



**6/46 Smith Street, Capalaba QLD 4157**

## **384sqm Quality Built and Multi-Functional Tilt Panel Unit**

This is an immaculately presented industrial unit suited for trade services / manufacturing or warehousing. Inspection will not disappoint!

Features include:

- \* 45sqm (approx.) air conditioned office/reception on ground floor
- \* 70sqm (approx.) air conditioned mezzanine office (on suspended concrete floor)
- \* 244sqm (approx.) clear span warehouse with three phase power and LED lighting throughout
- \* Own amenities - kitchenette, spectacular spa/shower and toilet
- \* 5KW solar system
- \* Excellent truck access to extra wide container height electric roller door
- \* Five allocated carparks

For further information and to arrange an inspection please contact Exclusive Agent, Colin Tucker. Please quote p

Industrial

FOR SALE

384sqm

**Raine&Horne.  
Commercial**

**Colin Tucker**

0411 534 023

colin@RnHcommercial.com.au