



Ballina, 11 Piper Drive

Outstanding Industrial Freehold

Auction Location: Lennox Head Cultural Centre

Rare large, single freestanding shed strategically located in Ballina's premier industrial estate. Concrete tilt-up construction, high clearance with 4.5m high roller doors. Current tenant has a 5-year lease plus 5 year option.

*Land area: 1,308m²

*Building area: 737m² approx.

*Current lease: 1.9.2020 — 31.8.2025

*Option: 5 Years

*Current rent: \$84,133 + GST p.a. (September 2023)

*Outgoings: Tenant pays Council Rates, water/sewer charges and building insurance

Landlord pays fire inspection (\$1,500 approx. per annum).

For Sale
Auction

Building Area
737sqm

Contact
Dean Shay
0404 442 696
deanshay@ljhooker.com.au



LJ Hooker Ballina
(02) 6686 2711

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

What an opportunity. Here's your chance to purchase a superb industrial property right in the heart of Ballina's Airport Industrial Estate, close to the Harvey Norman Homemaker Centre and other national and local businesses.

More About this Property

Property ID	1XCKF5A
Property Type	Industrial/Warehouse
Building Area	737 m ²
Land Area	1308 m ²

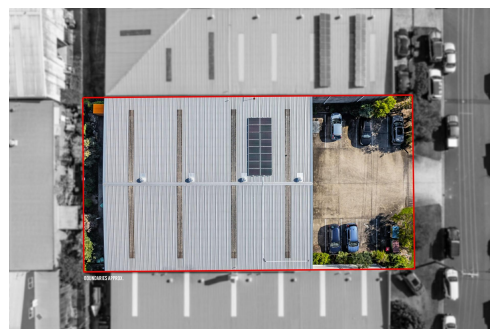
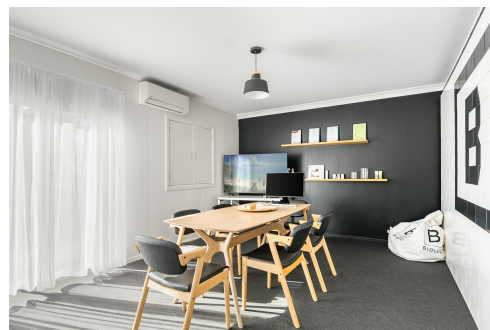
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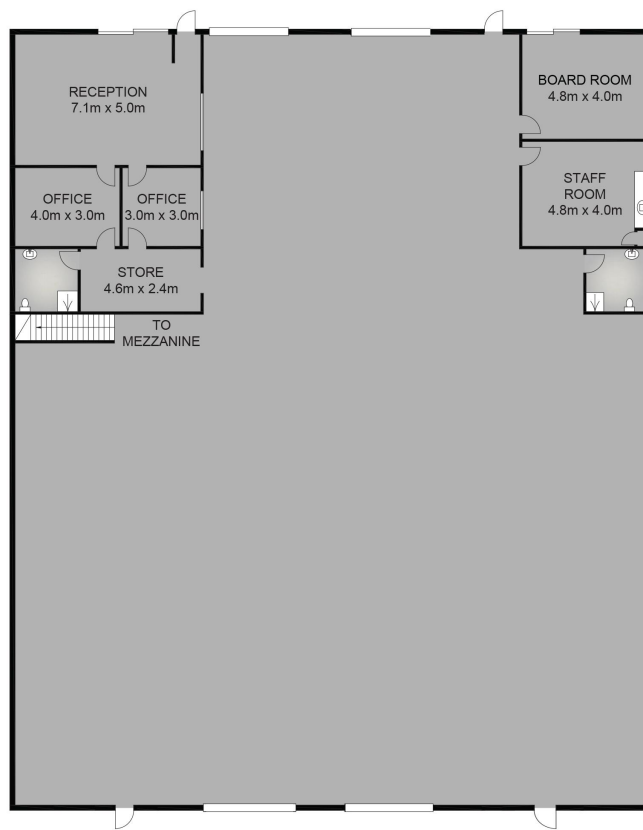
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Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable.
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Area: 737m² approx.

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