



Premium grade industrial asset for sale in Australia's most tightly held investment market

Logistical advantage: prime asset in Perth's most strategic industrial locale expected to attract strong investor interest

PERTH, 25 MARCH 2015 - The sale campaign for a fully leased, industrial investment asset in the tightly held Perth Airport industrial precinct, 12km east of the Perth CBD and only minutes from the domestic and international terminals, is expected to generate significant interest from local, national and international investment groups, according to JLL.

With Western Australia's industrial investment market among the most tightly held in the country, the high quality asset is likely to generate significant interest, according to JLL's Director Head of Industrial WA, Ben Widdowson.

"Premium grade industrial investment opportunities continue to be a rare commodity in the Perth market, so this offering will undoubtedly pique the interest of investors who have been waiting patiently for opportunities of this calibre," said Mr Widdowson.

The distribution facility at 2 Hugh Edwards Drive, Perth Airport offers high grade office and warehousing accommodation of approximately 11,375sqm on a 2.0041ha site, in what is one of the most strategic industrial locales for logistics providers in Perth.

JLL's Manager Industrial WA, Nick Goodridge said the property will generate a net rental of approximately \$1.3million per annum plus GST, and is fully occupied by leading multinational logistics provider Mainfreight Distribution following negotiations concluded by JLL in 2014.

"At this price point and due to genuinely rare nature of this class of asset being taken to the open market, we expect the property to attract local, national and international interest.

"Institutional and private investment groups have directly informed us that they are seeing no shortage of capital being made available and allocated to the industrial sector in 2015, particularly for assets with 'core characteristics'.

"Investment opportunities located within established industrial locations in proximity to key infrastructure, and occupied by exceptional tenant covenants with long WALE will continue to be targeted aggressively by investment groups," said Mr Goodridge.

2 Hugh Edwards Drive Perth Airport if being offered For Sale by Offers to Purchase closing 4pm (WST) 23 April 2015.

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JLL has over 50 years of experience in Asia Pacific, with over 28,000 employees operating in 81 offices in 16 countries across the region. We were the first global commercial property firm to establish an Australian presence in 1958 and currently employ over 1,800 employees throughout our 10 offices across the country. The firm was named 'Best Property Consultancy' in three Asia Pacific countries at the International Property Awards Asia Pacific 2013, and won nine Asia Pacific awards in the Euromoney Real Estate Awards 2013. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.jll.com.au