

**LEASED**



**12/45 Canberra Street, Hemmant QLD 4174**

## LEASED BY JACK GWYN & JARED DOYLE

- 237sqm\* industrial unit in Hemmant
- 104sqm\* Modern open plan office area (50m2\* on ground & 54m2\* on the first level), ducted air-conditioned, data cabled and carpeted showroom & office space, internally connected by stylish staircase
- 133sqm\* sealed clear span warehouse with electric container height roller door providing easy access
- Fibre optic internet connection
- 3 phase power supply with outlet points
- Four\* (4\*) exclusive use car spaces plus street parking available
- Wide frontage and level access
- Well presented with modern finishes!

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Industrial  
FOR LEASE

237sqm

**Ray White.**

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