



## 34 Wyllie Street THABEBAN QLD

Currently tenanted with new 3-year lease to existing tenant starting 01/07/2025, this large industrial building could be your next investment.

Leased to Lindsay Rural - new lease from 1/7/25 (current plus CPI)

Current lease paying \$366,028.70 plus GST plus some outgoings.

3,235 m2 Building on 8094 m2 allotment.

Majority of remaining land - concrete or hardstand.

Easy access to the loading bay.

Easy access to Bundaberg Ring Road and highway North or South.

If you are looking for a large building with the potential to

[For full version visit the website](https://www.thefourwalls.com.au)

<b>Type</b>	: Industrial
<b>Price</b>	: Contact Agent directly to discuss
<b>Building Size</b>	: 3235 sqm
<b>Land Size</b>	: 8094 sqm
<b>View</b>	: <a href="https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/thabeban/commercial/industrial/8029999">https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/thabeban/commercial/industrial/8029999</a>



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