



7/8-12 Gateway Court, Coomera QLD 4209

## Warehouse For Sale Or For Lease

- \* 133m<sup>2</sup>\* concrete tilt panel high bay warehouse unit (113m<sup>2</sup>\* is on Survey Plan 196948)
- \* Includes 20m<sup>2</sup>\* of air-conditioned ground floor office and amenities area
- \* Includes a bonus 20m<sup>2</sup>\* of air-conditioned mezzanine office area
- \* Also available is an extra 33m<sup>2</sup>\* of a strong mezzanine area storage area with pallet racking at an extra cost if required (POA)
- \* Warehouse area has up to 6.3m\* of internal height
- \* Warehouse has a high bay roller door for easy truck access
- \* Alarm system, high bay lights and insulated roof in the warehouse area
- \* Warehouse floor has an epoxy coating for extra durability
- \* Steel framed door and grill in front of the entry door for added security
- \* Disabled size toilet, a shower, and a kitchenette sink area
- \* The Body Corp has now agreed to install a perimeter fence and two sets of motorised gates in the next few month

Industrial  
FOR SALE

133sqm

# Ray White®

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