

## **4 Lockheed Place**

*Cambridge, TAS*



A modern industrial property comprising approximately 770m<sup>2</sup> of building area, situated on a significant 1,908m<sup>2</sup> landholding. The property offers strong income potential underpinned by low vacancy in the Hobart industrial market and scarcity warehouse spaces above 500m<sup>2</sup>.

Constructed approximately three years ago, the building features concrete panel construction with approximately 670m<sup>2</sup> of high-clearance warehouse (9m internal clearance) and approximately 100m<sup>2</sup> of quality office accommodation. The property's larger than average floor area positions it advantageously against future oversupply risks. Additionally, the low site coverage provides excess hardstand, ample parking, easy truck access, and future expansion opportunities.

The property is expected to deliver a net return of approximately 6% after management fees. Excellent expected depreciation benefits will significantly enhance after-tax returns.

The property is offered via a sale and leaseback to RapidClean, a well-established cooperative with nearly 40 years of experience across Australia and New Zealand. The lease is secured with a 5-year initial term plus a 5-year option, providing a stable and reliable income stream. The business has multiple sites within the state, and is selling the building to free up capital for ongoing growth plans.

Located in Cambridge, Tasmania — a core industrial precinct experiencing high demand and record low vacancy, particularly for warehouses over 500m<sup>2</sup>. The shortage of industrial land across Hobart supports strong rental growth and capital appreciation prospects.

## Key Information

Investment Type	Industrial
Purchase Price	\$2,535,000
Net Yield	6.0%

## Key Highlights

- Prime industrial asset only 3 years old with modern construction
- Exceptional 9m internal clearance height - well above standard specifications
- Substantial 1909sqm block with low site coverage, appealing to tenants, but also offering potential future expansion
- Generous 770sqm building with 100sqm quality office space
- Established and expanding national tenant with 40-year business history
- Secure 5-year lease with 5-year option providing income certainty
- Attractive 6% return on investment
- Located in Cambridge - one of Hobart's tightest industrial markets
- Excellent depreciation benefits significantly reducing tax liability
- Durable concrete panel construction requiring minimal maintenance
- Room for future expansion on a generously sized block
- Superior truck access and ample parking/hardstand areas

## Background Information

How old is the asset?	3
Vendors reason for selling?	Other
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	Yes
Are the seller & tenant related parties?	Yes
How long has the current tenant been on-site?	3 None
How long have they been in business overall?	40 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes








### *Location Information*

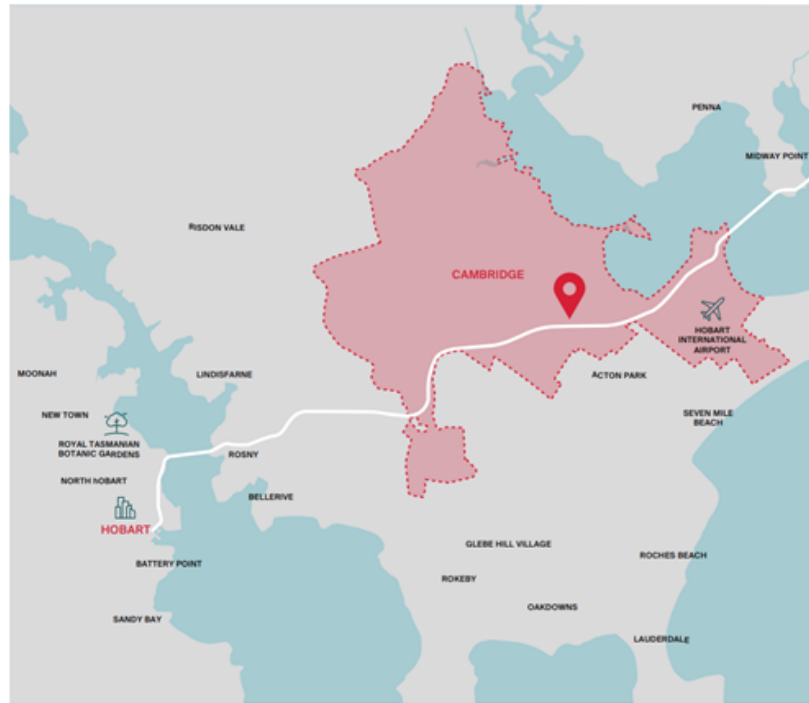
Cambridge is a highly sought-after industrial precinct in Hobart's eastern shore, strategically positioned with excellent accessibility to major transport routes. This location enjoys proximity to Hobart International Airport and the city centre.

The industrial market in Hobart is characterized by **extremely limited supply**, with vacancy rates for warehouses greater than 500sqm close to 0%. This scarcity has created significant upward pressure on rental growth, making Cambridge an exceptionally strong location for industrial investment.

The area particularly benefits from its established industrial zoning, strong infrastructure, and reputation as a premium business location for distribution, manufacturing, and warehousing operations.

-  Situated in Hobart's preferred mixed use precinct
-  Only 13 kms\* from Hobart's CBD
-  Proximity to Cambridge Homemaker Centre and the Hobart Airport
-  Close to the Hobart International Airport and the Cambridge Homemaker Centre
-  Highly accessible and convenient, situated just off the Tasman Highway

\*Approximate



## Tenant Information

**RapidClean** is a well-established Australian and New Zealand-owned cooperative with nearly **40 years** of industry experience. The company comprises over 70 independently owned stores that supply commercial-grade cleaning, packaging, and safety products nationwide.

Key strengths as a tenant include:

- Strong financial performance and stability
- National buying power creating business efficiency
- Commitment to local ownership structure
- Currently expanding operations within Tasmania
- Established business with proven longevity

The tenant has occupied the building since its construction 3 years ago, with the premises purpose-built for their operations. They are selling the building to free up capital for business expansion, demonstrating their strategic focus on core business growth.





Lease Commencement	2022
Lease Expiry	2027
Lease Length ( <u>Years</u> )	5 years
Option(s)	1 x 5 years
Type of Rent	Net
Outgoings	100% paid by tenant excluding management fees
Rent	\$155,000
Annual rental increases	3%

### *Financial Overview*

This investment opportunity is offered at **\$2,535,000** with a compelling net return of **6%** after management fees.

The property features a secure tenant on a **5-year initial lease term** with an additional **5-year extension option**, providing investors with excellent income security.

As a newly constructed asset (only 3 years old), the property offers **significant depreciation benefits** that substantially reduce the tax payable on income, enhancing the effective yield for investors.

Comparable rentals in the area command approximately **\$180-\$220/sqm**, positioning this property favorably within the market while still providing potential for future rental growth given the tight industrial market conditions in Hobart.

Rent	\$155,000	
Total Rent / Income		\$155,000
Less Non-Recoverable Outgoings		
Property Management (estimate)	\$3,000	
Total Non-Recoverable Outgoings		\$3,000
<b>Net Income</b>		<b>\$152,000</b>
<b>Net Return</b>		<b>6%</b>

[Rental Yield Calculator](#)

## ***Rental Comparison***

### **4 Lockheed Place, Cambridge – 770m2 - \$201/m2**

1-57 Cherokee Drive, Cambridge – 511m2 - \$215/m2

Unit 3, 13-15 Abernant Way, Cambridge – 281m2 - \$214/m2

Unit 1, 13-15 Abernant Way – 493m2 - \$212/m2

Unit 8, 13-15 Abernant Way, Cambridge – 359m2 - \$206/m2

Unit 6, 1 Cessna Way, Cambridge – 557m2 - \$204/m2

237C Kennedy Drive, Cambridge – 1200m2, \$206/m2

Unit 2, 237 Kennedy Drive, Cambridge – 507m2 - \$200/m2

## ***Special Conditions***

Rethink's agent contact needs to secure the listing in a competitive situation.

## ***Offer to Purchase***

Offer to Purchase	\$2,535,000
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.