



**Unit 3, 20 Smallwood Place, Murarrie QLD 4172**

## 460sqm\* Leased Metroplex Industrial Investment

- Modern office / warehouse, one of seven in a complex in the sought after Metroplex on Gateway Estate
  - 245sqm\* of freshly carpeted, ducted air-conditioned office space over two levels, mezzanine level has a separate front entrance providing the ability for dual occupancy plus 215sqm\* warehouse / storage area
  - Fit-out includes multiple partitioned offices and open plan areas, reception area, meeting / boardroom, full data cabling, alarm system, fibre optic internet connection
  - 215sqm\* clear span tilt panel warehouse with electric container height roller door, easy truck access
  - Self contained kitchenette and toilet amenities on each level
  - Six exclusive car spaces provided on site
- (\*approx.)

Offices  
FOR SALE

460sqm

**Ray White.**

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