

# GARDIAN COMMERCIAL BULLETIN

A MONTHLY NEWSLETTER FROM THE GARDIAN COMMERCIAL TEAM

THIS MONTH'S NEWS AND UPDATES.



## MACKAY UPDATE

The Gardian commercial division has seen a lot of activity this past month with plenty of offers on properties for sale and lease both in the CBD and Paget areas. One retail premises in the CBD was leased by our agents in record time with the tenant viewing the property on a Friday, offer accepted on Tuesday and the tenants were given keys by the end of that week.

The interest in commercial property listed for sale has been substantial, showing that Mackay is in high demand with investors. This demand may be attributed to the ever growing market, driven highly by the coal industry which will be a long term economic stimulant.

### National Property Clock: *Industrial*

Entries coloured purple indicate positional change from last month.



# GARDIAN UPDATE

## Gardian Giving Day

Each year the whole of Gardian get behind this amazing cause and help raise much needed funds. Giving Day is a concept utilised by a number of hospital foundations throughout Queensland to raise much needed funds in support of equipment and projects for local hospitals.

The most recent Giving Day in 2023 raised an incredible \$110,995, thanks to commitment from Matched Donors, teams throughout the hospital and generous donors.

This years Giving Day will be hosted on Thursday 24th October for 12 hours from 8am to 8pm. Gardian Staff will all donate their time to assist in sourcing donations on the day.

If you would like to donate, please scan the QR code or contact one of our team.

MACKAY HOSPITAL  
FOUNDATION

Giving  
DAY!

*"my hospital foundation"*

24 OCTOBER 2024

DONATE TODAY  
[charidy.com/mhf/GC](https://charidy.com/mhf/GC)



Giving  
DAY!

“ IT'S NOT ABOUT IDEAS. IT'S ABOUT MAKING IDEAS HAPPEN. - SCOTT BELSKY ”

# PROFESSIONAL PERSPECTIVE

Paul Krause - Acumentis

## **Mackay's premier industrial location of Paget continues to show an underlying strength in our economy.**



Good property continues to transact and with secure lease tenure in place and demonstrating good investment yields.

The recent sale of the Southern Cross complex for in excess of \$17.0m in Diesel Drive to an interstate investment group demonstrated an initial yield of 7.23% with a WALE of 8.65 year by income. The building was purpose designed by the tenant and had a high clearance workshop area with overhead crane, attached retail areas and several attached two storey administration areas. The site also had extensive concrete hardstand area, roof mounted solar, & an adjoining vacant allotment improved with hardstand with an area of 1.528 hectares. Reports by the selling agent stated that 14 parties registered their interest at the auction.

Other notable recent sales include the sale/leaseback of the DGH Engineering complex & the semi modern industrial complex in Caterpillar Drive for \$8.75 m with vacant possession.

On the flip side industrial rentals are seeing a rise in rate/sqm following sound levels of demand with a lack of available rental stock to occupy. This simple equation of economics is seeing an upward pressure being placed on rental levels & is due to demand outstripping supply.

Good quality industrial property with a high level of industrial spec including overhead cranes, high clearances, upgraded electrical power with balance concrete or gravel hardstand areas is seeing a rise in rental rates. Recently we have seen rental rates surge into the early \$200/m<sup>2</sup>m and above for this type of property.

Hopefully this sector can continue to recover following the COVID downturn, dealing the long-term speculation of the coal industry and associated lack of qualified trades personnel which seems to be affecting all businesses locally.



# FOR SALE



170-176 Maggiolo Dr, Paget

**CONTACT AGENT**



31 Fursden Street, Glenella

**BY NEGOTIATION**



217 Farrellys Land, Paget

**BY NEGOTIATION**



11 Wood Street, Mackay

**CONTACT AGENT**



# FOR LEASE



1 Boyle Road, Sarina

**CONTACT AGENT**



3/40 Evans Avenue, North Mackay

**CONTACT AGENT**



5 Tennyson Street, Mackay

**CONTACT AGENT**



3/326 Shakespeare St, Mackay

**CONTACT AGENT**



# RECENT SALES & LEASED PROPERTIES



11B/3 Rosewood Dr, Rural View  
**CHRIS BONANNO**



11/12 Heaths Road, Mount Pleasant  
**Chris Bonanno**



2/71B Victoria Street, Mackay  
**MARK KELLY**



94 Wood Street, Mackay  
**MARK KELLY**



7B/137 Shakespeare Street, Mackay  
**CHRIS BONANNO**



14-18 Boundary Road, Paget  
**MARK KELLY**

