sqm land size offering excellent site coverage
- 689sqm total building area featuring 655sqm warehouse and office plus 34sqm mezzanine office
- Includes valuable 217sqm cold room facility ideal for food distribution
- Updated Sizing: Land size: 2,014sqm Warehouse & Office: 655sqm Mez Office: 34sqm Total Building Area: 689sqm Cold room: 217sqm
- Land size: 2,014sqm
- Warehouse & Office: 655sqm
- Mez Office: 34sqm
- Total Building Area: 689sqm
- Cold room: 217sqm

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?	Not specified
Is the property strata titled?	No
Are the seller & tenant related parties?	Yes
How long has the current tenant been on-site?	Not specified None
How long have they been in business overall?	Not specified None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

South Lismore is a well-established commercial and industrial hub in the Northern Rivers region of New South Wales. Located just minutes from Lismore CBD, the area offers excellent connectivity via major transport routes.

The precinct features a strong mix of industrial, manufacturing, and distribution businesses, making it a key economic zone within the region. South Lismore benefits from its proximity to both regional centers and coastal areas, with good access to markets throughout Northern NSW and Southeast Queensland.

The area provides competitive commercial rates compared to metropolitan centers, while still offering access to skilled workforce and established infrastructure, making it an attractive location for commercial and industrial operations.

Tenant Information

Nestle is a 100% Australian farmer-owned dairy co-operative established in 1895 and a major player in the food industry. **Norco** on the other hand is a dairy cooperative based in Australia, focused on producing and distributing dairy products like milk, butter, and ice cream and they supply to all major supermarket chains including Coles, Woolworths, and IGA. Norco also export products to markets such as China, Japan, South-East Asia, the United States, and the United Arab Emirates. In FY24, Norco recorded approximately \$645-\$768 million in annual revenue, underpinned by a vertically integrated supply chain and diversified operations across fresh milk, ice cream, and contract manufacturing.



Financial Overview

This investment offers **solid financial fundamentals** with current annual rental income of **\$160,000 + GST**, paid in monthly installments of \$13,333.33 + GST.

From 22/08/2025, the rent will increase by **3.25%** to \$165,200 + GST annually, with monthly installments rising to \$13,766.67 + GST.

The tenant is responsible for all outgoings, including:

- Waste management: \$6,800 (approx. \$566/month)
- Council Rates: \$13,422 annually
- Water Rates: \$6,800 (approx. \$1,700/quarter)
- Insurances: \$12,836
- Land Tax: \$5,870
- Estimated Mgmt. fees \$ 8,000K

Approximate Net Income after Mgmt fees is at \$ 114,000 p.a.

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Postal Address PO Box 486, Lismore NSW 2480
Web www.norco.com.au ABN 17 009 717 417 ARBN 009 717 417



Thursday, 24 April 2025

Dear James,

Please be advised that, as per the lease contract with Piper Holdings PTY LTD dated 13/09/2025 for Property Lot 30 on Crown Plan 6373, the payable rent from 22/08/2025 will increase by 3.25%. The rent will change from \$160,000 per annum + GST with monthly installments of \$13,333.33 + GST to \$165,200 per annum + GST with monthly installments of \$13,766.67 + GST.

Additionally, the outgoing charges as per your email dated 16/03/2025 will be as follows:

- **Waste management:** \$6,960 (avg \$580/month)
- **Council Rates:** \$6,425.08
- **Water Rates:** \$6,800 (avg \$1,700/month)
- **Insurances:** \$12,836.93
- **Land Tax:** \$5,870

The total for the year will be \$38,892.01 plus GST, which will be paid by monthly installments of \$3,241.00 plus GST.

Please feel free to contact me with any questions.

Yours faithfully

Jeremy Ward | Depot Network Manager

Norco Foods, a Division of Norco Co-operative Ltd

Cnr Pine Ridge Rd and Brisbane Rd Labrador QLD 4215 Australia

Rental Comparison

To be determined during due diligence.

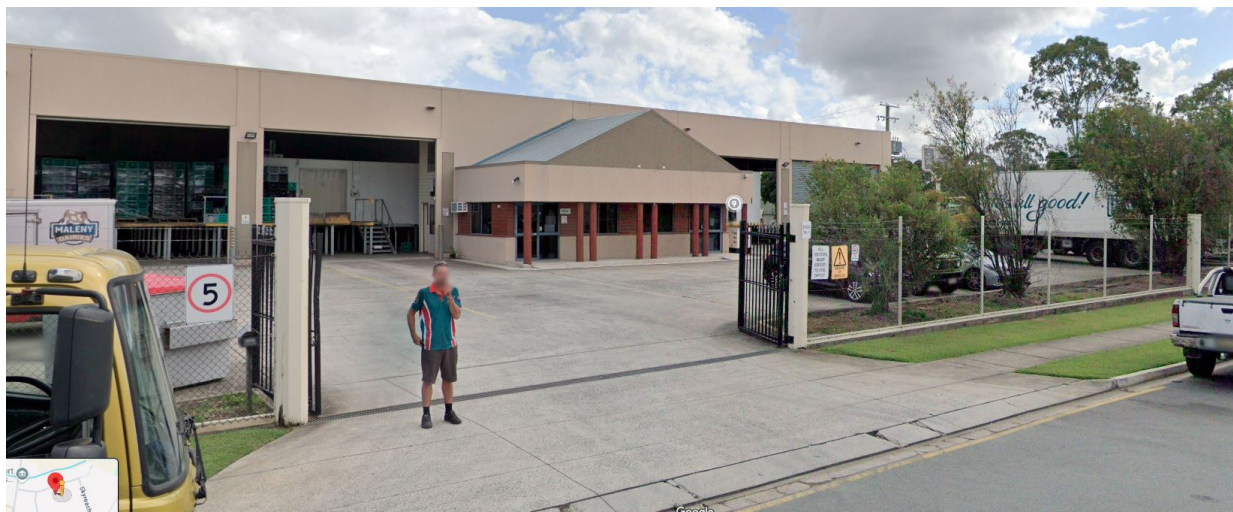
Special Conditions

Not applicable

Offer to Purchase

Offer to Purchase	\$2,660,000
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.