



## Industrial/Logistics Site with Office and Hardstand

Industrial/Warehouse

44 Nandroya Road, Cooroy, Qld 4563

**Floor Area:** 800 m<sup>2</sup>

### Property Description

- **Offices from 17m<sup>2</sup>\* - 90m<sup>2</sup>\***
- **800m<sup>2</sup>\* fenced concrete hardstand**
- **Close proximity to Bruce Highway**

- Offices from 17m<sup>2</sup>\* - 90m<sup>2</sup>\*
- 800m<sup>2</sup>\* concrete fenced hardstand
- Large drive in/drive out loop
- Washdown bay
- Grease separator
- 3 phase power
- On-site car parking
- Easy access to Bruce Highway
- Site has approval for transport depot

Tenancy: Office 1a

Area: 90m<sup>2</sup>

Annual Rent: \$20,250 plus outgoings plus GST

Tenancy: Office 1b

Area: 17m<sup>2</sup>

Annual Rent: \$3,825 plus outgoings plus GST

Tenancy: Office 2

Area: 43m<sup>2</sup>...



**Jesse Howitt**

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**Colliers - Sunshine Coast**

Level 5, 57 The Esplanade, Cotton  
Tree Qld 4558

**For Lease**

From \$3,825pa plus outgoings  
plus GST