



## UPMARKET 'URBAN INDUSTRIAL' WAREHOUSE - FRONT UNIT

Industrial/Warehouse • Showrooms/Bulky Goods • Offices

2/52 Ron Parkinson Crescent, Bells Creek, Qld 4551

**Floor Area:** 310 m<sup>2</sup>

### Property Description

- IMPRESSIVE GLASS FRONTAGE
- FULLY FENCED & GATED COMPLEX
- ATTRACTIVE LEASING INCENTIVES

Luxe Commercial presents the opportunity to lease this newly completed modern industrial warehouse located in the growth precinct of Bells Creek and right beside Stockland's master planned Aura development. The site is minutes from Bells Creek Arterial Road with easy connections to the Bruce Highway.

+ 310 sqm unit located at the front of the fully fenced and gated complex provides ample carparking plus additional visitor/street parking.

+ Quality tilt slab construction including glass frontage, high clearance electric roller door, LED high bay lighting, internal amenities and kitchenette.

+ Attractive leasing incentives may be offered to eligible tenants on commercial terms and a detailed brochure is available to qualified tenants from marketing agent.

### For Lease

\$30,320 + outgoings & GST  
Plus Outgoings

### Additional Details

#### Building

Partial



**Luxe Commercial**  
(07) 5493 6652

**Chris Sales**  
0404 866 520

**LUXE COMMERCIAL**

Level 1, 7 The Esplanade, Maroochydore Qld 4558