



Swan Hill, 7 & 9 Jennings Road

Industrial Investment

7,023m²

For Sale by Expression of Interest

TWO TITLES WITH 5 YEAR LEASE TO STRONG TENANT

LJ Hooker Swan Hill is pleased to offer this premium investment opportunity in the industrial precinct of the strong regional centre

Key Features:

Total Land area: 7,023m² over two titles

Total Building Area: 825m²

Street Frontage: 69.8m

Securely Leased: 5 Year Lease to North Vic Electricity Services Pty Ltd from July 1, 2024

Zoning: Industrial 1 Zone (I1Z)

Tenant: Well-established electrical contractor is local Powercor service agent

Location: Centrally located in the main industrial precinct of Swan Hill, 200m from Swan Hill's main industrial road and 1500m from Murray Valley Highway.

For Sale

Expression of Interest - Closing 24/3/25 at 4:00pm

Building Area

825sqm

Contact

John Monahan

0427 292 965

jmonahan.admiral@ljhooker.com.au



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.

LJ Hooker Swan Hill
(03) 5033 1331

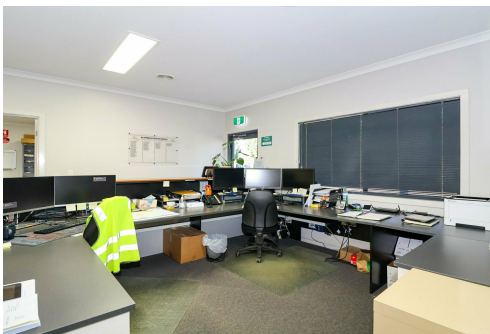
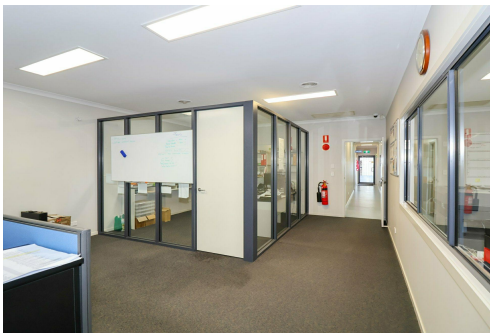
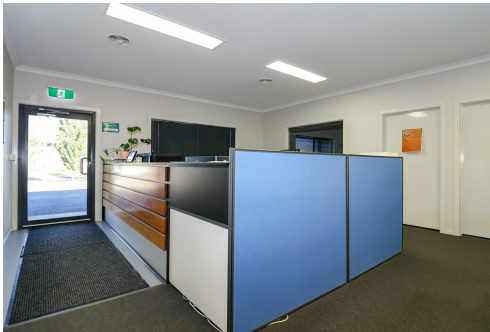
Neighbourhood: strong local and national tenants in surrounding area
Annual Rent: Strong rent with annual CPI adjustments ensuring rental growth
Improvements: large solar installation, truck wash and spray-sealed yard

More About this Property

Property ID	JFWFCF
Property Type	Industrial/Warehouse
Building Area	825 m2
Land Area	7023 m2

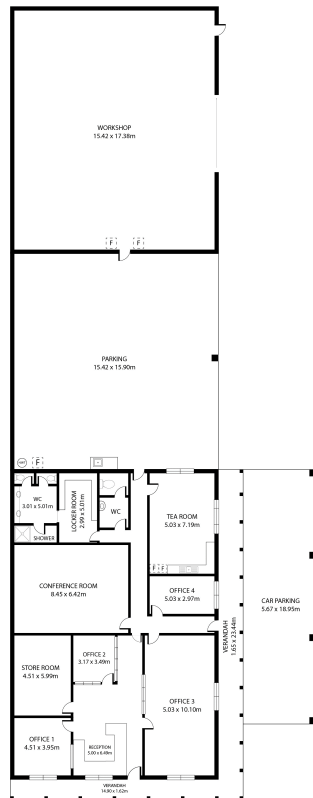
John Monahan 0427 292 965
Licensee | jmonahan.admiral@ljhooker.com.au

LJ Hooker Swan Hill (03) 5033 1331
310 Campbell Street, SWAN HILL VIC 3585
swanhill.ljhooker.com.au | swanhill@ljhooker.com.au

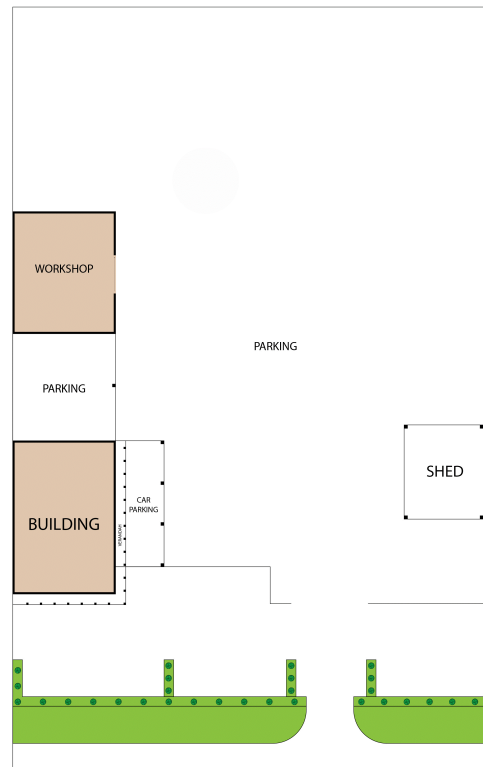


Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Swan Hill
(03) 5033 1331



FLOOR PLAN



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

7/9 Jennings Road, Swan Hill