

## 6-8 Hugh Ryan Drive, Garbutt QLD 4814

### Prime Industrial Property in Garbutt. 2012m2 to 3018m2. From \$780,000

A 40 metre frontage provides ease of access to 2012 m2 of freehold property which is a rare find in Garbutt. Currently utilized as a Heavy Duty Mechanical Workshop just down the road from the Department of Main Roads this property has good access to both Woolcock and Duckworth Streets. The freestanding warehouse with amenities, mezzanine floor, combined office and showroom provides full serviceability and the basic needs of a good industrial property while there is still plenty of surrounding hardstand and parking space for work output and storage. Mining, transport, construction, industrial and motor vehicles and/ or all associated equipment will find working, maintenance and holding space on this property.

There are many options and uses available for an astute operator or an investor looking for that industrial property in the Garbutt Precinct, for a long term financial working asset and return on this investment.

6-8 HUGH RYAN DRIVE. Site Credentials:-

- Zoning Medium Impact Industry
- Warehouse and Office 338 square metres
- Property area: 2 012 square metres
- Hardstand / Concrete / Container Storage
- Access behind rear and back of warehouse
- Wash Down area
- Oil Separator
- Warehouse Floor Drainage
- Metal Clad Warehouse with good ventilation and natural light
- Drive through with plenty of manouverability
- Roller doors 4.5m high clearance
- Clear span portal frame construction
- Blockwork Showroom and Office
- Sturdy mezzanine floor above office
- Amenities (Male / Female / Shower)
- Lunch area and Kitchenette
- Fully fenced yard with excellent security from adjoining properties
- Good visibility and presence to road (Hugh

Industrial  
FOR SALE

338m2