

8 Tradewinds Court

Glenvale, QLD



Rethink Investing is proud to present this exceptional industrial investment opportunity at 8 Tradewinds Court, Glenvale. This brand new standalone industrial facility offers investors a rare chance to secure a modern, high-quality asset in one of Queensland's fastest-growing regions.

The property is securely leased to Jiexun Optoelectronic (Australia) Pty Ltd trading as Anysort, a global leader in intelligent sorting machinery since 1999. The tenant occupies the entire facility under a 3-year lease term expiring February 2028, with 2 x 4-year options remaining, providing investors with stable income security.

This premium industrial facility sits on a generous 1,761m² site with 980m² of total building area, including 800m² of warehouse space and 182m² of office/display area. The property generates a robust net income of \$180,000 + GST per annum with fixed 4% annual increases, while the tenant covers 100% of outgoings including land tax, creating a truly net investment opportunity.

Located in Toowoomba's premier industrial precinct of Glenvale, just 4.5km from the CBD, the property benefits from excellent accessibility to major transport networks including the Warrego Highway and the Toowoomba Second Range Crossing via McDougall Street. The 'Low Impact Industry' zoning provides flexibility for future uses.

With limited industrial investment options across South East Queensland, this property represents an outstanding opportunity to secure a top-performing asset. The premium construction features include epoxy coated flooring, insulated roof, LED lighting, 4.8m high roller doors, and 3-phase power with rooftop solar system.

Key Information

Investment Type	Industrial
Purchase Price	\$3,100,000
Net Yield	5.8%

Key Highlights

- Brand new standalone industrial facility in premium Glenvale location
- Secure tenant covenant to global intelligent sorting machinery leader Anysort
- Generous 1,761m² site with 980m² of total building area
- Strong net income of \$180,000 + GST per annum with 4% fixed annual increases
- 100% of outgoings including land tax recovered from tenant
- 3-year lease term with 2 x 4-year options remaining
- Premium construction with epoxy coated flooring and insulated roof
- Excellent accessibility to major transport networks
- Located just 4.5km from Toowoomba CBD
- Situated in Toowoomba's premier industrial precinct
- Rare investment opportunity in rapidly growing regional centre

Background Information

How old is the asset?	Construction was completed in early 2024
Vendors reason for selling?	Retirement
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	0 None
How long have they been in business overall?	26 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Toowoomba, known as the 'Garden City', is a major regional centre located just 127km or 90 minutes west of Brisbane. As the logistical gateway to the resource-rich Surat Basin Region and Darling Downs, Toowoomba serves as a critical economic hub.

The region is experiencing remarkable growth, with a **\$14.76 billion Gross Regional Product** and a population of **181,821**. The local economy is rapidly evolving with major investments across multiple sectors including mining, healthcare, and construction.

Significant infrastructure developments totaling more than \$13 billion are transforming the region, including the **\$1.3 billion Toowoomba Hospital** project and Boeing's first military aircraft assembly facility outside America at the Wellcamp Aerospace and Defence Precinct.

The Toowoomba Trade Gateway offers approximately 2,000 hectares of fully serviced industrial land with direct connectivity to major highways, Wellcamp Airport, and the planned InterLinkSQ rail. This strategic location positions businesses at the nexus of major transportation arteries, creating exceptional logistical advantages.

Tenant Information

Jiexun Optoelectronic (Australia) Pty Ltd T/A: Anysort is a world-leading manufacturer of intelligent color sorting machinery. Founded in 1999 and headquartered in Hefei, China, Anysort has built a solid reputation in the global agricultural and industrial sectors.

The company specializes in developing and manufacturing intelligent optical sorting equipment for diverse applications including:

- Rice and Grain Sorting
- Tea and Nut Sorting
- Seeds, Plastics and Beans
- Industrial and Plastic Sorting
- Infrared and Shape-based Sorting Solutions

With over two decades of operational history, a global footprint, and continued investment in technology, Anysort represents a robust and stable tenant. Their U.S. office in Roseville, California provides technical support and equipment supply, strengthening their presence in key agricultural markets across the United States.

The company maintains a strong focus on innovation, investing heavily in AI, machine vision, and cloud integration to lead in smart manufacturing. Current lease terms run until February 2028 with 2 x 4-year options remaining.



Financial Overview

This premium industrial investment presents compelling financials for investors:

- Net Income: \$180,000 + GST per annum
- Rent Reviews: Fixed 4% annual increases, with market reviews upon exercise of options
- Outgoings: 100% recoverable including land tax (approximately \$17,406.37 per annum)
- Bank Guarantee: 3 months rent + GST

The tenant pays all outgoings including building insurance (\$5,000), council rates (\$8,274.13), water rates (\$1,492.24), and land tax (\$2,640), ensuring a truly net investment with predictable income growth through the fixed 4% annual increases.

[Rental Yield Calculator](#)

Rental Comparison

Subject Property: \$183 Per Sqm

8 - 10 Tointon Street Toowoomba QLD 4350: \$208 Per Sqm for 470 m2

72 Carrington Road Torrington QLD 4350: \$250 Per Sqm for 460 m2

176 James Street South Toowoomba QLD 4350: \$220 Per Sqm for 1,156 m2

Offer to Purchase

Offer to Purchase	\$3,100,000
Initial Deposit	50000
Due Diligence	21
Finance Days	21
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.