



3,10-12 India Street, Capalaba QLD 4157

## 196sqm Well Presented Industrial Unit with Excellent Street Appeal

This very neat and tidy industrial unit is located in a complex of eight units, all directly facing India street.

Features include:

- \* 40sqm airconditioned office on the ground floor
- \* 10sqm airconditioned office on mezzanine floor
- \* 40sqm of mezzanine storage
- \* 106sqm warehouse with three phase power, insulated roof, and skylight
- \* Clean warehouse floor (no previous heavy industrial use)
- \* Easy access to electric roller door
- \* Own amenities - kitchenette and toilet
- \* Will suit businesses requiring professional office and warehouse space

For further information and to arrange inspection please contact EXCLUSIVE AGENT, Colin Tucker. Please quote prop

Industrial  
FOR LEASE

196sqm

**Raine&Horne.**  
Commercial

**Colin Tucker - R & H**

0411 534 023

colin.tucker@raieandhorne.com.au

**Bayside**