

29 Cameron St, Braiitling, NT 0870

\$1,795,000

Warehouse



## Purpose Built Industrial Asset with National Tenant

- Office and high clearance Warehouse of 990 sqm floor area plus
- 40 sqm mezzanine
- Office and staff amenities
- Cool room and Freezer room
- Opportunity to acquire an outstanding investment opportunity with a national tenant Situated 4.6km from the CBD

**Open for Inspection**

By Appointment.

Solid constructed in 2000 for its current use as a food warehouse facility. Located in a popular Industrial location and only 400 metres from Bunnings Warehouse. Cameron Street has a variety of Industrial and Transport premises.

Set on a 2240 sqm allotment and Zoned General Industry (GI). The current tenant has been in place since 2013 when they bought the business from the original occupant.

This asset has a 5-year lease to PFD Foods expiring 3/3/2028 and with 2 x 5 year options to renew the lease. PFD Foods is 100% owned by Woolworths Group (Australia).

Lease term: 5 years, commencing 4 March 2023

Option 2 x 5 year renewal

Current rent: \$133,066.78 p.a. + GST + most outgoings

Annual increases of CPI or 3% whichever is greater

This property is a solid investment with a strong history and an excellent future.

With Alice Springs recognised as a critical hub for government, defence, mining, and tourism infrastructure, demand for quality industrial assets remains strong.

### Listed By

Dominic Miller

Mobile: 0418 897 767



Listing Number: 3526302

Floorplan

