

# The Opportunity

Blue Commercial is pleased to present six brand new concrete tilt strata units available for sale or lease at 35-37 Cerina Circuit, Jimboomba.

In a unique, sale and lease offering to the area, this unit development is situated in a tightly held industrial circuit home to a number of local business and brand new food and medical amenities. Perfect for investors, small businesses, or users seeking extra storage space, these units are available for sale from \$645,000. With half of the units under contract, act now to secure your purchase.

For any further queries, or to arrange an inspection, please contact either of the exclusive agents below.



### **Patrick Morrey**

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### Tim Spencer

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## **Key Features**



Only six (6) units ranging from 157-200sqm on fenced secure site.



Logan City Council flexible mixed use zoning.



Lease from \$37,000 p.a. or \$645,000 to purchase.



Well-connected to major arterials Mount Lindesay Highway and Logan Motorway.



Roller door access, 3 phase power, kitchenette and 40-54sqm mezzanine / office space.



Nearby Jimboomba Central, KFC, Bridgestone, a new medical centre and Bunnings.



Only three remaining! Act now to secure your space.



High population growth at a rate of 6.44%, almost double Logan City's average at 3.58% in 2022.

# Location

Cerina Circuit provides direct access to the **Mount** Lindesay Highway which connects the property a number of major arterials including the Logan Motorway to the North and the Pacific Motorway to the East.

Jimboomba has been the beneficiary of recent infrastructure upgrades such as new road works and local retail amenities. **Bunnings** have recently settled and commenced construction on a new store within close proximity on Brisbane Street. The third and final stage of **Jimboomba Central** is under construction and will combine contemporary designs and retails opportunities for local customers adding further value to the area. Jimboomba Central houses **Woolworths**, **Dan Murphys**, **Commonwealth Bank of Australia**, and other local and national businesses.

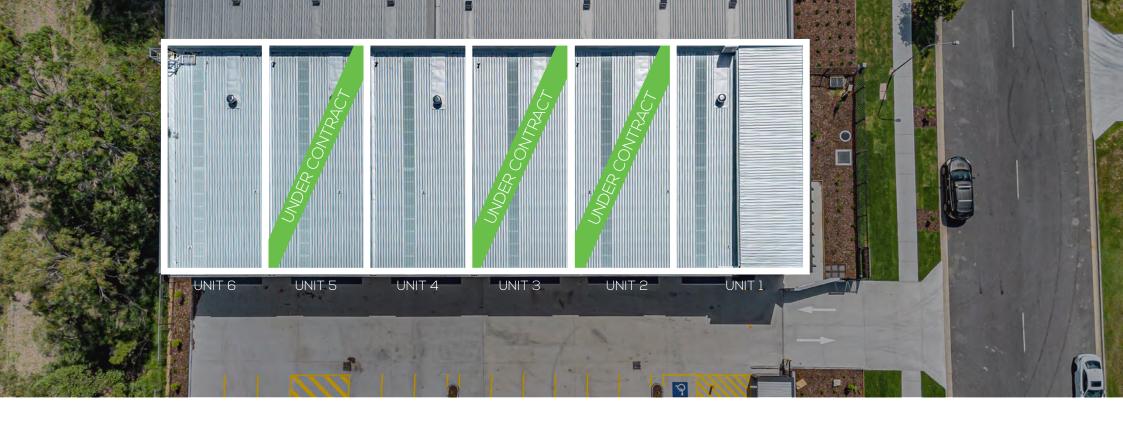
#### **Road Networks**

13	2 mins Mount Lindesay Highway
M6	20 mins Logan Motorway
M2	20 mins Gateway Motorway
M7	30 mins Ipswich Motorway
Ml	30 mins Pacific Motorway









# **Unit Pricing**

Unit #	GLA	Purchase Price	Rent P.A.
Unit 1	200sqm	\$800,000	\$50,000
Unit 2	157sqm	Under contract	\$37,000
Unit 3	157sqm	Under contract	Not Available
Unit 4	157sqm	\$645,000	Not Available
Unit 5	157sqm	Under Contract	\$37,000
Unit 6	157sqm	\$645,000	Not Available









# **Plans**



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