









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 duucted 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**

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