



**47 Richland Avenue, Coopers Plains QLD 4108**

## **Rare Opportunity Small Shed & Excess Land**

Located only metres from Beaudesert Rd & Boundary Rd this 1,614sqm general industry zoned block allows for a variety of users. Fully fenced & functional rectangular & level site was flood free 2011.

Existing improvements include 472sqm of Gross Floor Area

- \* 90sqm of Office & Amenities
- \* 257sqm of warehouse split across two structures
- \* 125sqm of enclosed all-weather awning
- \* Access via multiple rollers doors, good internal height & 3 Phase

Available mid November 2019  
Outgoings: Paid by Tenant... Car Parking: Ample on site

Please phone exclusive

Industrial  
FOR LEASE

347sqm