



4/42 Smith Street, Capalaba QLD 4157

## 255sqm Modern Multi-functional Office and Warehouse

This southern facing tilt panel industrial unit is approved for manufacturing or warehousing. It is located in the popular "Industry on Smith" secure gated industrial complex. Features include:

- \* 23sqm air conditioned reception and showroom on ground floor
- \* 60sqm air conditioned mezzanine office
- \* 172sqm clear span insulated warehouse with skylights and three phase power
- \* Easy access to container height electric roller door
- \* Own amenities - kitchenette, lunchroom and toilet
- \* 57 common area car parks in the complex
- \* Secure lockup compound
- \* Outgoings included in rent
- \* Pricing excludes GST

For further information and to arrange an inspection, please cont

Industrial  
FOR LEASE  
\$2750 gross per month  
255sqm