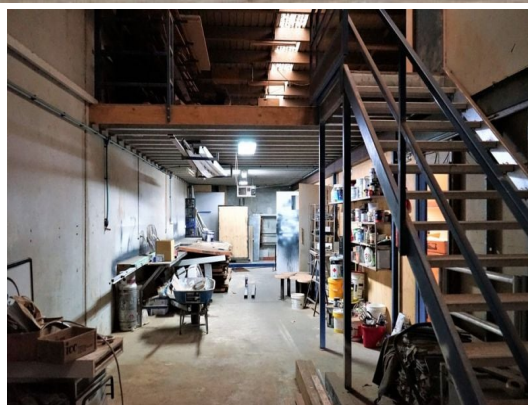


**UNDER  
CONTRACT**



**5 / 41 Steel Place, Morningside QLD 4170**

## 197m2\* AFFORDABLE MORNINGSIDE WAREHOUSE

- 170m2\* Ground floor area consisting 140m2\* warehouse + 30m2\* entry/showroom & amenities
- Warehouse features container height roller door, 3m clearance under Mez, three phase power and storeroom area
- Additional 115m2\* mezzanine level storage engineered to 5kpa (500kg/m2) - Not included in advertised building area
- 27m2\* mezzanine level air-conditioned office
- Four security cameras, alarm system, upgraded amenities, bar with beer taps
- Two exclusive use car spaces
- Available with vacant possession on short notice
- Sale Price: Offers over \$460,000 + GST (All reasonable offers considered)

Contact Exclusive Marketing Ag

Industrial  
FOR SALE

312sqm

**Ray White.**

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