



Address	15-17 Kabi Circuit, Deception Bay QLD 4508
Lot Description	L47 on SP193956
Local Authority	Moreton Bay Regional Council
Building area	1,571m ² approx. of warehouse and 71.5m ² of office
Land area	2,640m ² approx.
Zoning	Industry

Features	<ul style="list-style-type: none"> - Stand alone property - Low-vacancy rate area - Good access - On site parking
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Appraisal

Based on our assessment of the property, target market and recent relevant sales and leases, we can expect a diverse range of opinion from the different buyer/tenant groups in terms of value, however based on our market knowledge we anticipate an achievable sale price of circa \$2,400,000 - \$2,500,000 + GST and lease price of circa \$180,000 - \$190,000 net per annum.



\$185k to be conservative