



Varsity Lakes, 5/3 Rina Court

Tenanted Investment —Modern 120m² Industrial Unit with Secure Income Stream*

LJ Hooker Commercial Southern Gold Coast is pleased to present this high-quality tenanted industrial unit to the market for sale. Strategically located within a newly developed complex, this investment offers reliable income and long-term growth potential in a tightly held and well-connected industrial precinct. Surrounding businesses include Tasman Seafood, Allied Pickford's, Daimler Mercedes, and Act for Kids.

The unit comprises 80m²* of ground floor warehouse and a 40m²* mezzanine, ideal for additional storage or light operational use. The space includes a bathroom with shower, kitchenette, air conditioning, and an automatic high-clearance roller door.

Key Investment Features:

- Total building area: 120m²* (80m²* warehouse + 40m²* mezzanine)

For Sale
Contact Agent

Building Area
120sqm

Contact
Dominic Eaves
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LJ Hooker

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LJ Hooker Southern Gold Coast
(07) 5534 4033

- Annual Net Income: \$35,828.10 + GST
- 5% fixed annual increases
- Leased to an established tenant
- Recently constructed building in a sought-after estate
- High-clearance automatic roller door
- Bathroom with shower & modern kitchenette
- Fully Air-Conditioned
- Easy access to major arterial roads and public transport
- Located in a high-demand industrial precinct

This property presents an exceptional opportunity for investors seeking a secure, low-maintenance asset in a high-growth location. Suitable for first-time investors, SMSFs, or those looking to expand their portfolio.

Contact Dominic Eaves today to receive the Information Memorandum and tenancy details.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

More About this Property

Property ID	1UXGF47
Property Type	Industrial/Warehouse
Building Area	120 m2

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