



3/22 North Road, Wynnum West QLD 4178

## 180sqm\* INDUSTRIAL OFFICE / WAREHOUSE

Located in a secure complex with direct exposure to North Road is this 180sqm industrial unit which features:

- ? 20m2\* office / reception area on ground level + 15m2\* on mezzanine level above
- ? 145m2\* clear span warehouse with 4m\* wide container height roller door, 3 phase power, LED high bay lighting, whirly birds
- ? Internal height ranges from 6m\* to 7m\*
- ? Amenities include a kitchenette and disabled size bathroom
- ? 3 exclusive use car spaces provided plus visitor and street parking available
- ? Handy to the Gateway & Port of Brisbane Motorway
- ? Available on short notice
- ? Lease: \$39,600p.a. +

Industrial

FOR LEASE

\$39,600PA + Outgoings + GST

180sqm

Ray White.

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