



**4/45 Canberra Street, Hemmant QLD 4174**

## **598sqm\* OFFICE/WAREHOUSE WITH DRIVE THROUGH ABILITY**

- 598sqm\* functional TradeCoast office/ warehouse
- 107sqm\* first floor office space with ducted air conditioning
- 107sqm\* air conditioned ground floor showroom/ workshop/ reception
- 384sqm\* full height clear-span warehouse
- Dual electric container height roller doors providing drive through ability
- Self-contained amenities
- Nine (9) exclusive use car spaces
- 3 phase power
- Tenant happy to leave pallet racking in place if wanted
- Signage exposure to busy Lytton Road
- Fantastic height providing great volumetric storage
- Available the later of 17/07/23 or one\* months notice

Lease Price: \$101,660p.

Industrial  
FOR LEASE

598sqm

**Ray White.**

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