



125 Sussex Street PASCOE VALE, VIC

## EXCEPTIONAL OPPORTUNITY!!!

## INVESTMENT

EXCEPTIONAL INVESTMENT OPPORTUNITY!!!

125 Sussex Street is a blue chip investment opportunity, currently leased to a public listed company offering favorable landlord terms. The property is ideally located with extremely good access to Bell Street, Citylink, Tullamarine Freeway as well as the Western Ring Road.

This superb investment opportunity offers the following attractive attributes:

- ?? Site Area: 10,870 square metres (approx)
- ?? Building Area: 5,738 square metres (approx)
- ?? Current net income: \$401,660 per annum
- ?? New (5) five year lease commencing 1st October 2011
- ?? Rear hardstand area

**Type** : Industrial  
**Sold Date** : Tuesday, 13th March 2012  
**Building Size** : 5738 m2



**Paul O'Sullivan**

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