

FOR SALE OR LEASE

**35-37 CERINA CIRCUIT,
JIMBOOMBA**

FOR SALE
117M² - 200M² INDUSTRIAL
OCCUPY OR INVEST
OPTIONAL APPROVED MEZZANINES
3-PHASE POWER
TIM SPENCER
0410 705 491
PATRICK
0478

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

0478 194 609

patrick.morrey@bluecommercial.com.au

Tim Spencer

0410 705 491

tim.spencer@bluecommercial.com.au



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

M1 30 mins
Pacific Motorway





SUBJECT
PROPERTY

reece

HONDA

bp

KFC

BRIDGESTONE



SUBJECT
PROPERTY

Woolworths

JIMBOOMBA
CENTRAL

BUNNINGS
warehouse



UNIT 6 UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

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



Patrick Morrey

Industrial & Logistics

+61 478 194 609 

patrick.morrey@bluecommercial.com.au 

Tim Spencer

Industrial & Logistics

+61 410 705 491 

tim.spencer@bluecommercial.com.au 

