



**10/45 Canberra Street, Hemmant QLD 4174**

## **275sqm\* HEMMANT OFFICE / WAREHOUSE**

- 275sqm\* functional office/warehouse located in sought after Hemmant
- 182sqm\* of versatile open plan, air-conditioned office space over two levels
- Kitchenette plus showroom &/or office area on ground plus office in two areas on first level
- 93sqm\* clear span warehouse with electric container height roller door, 3 phase power
- Four dedicated car spaces on-site plus ample visitor bays and street parking available
- Ventilated server room, data cabling, alarm system, NBN available
- Easy Access to the Gateway & Port of Brisbane Motorways
- Well presented tenancy available now - call to arrange an inspection today!

Industrial  
FOR LEASE

275sqm

**Ray White.**

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