



**Unit 13/8 Production Avenue, Molendinar QLD 4214**

## HIGHLY SOUGHT AFTER TENANTED INVESTMENT OPPORTUNITY

- ? Current tenant in place until June 2022
- ? Current rental return \$50,835.20\* PA Net + GST + Outgoings
- ? Total lettable area 285 m2\*
- ? Total warehouse area 227 m2\*
- ? Air Conditioned Mezzanine office area 58 m2\*
- ? Fully gated and secured complex
- ? Full CCTV video surveillance throughout complex
- ? Private Male/Female Amenities with shower
- ? Access via container high remote control roller door
- ? Additional rear roller door for added ventilation
- ? Container drop area
- ? Truck parking bay
- ? 4 allocated car parks
- ? Located close to Smit

Industrial

FOR SALE

285sqm

**Ray White.**

**Adrian Hamilton**

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