



Stapylton industrial site's secure future

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THE Beenleigh owners of a Stapylton industrial property expect it to fetch about \$11 million at sale.

The 4.6ha holding, at 9 Christensen Road, is held by Barbara and Graeme Haggar, who have developed three buildings and a yard on the property.

Energex, water tank manufacturer RX Plastics, hire company All Area Rentals and engineering business Tech Fab hold three- to five-year leases on parts of the landholding.

The property returns more than \$520,000 net a year.

The Tech Fab contract is the first to expire in April 2012. The company is housed in the smallest building, at 989sq m.

Energex occupies the largest, a 2082sq m metal-clad building, which was the first to be developed on the property.

RX Plastics uses a 1589sq m tilt-panel building, which comprises 82sq m of office space and a 55sq m mezzanine.

The company was established in 1969 and is one of the leaders in production of reinforced PVC hoses in Australia.

All Area Rentals has a three-year lease on a 3000sq m gated compound.

Each of the buildings include a hardstand area and a parking ratio of one car space to 50sq m of net site area.

The property falls within a heavy industry zoning under the Gold Coast City Council planning scheme, which allows for 24-hour operation.

It has two road frontages -- about 210m to Burnside Road on the southern boundary and more than 350m to Christensen Road.

The Energex building has 13m of internal clearance and six roller-doors.

Agents Kris Sonter and Richard Cooper, from LJH Commercial -- Gold Coast, are marketing the holding in a private treaty campaign.

Mr Sonter said the property was a quality site with a substantial income and surplus land ready for develop.

He said the Haggars had spent about \$1.5 million in infrastructure and services for the property and had been developing land for the past 10 years.

Mr Sonter said the couple were 'looking at capitalising on property and business opportunities overseas in the US market'.

"Because it has a stable income it would be an ideal investment for a large industrial trust or a high-net-worth individual," he said.

Mr Sonter said Christensen Road was soon to be connected to the Yatala north Pacific Motorway interchange.



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