

LEASE

YEERONGPILLY CORPORATE PARK



- Over 60 separate tenancies
- Industrial, hard stand & offices
- 15 to 15,000sqm

INCO
PROPERTY GROUP

An unrivalled variety of options and configurations

YCP SOUTH

- Over 35 tenancies
- 15 sqm to 2200 sqm (15000 sqm in total)
- Meticulously maintained
- Easy access
- Visible from Ipswich Road
- Plenty of car parking
- Significant hardstand options (hail protection available)

Great opportunities for car dealerships

- Move back end operations and free up valuable sales space on Ipswich Rd
- Frontage for trade sale and display

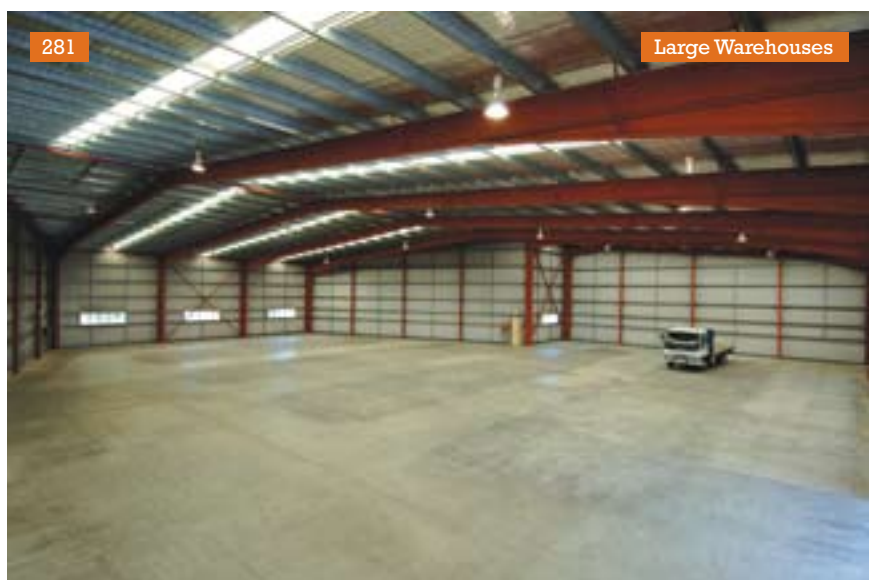
YCP NORTH

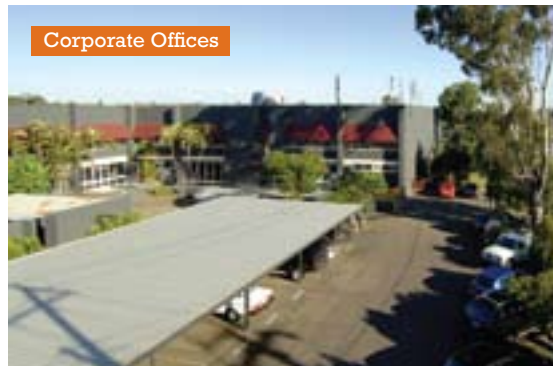
A popular and well managed estate

- Original part of Yeerongpilly Corporate Park
- 4000sqm corporate office building
 - 28 to 572sqm
- Extensively refurbished to include:
 - New carpets
 - Access control and CCTV
 - Moduline Skirting Trunking suitable for cat 6 cabling
- 18,600sqm of industrial/warehouse space
 - 136 to 2850sqm
 - Good semitrailer access

IDEALLY SITUATED

- Only 7km from Brisbane CBD
- 300m to Yeerongpilly Railway Station (access to CBD, Gold Coast, Brisbane International Airport, Ipswich)
- Close to the new Brisbane Tennis Centre
- **Beside the Moorooka Magic Mile**
- 7 minutes to Junction 9 of the Pacific Motorway M3 (ideal for missing morning traffic)





Reduce your start up costs with **EASY-IN LEASING**

INCO Property Group are proud to introduce two innovative leasing products designed to make your leasing process much easier. These leases are short, easy to understand and are written in plain English. They can be used in addition to traditional lease documentation.

Key advantages include:

- 'Easy In' – documents can be entered into straight away
- None or reduced legal fees
- Reduced initial impact upon cash flow/reserves
- Certainty as to rental commitments – no fluctuating outgoings

Both products are subject to:

- Only one month deposit
- Only one month bond



Easy In Gross Lease

A 3 year simplified lease which is inclusive of outgoings. Tenant still pays power, phones etc.



Easy In Flexi Lease

Exactly the same as the Gross Lease except the lessee has the right to serve a 3 months Notice to Vacate at any time after the first 12 months.



165



221



YCP North



133



YCP North



YCP North



133



YCP North



YCP North

Space for business

- Over 36,000sqm of buildings on 10ha
- Small workshops to large span warehouses
- Single to large corporate offices
- Extensive hard stand options
- Trade sale and display opportunities



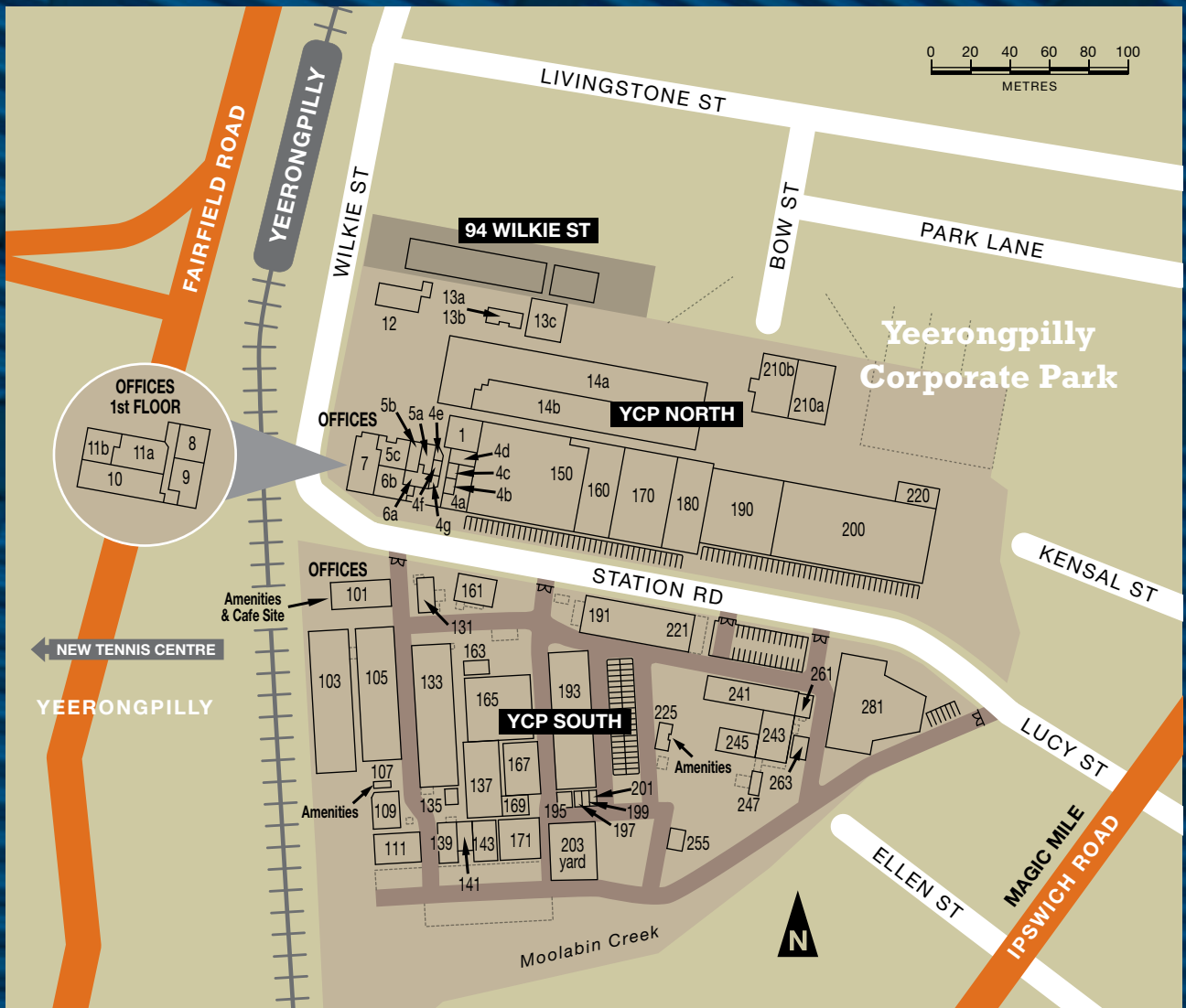
Rail



YCP North



Trade Sales



FOR LEASE

Yeerongpilly Corporate Park

An unrivalled variety of options and configurations

YCP has now been made even bigger with the addition of YCP South (formerly owned by DG Brims & Sons Pty Ltd). The buildings that make up our extended site have been meticulously maintained and offer a great variety of space that is in excellent condition.

Availability & Building Information

Please see our list of current availability enclosed. Building specific information covering clear heights, power supply, loading door, dimensions etc can be obtained from our website – www.incopropertygroup.com.au. Buildings can be adapted to suit occupier requirements, subject to negotiation.

Yeerongpilly Corporate Park is owned and managed by



Call INCO [07] 3846 8933

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The information contained herein is believed to be correct but not guaranteed. Prospective lessees must not rely on these statements or representations and rely on their own enquiries. All numerical data are approximate and indicative and for general guidance only. F&M Drake trading as Inco Property Group ABN 17 069 228 981

www.incopropertygroup.com.au