



## Industrial Investment Opportunity

### 6-8 Union Circuit Yatala QLD 4207

#### For Sale

Corwells are pleased to offer 6-8 Union Circuit, Yatala for sale as a tenanted investment.

The property is fully leased to Dixon (Asia Pacific) Pty Ltd and boasts the following features:

- Modern building of 1,559sqm on 2,550sqm of land
- Part of an international brand with trading history over 100 years
- Strong lease covenants, subsidiary of Dixon Valve and Coupling Co
- Tenant has occupied the premises for over 10 years
- Substantial Nett income of \$206,187 p.a. Nett plus GST
- Functional design and quality construction
- Information memorandum available via Exclusive Agent

**PRICE GUIDE:** Contact Exclusive Agent

Property ID:	1P6648
Suburb:	Yatala
Property Type:	Industrial
Land Size:	2550 sqm
Building Size:	1559 sqm



**Paul Bates**

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