



**80 Grindle Road, Rocklea QLD 4106**

## GREAT OPPORTUNITY IN ESTABLISHED INDUSTRIAL PRECINCT

- Building area of 2,510m<sup>2</sup> including office and warehouse storage
- Land area of 10,210m<sup>2</sup> with rare 21% site coverage
- 1,377m<sup>2</sup> clear span warehouse with good internal height
- 4,800m<sup>2</sup> of fully floodlit sealed hardstand at rear
- Multiple access doors to warehouse on each side of the property
- Two large awning areas for all weather unloading totalling 485m<sup>2</sup>
- Full drive around access for B doubles
- 'A' Grade office space on the ground floor and bare shell mezzanine office ready for fit out or secure storage
- Located in the Ipswich Motorway Corridor
- The site is fully powered allowing for 24/7 facility

Industrial  
FOR SALE  
Contact Agent  
2506sqm