



4/13 Merritt Street, Capalaba QLD 4157

## OUTSTANDING INDUSTRIAL/WAREHOUSE UNIT

- 165m2 ground floor including 66m2 partitioned office/showroom & amenities area
- Plus 66m2 mezzanine level partitioned office with full council approval
- Additional 60m2 mezzanine built to the rear and enclosed using cold room panel to create additional office/boardroom
- Extra features include 16kw ducted A/C system for the main office, 5kw split system for rear mezz office & 2.5kw split system for lunch room & store rooms, solar system, C-bus lighting system, Hills DAS Security system (including outside sensors) & LED flood lighting for exterior signage

SALE PRICE\* - \$490,000

\*All prices quoted are exclusive of GST

Industrial  
FOR SALE

165sqm



**Nathan Moore**

0413879428

nathan.moore@raywhite.com

**Jonathon Burrowes**

0421383668

jonathon.burrowes@raywhite.com