



**5/1631 Wynnum Road, Tingalpa QLD 4173**

## **For Lease: Brand new 83m2\* office / warehouse unit with yard**

- 23m2\* carpeted, air-conditioned mezzanine level office space, opening windows facing the warehouse, suspended ceiling with recessed fluorescent lighting, timber staircase
- 60m2\* concrete clear span warehouse with electric container height roller door, halogen and fluorescent lighting, insulated ceiling, three phase power, good flow through ventilation
- 13m2\* fenced rear yard with tap, two (2) exclusive use car spaces
- Self contained amenities include kitchenette and disabled size toilet
- Coffee Club committed to the site on long term lease, now open
- Close to Gateway Motorway, Port of Brisbane and Brisbane Airport (\*approx.)

Lease Price: \$23,840pa + Outgoings + GST

To arrange an inspection please

Industrial  
FOR LEASE

83sqm

**Ray White.**

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