



**3/16 Tombo Street, Capalaba QLD 4157**

## Prime Investment. 152sqm Warehouse/Office And Mezzanine

- \* LJH Commercial are pleased to present this extremely rare opportunity to the market for immediate sale
- \* Rarely do opportunities of this calibre appear on the market for sale.
- \* Opportunity to invest. All units have their own internal amenities and individually metered.
- \* High quality concrete tilt panel construction. 6.5-10m internal height throughout.
- \* New 3 year lease in place from 4 July 2022. Approved mezzanine(not installed). Rear Unit. Rent \$25,000 PA plus Outgoings Plus GST (paid by Tenant)
- \* Fully fenced property, two driveways for easy access. 3 phase power in units. Container Height Electric Roller Doors.
- \* 2 exclusive car spaces onsite
- \* Positioned closely to

Industrial  
FOR SALE

152sqm