

INVESTING IN INDUSTRIAL PROPERTY

Investing in industrial property can be a strategic move for an astute property investor. There are some key advantages to industrial property investment including high yield ranging from 6 - 9%, long-term leases and most outgoings are usually paid by the tenant. The team at Dugan & Co are here as your trusted partner to assist you in the acquisition and management of your industrial property; and help you to achieve your financial goals. Below are 5 key considerations when it comes to investing in industrial property:

01

ARTERIAL PROXIMITY - existing infrastructure, visibility, accessibility for the workforce as well as future infrastructure investment that may add value & new channels for goods and services to reach the property.

02

QUALITY TENANTS - look for a strong tenant with a robust track record and ideally a long lease term.

03

THE ECONOMY - Understand the local economy as growth and vacancy in the industrial property market is closely associated with the current economic conditions.

04

BRICKS AND MORTAR - the building quality, year of construction, truck access, loading dock and office space. The height of the warehouse is also a critical factor for storage and flexibility of the space.

05

YIELD - what is the current income yield? Are rental reviews linked to CPI, CPI or minimum of 4%, market reviews?



By Paul Dugan

