



**2/11 Neumann Road, Capalaba QLD 4157**

## **250sqm Industrial Unit with Rear Roller Door - RARE FIND**

This industrial unit has been fully cleaned and is ideally set up for either manufacturing or warehousing. The office has had new floor tiles installed and inspection will not disappoint. Features include:

- \* 20sqm of air conditioned office on ground floor
- \* 222sqm clear span insulated warehouse with skylights
- \* Heaps of three phase power available
- \* Container height roller door with excellent truck access
- \* Large rear roller door for excellent cross flow ventilation
- \* 28sqm of bonus mezzanine storage
- \* 8sqm of amenities - kitchenette, male & female toilets
- \* Five carparks including two under shade cover
- \* Secure lockup compound
- \* Outgoings included in rent
- \* Pricing exclusive of

Industrial  
FOR LEASE

250sqm

**Raine&Horne.**  
Commercial

**Colin Tucker**

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