

Unit 27/33 Alder Circuit

Yarrabilba, QLD



Offered is a strata storage investment in the prestigious “**The Brute on Adler**” industrial precinct, situated between Brisbane and the Gold Coast.

The development was only recently constructed, and we have been offered the first opportunity to acquire this investment, exclusively and off market.

Located at 33 Alder Circuit within the established Yarrabilba Industrial Estate, this development provides modern industrial spaces with mixed-use zoning.

The complex features high-quality warehouses ranging from 92m² with practical mezzanine levels, alongside storage units from 37m².

It has a leaseback option from \$23 000 pa + GST + Outgoings, this development offers flexible entry points for investors and owner-occupiers alike.

Several units have already been secured, demonstrating strong market demand for this premium industrial offering.

Key Information

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|-----------------|------------|
| Investment Type | Industrial |
| Purchase Price | \$379,000 |
| Net Yield | 6.21% |

Key Highlights

- Brand new industrial development with no maintenance requirements
- 20 storage units providing diverse investment options
- Strategic location in the established Yarrabilba Industrial Estate
- Mixed-use zoning offering operational flexibility
- Multiple units already sold or under contract, demonstrating strong demand
- Potential for strong rental returns with leasing options from \$23,000pa + GST + Outgoings
- Contemporary design with quality finishes throughout: Concrete tilt panel construction, metal roof, economy LED high bay lighting, roller doors.

Background Information

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|--|---------------|
| How old is the asset? | 0 |
| 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? | Yes |
| 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? | 0 None |
| Is the property in a flood zone? | No |
| Is this lease a leaseback arrangement? | No |

Location Information

Yarrabilba is a rapidly growing suburb, strategically positioned between the Gold Coast and Brisbane, offering easy access to these two major cities.

Approximately 40kms from Brisbane's CBD and 45kms from Surfers Paradise on the Gold Coast, Yarrabilba offers the best of both urban and coastal lifestyles.

The suburb boasts a range of amenities including schools, parks, shopping centres, and healthcare facilities.

With its modern infrastructure, community-centric design, and ongoing development projects, Yarrabilba is an upcoming location for families and professionals seeking a balanced and vibrant suburban lifestyle. There are several developments aimed to support Yarrabilba's rapid growth and accommodate to its expanding population.

- **Infrastructure:** The QLD Government, Logan City Council, and key developers have committed to a \$1.2 billion infrastructure agreement for the Yarrabilba region that will fund essential infrastructure over the next 45 years. The first 6 years alone will see up to \$400 million invested, supporting over 130 construction jobs annually. Source

- **Education:** Yarrabilba is gaining new educational infrastructure with two primary schools, a state high school, and an independent school planned or recently opened. Source

- **Commercial & Retail Expansion:** The Yarrabilba Town Centre is a focal point of the region's development, with a new shopping precinct featuring major retailers like Coles and McDonald's, creating nearly 190 jobs and a \$30 million investment from Coles.

Queensland Growth

Queensland's \$500 billion economy has been supported by continued, strong population growth and a resource boom over the past two decades, exceeding the national average and placing the state in a strong position to exceed growth expectations.

In the 12 months leading up to April 2024, QLD has seen a 2.2% growth rate in its retail trade during, resulting in an increase of \$137 million in trade turnover.

QLD achieved the third-highest population growth rate of 2.6% during the 12 months leading up to June 2023.

Regarding employment, for the year ending in April 2024, the QLD growth rate rose again by a further 3.96%, employing over 111,000 individuals.

Tenant Information

The development is currently being marketed as vacant possession with no existing tenants in place. However, the leasing potential for each unit has been clearly outlined, providing investors with transparency regarding potential rental returns.

The mixed-use zoning makes these units suitable for a wide range of industrial and commercial tenants, offering flexibility in targeting potential lessees. The modern design and practical layout of both warehouses and storage units will appeal to businesses seeking contemporary industrial space in a growing commercial precinct.

Financial Overview

"The Brute on Alder" offers a range of investment options with varying price points:

Net Income: \$23,000 + GST & all outgoings

Net Yield is at 6.21%

Rental guarantee: 12 months

Rental Comparison

\$260/m2 on storage unit 16.

\$310/m2 on storage unit 23.

\$236/m2 on storage unit 11

Special Conditions

Not applicable

Offer to Purchase

| | |
|-------------------|-----------|
| Offer to Purchase | \$379,000 |
| Initial Deposit | 20000 |
| Due Diligence | 23 |
| Finance Days | 28 |
| Settlement | 21 |

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