



## 380sqm Modern Tilt Panel Unit with First Grade Offices

Industrial/Warehouse • Offices

12/178-182 Redland Bay Road, Capalaba, Qld 4157

**Floor Area:** 380 m<sup>2</sup>

### Property Description

- 182SQM A/C OFFICES OVER TWO LEVELS
- 114SQM CLEAR SPAN INSULATED WAREHOUSE
- 49SQM WORKSHOP/STORAGE AREA

This 380sqm modern tilt panel industrial unit has an exceptional office fit out and is well positioned with two street access. Inspection will not disappoint! Features include:

- \* 30sqm (approx.) air conditioned reception/showroom on ground floor
- \* 152sqm (approx.) first floor air conditioned offices
- \* Fully data networked with patch panel
- \* 35sqm (approx.) well equipped kitchen, lunchroom and male & female amenities
- \* 49sqm (approx.) workshop/storage space under mezzanine floor
- \* 114sqm (approx) clear span insulated warehouse with skylight & three phase power
- \* Easy access to electric container height roller door
- \* 15KW solar system on roof
- \* Two exclusive use undercover car parks and ample onsite carparks in the complex
- \* Dual drive through facility between Redland Bay Road and Steel Street
- \* Complex of 14 units
- \* Information Memorandum available upon request
- \* For further information and to arrange an inspection, please contact Exclusive Agent, Colin Tucker.

**For Sale**

\$769,000 Exc. GST

For Sale

Under Contract

### Additional Details

**Building**  
Partial

**Tenure Type**  
Vacant Possession

**Car Spaces**  
2

**Zoning**  
Commercial  
Industry

**Parking Comments**  
Two exclusive use undercover car parks and ample onsite common car parks in the complex

**Raine & Horne**  
Commercial

**Colin Tucker**

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Qld 4157

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