



**1308 Lytton Road, Hemmant QLD 4174**

## **15,582sqm Prime Waterfront Site - Manufacture / Depot or Redevelop**

- \* 120m (approx.) water frontage to Aquarium Passage
  - \* Low site cover with three connected buildings of 959sqm, 1020sqm and 1120sqm
  - \* Additional awning of approximately 439sqm plus 418sqm covered work area
  - \* Generally metal or Besser block cladding
  - \* Large yard / hardstand area
  - \* Rear allotment approx. 240m from Lytton Road
  - \* Developer/Investors - 2,000sqm tenant pre-commitment for new factory
  - \* Direct access to Gateway Motorway and Port of Brisbane Motorway
- For further information or to arrange an inspection (by appointment only) please contact Exclusive Agents, Phil B

Industrial  
FOR SALE

3099sqm

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