



**1/45 Boyland Avenue, Coopers Plains QLD 4108**

## Front of Complex & 40ft Container Drop

- \* 332sqm modern tilt panel unit located at the front complex
- \* Excellent location metres from Beaudesert Rd & Boundary Rd
- \* 222sqm of warehouse with great internal height
- \* Access via a single electric container height roller door
- \* 110sqm of ground floor air-conditioned office space
- \* Offices consist of 4 individual rooms & open plan area
- \* Separate male & female amenities
- \* Ample 3 phase power with power points installed
- \* 6 car spaces located in front of the tenancy
- \* Ability to easily drop & unload 40ft container on-site
- \* Complex has wide driveway allowing easy truck access
- \* Windows & Alsynite sheets allow for great internal natural light

Industrial  
FOR SALE

332sqm