



**7 Advance Road, Kuluin QLD 4558**

## Stand Alone Industrial Site

The Owner is offering 6 months rent at 1/2 price to prospective tenants wanting a 3 year lease or longer. This stand alone property is fully secured with high fence facing the road. A wide concrete driveway for truck access leads down to the turning area at the base of the property with car parking all the way along. There is 300 sqm of building area in total and 1800 sqm of land. The sloped driveway area leading to the building is used for parking and can easily accommodate up to 10 parked cars. At the base of the property there is approx 1100 sqm of usable flat hard stand area plus the building. The building consists of 300 sqm of ground floor area. There is approx 50 sqm of well presented, open plan ground floor air conditioned office space with one private office, work stations and room for a reception. Attached to the side of the building are two carport areas one has been used as the lunch room in the past. The warehouse has 4 roller doors providing ventilation and light throughout. The warehouse is divided into two areas of 170 sqm and approx 80 sqm and are joined by a personnel door if needed. They can be leased as two separate areas if desired as both have their

Industrial  
FOR LEASE

300sqm