



6/31 Londor Close, Hemmant QLD 4174

## VALUE! 306sqm\* HEMMANT OFFICE / WAREHOUSE

- 306sqm\* functional office/ warehouse
- 114sqm\* of air-conditioned, freshly carpeted office space over two (2) levels (34sqm\* on ground plus 80sqm\* on mezzanine level), good natural light
- 192sqm\* clear span concrete warehouse with electric container height roller door, insulated ceiling, halogen lighting, easy truck access, some pallet racking included
- Self contained amenities include toilet and kitchenette
- Six (6) exclusive use car spaces provided plus room to drop a container for unloading
- Close to the Gateway Motorway, Port of Brisbane & Brisbane Airport
- Lease Price: \$42,500 p/a + GST Gross (includes outgoings) (\*approx.)

For further information or to arrange an inspection please contact  
Exclusive Marketing

Industrial  
FOR LEASE

306sqm

Ray White.

**Jared Doyle**

0408160570  
jared.doyle@raywhite.com

**Jack Gwyn**

0424807166  
jack.gwyn@raywhite.com