



**23 Hugh Ryan Drive, Garbutt QLD 4814**

## Freestanding central Garbutt office & warehouse

Located in the heart of Garbutt, this fully air conditioned office and warehouse complex is available for immediate sale with vacant possession.

The property features:

- 600m<sup>2</sup> of air-conditioned warehouse space with suspended ceiling throughout
- 100m<sup>2</sup> of highly presentable office space, including 2 private offices, reception/waiting area
- NBN ready, data cabling throughout, near new phone and computer system
- Multiple storage rooms
- 2 roller doors allowing easy access
- On-site parking for 9

Industrial  
FOR SALE

700sqm

**Troy Townsend**

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