



**1/56 Boundary Road, Rocklea QLD 4106**

## 322sqm Warehouse/Office With Prime Exposure. Invest Or Occupy.

- \* Unbeatable main road exposure front unit facing Boundary Road.
- \* Easy truck access in and out of complex from Boundary Road & Banting St.
- \* 69 sqm approx office space fully air conditioned. Internal bathrooms/kitchen.
- \* Partitioned office, lunchroom and shower.
- \* 240 sqm approx warehouse space with container height electric door.
- \* 13 sqm mezzanine office (not in original plan).
- \* 2 exclusive under cover onsite car spaces plus abundance of visitor.
- \* Quality concrete tilt panel construction. Flood Free 2011.
- \* Currently leased until July 2022 for \$41,000 Gross per annum + GST.
- \* Tenant happy to sign new 5 year lease
- \* Immediate sale required.

Industrial  
FOR SALE  
  
322sqm