



**5/35 Learoyd Road, Acacia Ridge QLD 4110**

## **HIGH END OFFICE/ WAREHOUSE**

- 453sqm\* office/ warehouse
- 104sqm\* first floor office
- 87sqm\* ground floor showroom/ office
- 262sqm\* warehouse space
- Warehouse height ranging from 7.5m\* - 8.4m\*
- Ducted air conditioning in both the office and showroom/ reception
- NBN connectivity
- LED lighting and fantastic natural light throughout
- Hot water system
- Self-contained amenities include a PWD toilet, shower & kitchenette
- Full height tilt panel construction
- Electric container height roller door
- 3 phase power supply
- 55\* car spaces in com

Industrial  
FOR LEASE

453sqm

**Ray White.**

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