

# Industrial Property Investment Guide

1

## What is Industrial Property?

### Types of Industrial Properties:



#### **Warehouses**

For storing and distributing goods.



#### **Manufacturing Units**

Where goods are produced.



#### **Storage & Flex Spaces**

Small, adaptable units for various purposes.



#### **Truck Yards**

For parking and dispatching commercial vehicles.

2

## Why Invest in Industrial Property?

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Higher rental yields than residential properties.

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Long-term leases ensure reliable cash flow.

3

Growing demand driven by e-commerce and logistics.

4

Properties tend to appreciate over time.

5

Tenants often cover maintenance costs.

6

Easier to manage compared to other property types.

7

Versatile usage and stable performance even during challenging times.

3

## Steps to Buying an Industrial Property



### Financing

Consult your bank or a bond originator to find out how much you can borrow.



### Offer to Purchase

Once you have identified your unit, sign an Offer to Purchase (OTP) to initiate the process.



### Bond Application

Submit a bond application if necessary, and be prepared with your financial details.



### Transfer

A conveyancer manages the legal process. You pay transfer costs or VAT, sign paperwork, and then take ownership.



### Due Diligence

Inspect the property and review legal factors such as zoning and existing leases.

4

## Ready to Invest?

Industrial real estate is a strong, stable investment. Whether you're growing your business or looking to earn rental income, owning a warehouse or workspace can deliver real value.

Ask questions, get the right advice, and go in with a long-term mindset. It's a smart move for anyone ready to invest.