



8 Carroll Street, Mount Louisa QLD 4814

## Well presented workshop with secure concreted yard

8 Carroll Street Garbutt is a modern warehouse with air conditioned offices located just off Woolcock Street in an attractive industrial precinct.

- 37m<sup>2</sup> air conditioned, tiled office
- 508m<sup>2</sup> clear span warehouse with good natural light
- Accessed via 4 large roller shutters
- High bay lighting
- Fully concreted and security fenced site
- Dual crossovers for heavy vehicle access

Sale: \$650,000 ex GST or lease at \$55,000 per year net + GST.

Industrial  
FOR SALE

545sqm