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Commercial Property Update

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Industrial Property Investment in Perth: Top Tips for First-Timers

Are you venturing into industrial property investment in Perth for the first time? Whether you require a long-term lease for your manufacturing business or are looking to grow your investment portfolio, you'll need to undertake some due diligence.

Size up your options

Industrial under three general categories: small, large, and enormous. Properties under each category cater to a variety of businesses such as auto dealerships, research facilities, factories, and logistics companies. Your choice would depend on your budget as well as whether you plan to occupy the space for your own use or lease it out to high-quality tenants.

Each industry will have varying needs, so if you want to appeal to a wider range of industrial tenants, your property will have to be flexible up to a certain extent. This way, you can minimise vacancy risks. Choose a property that sits near main road, as well as one that provides convenient ingress and egress for trucks and forklifts. There should also be a designated area that can house staff amenities and serve as an office.

Weigh the pros and cons like a pro

The advantages of owning an industrial property include higher returns and longer lease terms, which entail income stability. Depending on the lease, the lessee may shoulder the cost of property upkeep, thereby allocating a greater portion of the rent to the landlord's profit. At any rate, thoroughly study your investment property options and their profit potential.

Amongst other things, find a property in a good location. Evaluate whether you need to renovate the building or modify its layout or other features to make it more adaptive as times and business needs change. Meanwhile, you can turn to an expert like Brett Halvorson & Associates for help in finding a suitable industrial property for sale in Perth if you are looking to acquire rather than lease commercial space.

Play by the rules

Industrial property investors are mostly owner-occupiers, and if you are one yourself, you need to comply with the standards of your industry as well as the applicable government regulations. On the other hand, if you are marketing your property to prospective tenants, you also need to familiarise yourself with the applicable regulatory requirements, your duties as a landlord, and essential information on how industrial leasing works.

(Source: *Industrial property: what is it?* realcommercial.com.au)

Chicken cacciatore



Cooking time - 1hr

Serves - 4

Ingredients

6 chicken legs or thighs on the bone.
¼ cup extra-virgin olive oil
2 medium brown onions, peeled and chopped
2 cloves garlic, peeled and chopped
1 ½ cups dry white wine
400g can whole tomatoes, chopped with juices
1 ½ cups chicken stock
½ cup black olives
1 bay leaf
2 sprigs fresh rosemary leaves
2 tbsp chopped flat-leaf parsley
sea salt
freshly ground black pepper
2 tbsp white wine vinegar

Method

1. Heat oil in a large pan over medium to high heat. Add onions, garlic and sea salt and cook, stirring occasionally, for about 10 minutes until soft and transparent. Remove onions from the pan, add the chicken pieces that have dusted in plain flour with salt and pepper lightly dusted and fry, turning pieces

to brown evenly.

2. Put the onions back in, add wine and cook until wine reduces to a couple of tablespoons.
3. Add crushed tomatoes with their juice, chicken stock, olives broken up, bay leaf and rosemary.
Reduce heat to low, and simmer (lightly boiling) for 30-40 minutes.
4. The chicken should be cooked but not falling off the bone, and the sauce should have thickened.

Check the seasoning, add a good grind of pepper and fold the vinegar through.

Serve with boiled rice or Pasta of choice or Polenta or mashed potato.

Enjoy !

Email Brett

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March Newsletter

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