



**4/1645 Ipswich Road, Rocklea QLD 4106**

## 263sqm Warehouse/Office With 5 Car Spaces. Invest Or Occupy

- \* Prime main road exposure front unit facing Ipswich Road. Pylon signage available.
- \* Easy truck access in and out of complex from Ipswich Road.
- \* 53 sqm approx office space fully air conditioned. Internal bathrooms/kitchen.
- \* Partitioned office, lunchroom and shower.
- \* 210 sqm approx warehouse space with container height electric door.
- \* 5 exclusive onsite car spaces plus room for container drop off at door.
- \* Quality concrete tilt panel construction.
- \* Solar panels installed on roof
- \* Currently leased month by month for \$28,500 Gross per annum +GST.
- \* Immediate sale required.
- \* Submit all offers to purchase.

\* Contact Ex

Industrial  
FOR SALE

263sqm

**Manoli Nicolas**

0400 082 170

mnicolas@ljhbrisbane.com.au