



ENCLOSED 231.65m<sup>2</sup>  
ENTRANCE & PATIO 28.3m<sup>2</sup>  
TOTAL 259.95m<sup>2</sup>

17 Hugh Ryan Drive

## 17 Hugh Ryan Drive, Garbutt QLD 4814

### High quality office warehouse with dual access and hardstand - Under Offer

17 Hugh Ryan Drive, Garbutt is an exceptional office warehouse facility that offers a fantastic opportunity for owner occupiers looking for a prime location or potential investors looking at securing their own tenant.

Situated on a generous land area of 1272 sqm, this property boasts 5x large office areas, reception, staff room, covered verandah and an office building area of 260 sqm.

Located in the central location of Garbutt, this property enjoys easy access to major roads, Domain bulky retail precinct, and amongst other industrial trades. With its strategic location, the property

Offices  
FOR SALE

428sqm

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