

## 5 Bain Street, Currajong QLD 4812

### Centrally Located Warehouse a Cut Above the Rest

This well known commercial property has been owner occupied since new and presents in excellent condition throughout. With its ample space, prime central location and close proximity to major transport routes and infrastructure, it would suit a huge variety of business ventures.

To be sold with vacant possession we are seeking offers in the high \$500,000's.

- prime central location in busy commercial and industrial hub
- 426m2 modern warehouse built in 1994
- sturdy steel frame construction with Trimdeck roof decking and cladding
- owner occupied from new
- 986m2 block with 40 metre frontage to Bain Street
- high clearance 5.20 metres to eaves
- 2 x 3600 roller doors
- glass and aluminium shopfront
- caretakers residence with lounge/kitchen/bathroom and 2 airconditioned bedrooms
- mezzanine floor
- office / laundry area
- well lit and well ventilated
- security fencing to front boundary
- potential to configure into two separate tenancies 226m2 and 200m2
- plans available
- can be purchased individually or with the adjoining property at 8 Horwood Street

Please phone Exclusive Agent Simon Wright NQ Realty to arrange a viewing of this impressive property. We recommend you contact us early to avoid disappointment.

Industrial  
FOR SALE

426m2