



Outline Indicative Only

25 Junction Drive, Coolum Beach QLD 4573

## 1,464SQ M - LARGE FREESTANDING WAREHOUSE ? COOLUM BEACH

Modern tilt slab industrial complex which has been designed to be strata titled into four units of approx. 317sq m + 50sq m mezzanine each. The property is also on the market for sale, either the individual strata titled units, or in one-line (Total 1,264sq m of ground floor warehouse space + 200sq m of mezzanine level). The property has 23 car parking spaces in total which includes six undercover. Located within the establishing Coolum Beach Industrial estate, next to Sunshine Coast Liquor Wholesalers and adjacent to Mesh & Bar, & Hume Doors.

Industrial  
FOR LEASE

1264sqm

Ground floor area: 1,264sq m

Mezzanine & office: 200sq m (across four separate mezzanine areas)

- 3 phase power
- Large open warehouse space
- Four roller doors at front
- The property is currently split into one smaller tenancy of 315sq m of ground floor warehouse + 52sq m of mezzanine office. And one larger open warehouse area of 949sq m + 142sq m of upper level mezzanine space