



**2/7 Shettleston Street, Rocklea QLD 4106**

## **Rare Office / Warehouse with Exposure to Ipswich Motorway**

- \* Quality 728sqm office / warehouse unit in a complex of 3 only
- \* Unbeatable signage opportunity to over 80,000 cars daily
- \* Motorway upgrade has offered Shettleston St superb access to Ipswich Motorway on and off ramps
- \* 110sqm of air-conditioned ground floor office / showroom.
- \* 7 metre plus internal warehouse height
- \* Access via a single container height roller door
- \* High bay warehouse lighting plus clear alsynite sheeting. Superb lighting
- \* Heavy duty load bearing mezzanine with an option to convert to offices
- \* Male and Female amenities plus kitchenette
- \* Generous large concrete apron for easy truck access and manoeuvrability, ample staff and customer parking
- \* Available with Market Rental

Industrial

FOR LEASE

Price Upon Application

728sqm

**Raine&Horne.**  
Commercial

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