



## 31,400m<sup>2</sup> Industrial Site With Solid Income & Development Upside

### 98 Ingleston Road, Tingalpa

James Dean Commercial, the exclusive agents are pleased to present 98 Ingleston Road, Tingalpa for sale. This 3.14ha regular shaped industrial block is a once in a lifetime opportunity with a solid holding income being produced from the 2 front warehouses and a DA on the rear 15,000m<sup>2</sup> all of the boxes are ticked. This property would suit the astute investor or a developer with a vision.

Key features include:

- 31,400sqm\* general industry zoned site
- 6,300sqm\* office/warehouse split over two buildings
- Buildings currently leased by 4 separate tenants further information can be provided
- Currently generating over \$580,000 in Gross income (front two buildings)
- Value add opportunity at the rear with DA in place
- Fully fenced and secured site

This property is located in one Tingalpa's...



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