

## 38 Mineral Sizer Court (Brisbane Northside, Moreton Bay)

*Narangba, QLD*



This premium industrial asset comprises eight tenancies on a single title, underpinned by a substantial 4,269m<sup>2</sup> landholding in Narangba's thriving Boundary Industry Zone Estate (BIZ). Generating a strong net annual income of \$478,270, the property benefits from a diverse tenant mix with staggered lease expiries, ensuring stable cash flow and income security. Located just 600m from the Bruce Highway with direct access to Brisbane, Sunshine Coast, Brisbane Airport, and the Port of Brisbane, the asset offers excellent exposure, accessibility, and connectivity. Modern construction delivers significant depreciation benefits, while the General Industry zoning allows for 24/7 operations in a precinct with sub-1% vacancy, highlighting the strength of ongoing tenant demand.

### *Key Information*

Investment Type	Industrial
Purchase Price	\$8,000,000
Net Yield	5.98%

## Key Highlights

- Premium industrial asset with eight (8) tenancies on a single title
- 2581m2 GLA, on a substantial land holding of 4,269 sqm in a strategic growth location
- Strong net income of \$478,270 including 2 x vendor lease backs (24% NLA, Units 2 & 6)
- Diverse tenant mix providing income security through staggered lease expiries
- Modern construction offering significant depreciation benefits
- Prime position within Narangba's industrial hub with below 1% vacancy rates
- Excellent exposure and accessibility just 600m from Bruce Highway
- General Industry zoning allowing for 24/7 operations
- Ample on-site car parking for tenants and customers
- Strategic location with easy access to Brisbane, Sunshine Coast and key transport hubs
- Recently signed leases with fixed annual increases

## Background Information

How old is the asset?	2024
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?	Yes

## Location Information

The property is strategically located within the **Boundary Industry Zone Estate (BIZ)** in Narangba, just **600m from the Bruce Highway** which sees over 164,000 vehicles passing daily. This prime position offers exceptional accessibility and visibility.

Narangba enjoys a strategic location on Brisbane's northside with excellent connectivity to key transport infrastructure and commercial hubs. The site is well-positioned to service **Brisbane Northside, Moreton Bay, and the Sunshine Coast region**.

The area benefits from excellent transport links with **Brisbane CBD just 40 minutes away, Brisbane Airport within 25 minutes, Port of Brisbane 35 minutes**, and the **Sunshine Coast 45 minutes** away. The property is easily accessible via Boundary Road, making it an ideal location for businesses requiring efficient logistics and distribution capabilities.

Narangba's industrial precinct is highly sought-after with vacancy rates **below 1%**, indicating strong demand and limited supply in this growing commercial area.



### *Tenant Information*

The property features a diverse mix of eight tenancies, including the vendor leasing back 2 x units to enable reletting to the ultimate tenant during the lease term.

Strong income diversification:

- Unit 1: Hye Jeong Han & Suchul Pi - 3-year lease commenced December 2023 with 2 x 3-year options, fixed 3% annual reviews, generating \$61,800 p.a.
- Unit 2: Currently vacant with 12-month rent guarantee from settlement, generating \$56,980 p.a.
- Unit 3: Diamond Air & Energy Pty Ltd - 3-year lease commenced February 2024 with 1 x 2-year option, 3% or CPI annual reviews, generating \$57,165 p.a.
- Unit 4: Strike Plumbing Pty Ltd - 2-year lease commenced December 2023 with 1 x 2-year option, fixed 3% annual reviews, generating \$57,680 p.a.
- Unit 5: Gridcom Pty Ltd - 3-year lease commenced January 2025, 3% or CPI annual reviews, generating \$65,860 p.a.
- Unit 6: Currently vacant with 12-month rent guarantee from settlement, generating \$58,090 p.a.
- Units 7 & 8: Jet Facades Pty Ltd - 3-year lease commenced December 2023 with 1 x 3-year option, fixed 3% annual reviews, generating \$120,695 p.a.

## Financial Overview

The property generates a substantial **\$478,270 per annum (\$185/sqm) net plus GST** from its eight industrial units. The income is balanced across a diverse tenant mix with staggered lease expiries, and rental upside being <\$200/sqm when compared with new stock across the northern suburbs.

Current tenancies include:

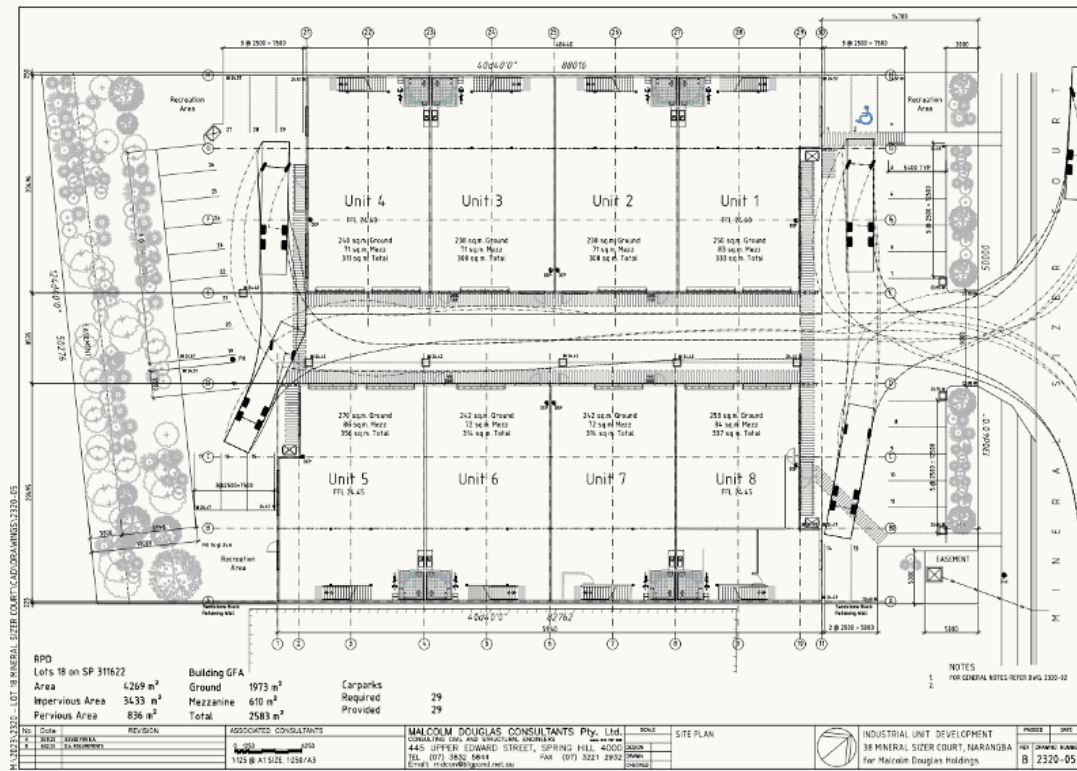
- Unit 1: K1 Auto Motors - \$61,800 p.a. - 3-year lease with 2x3 year options
- Unit 2: 12-Month lease back - \$56,980 p.a.
- Unit 3: Diamond Air & Energy - \$57,165 p.a. - 3-year lease with 1x2 year option
- Unit 4: Strike Plumbing - \$57,680 p.a. - 2-year lease with 1x2 year option
- Unit 5: Gridcom - \$65,860 p.a. - 3-year lease
- Unit 6: 12-Month lease back - \$58,090 p.a.
- Units 7 & 8: Jet Facades - \$120,695 p.a. - 3-year lease with 1x3 year option

Most leases include **3% fixed annual increases** or CPI (whichever is greater), providing secure income growth. The near-new construction offers significant depreciation benefits, enhancing after-tax returns for investors.





## Plan



## Investment Highlights

- + **Rare Investment Opportunity:** Secure eight (8) tenancies on a single title
- + **Stable Income Stream:** Staggered lease expiries ensure consistent cash flow
- + **Prime Location:** Adjacent to the Bruce Highway with excellent access to major arterials
- + **Tax Advantages:** Near-new construction offers strong depreciation benefits
- + **High-Demand Area:** Narangba's vacancy rate is below 1%

[Rental Yield Calculator](#)

*Rental Comparison*

- Subject Property: 38 Mineral Sizer Court, Narangba - \$185/sqm
- Recent leasing in similar areas industrial ranges between \$185/sqm - \$230/sqm
- Leasing rates in the surrounding areas range between \$170/sqm to \$200/sqm for these spaces.
- 20 Saltwater Circuit, Narangba - 3,860 sqm (single tenant), \$186 /sqm net
- 3 Mineral Sizer Court, Narangba - 2,563 sqm - \$180/sqm net (2024 lease deal)
- Note: the above rents have been provided by third parties and not verified to leases, therefore, they are subject to valuation and further due diligence.

*Special Conditions*

\$100,000 deposit, 3 days from execution and the balance of 5% once finance is satisfied

*Offer to Purchase*

Offer to Purchase	\$8,000,000
Initial Deposit	100000
Due Diligence	21
Finance Days	28
Settlement	21

*More Images*





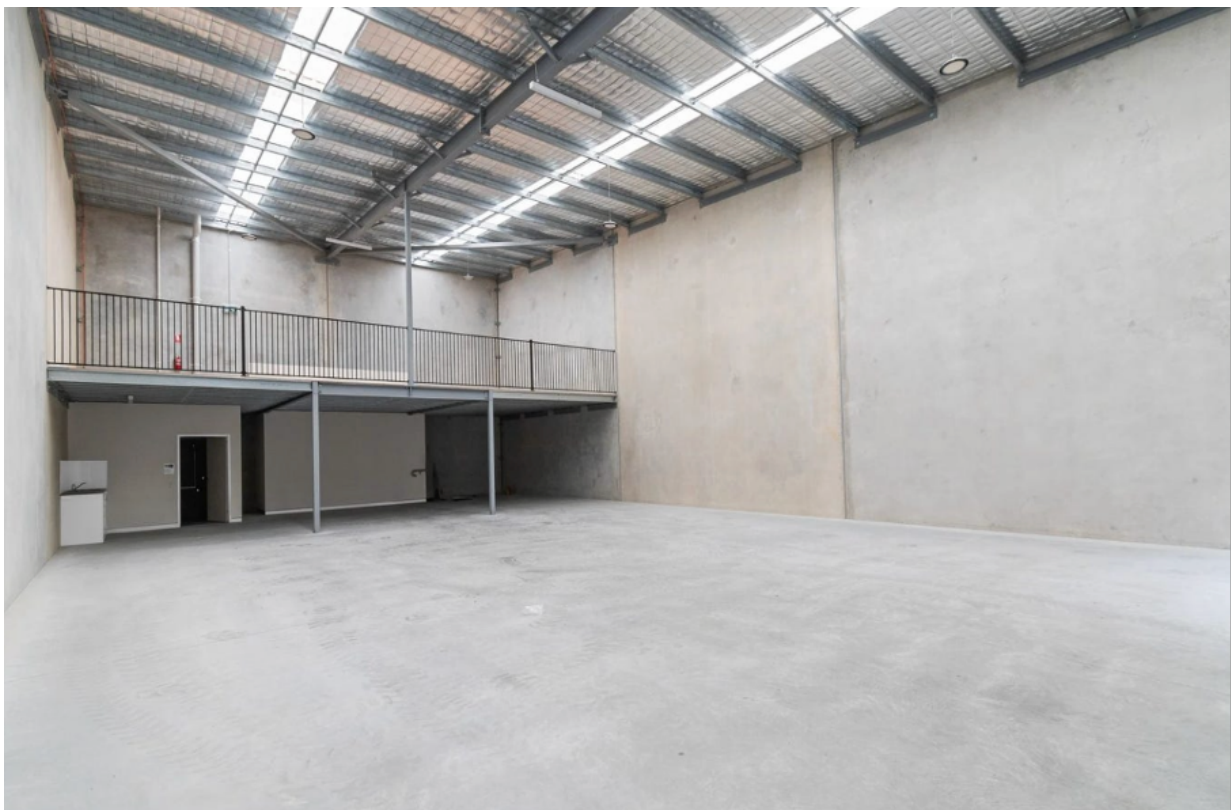






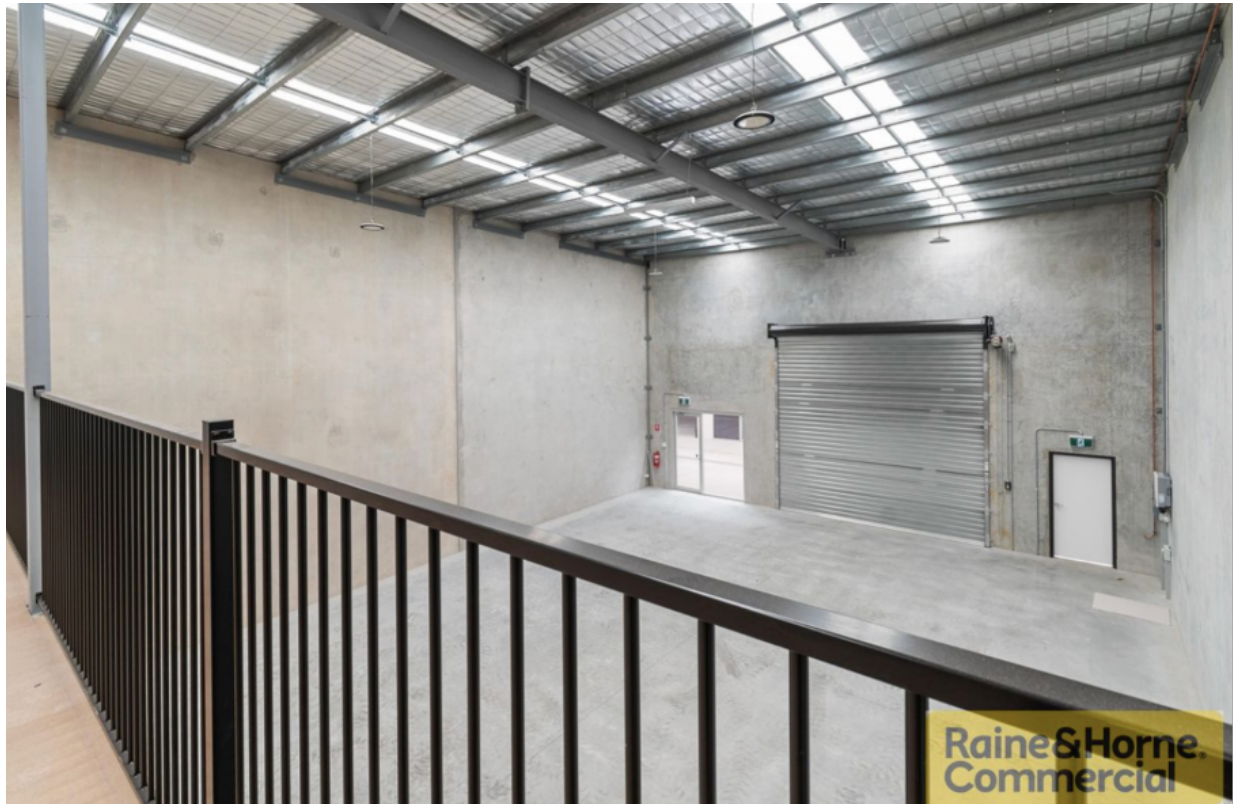
































Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary 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.