



## MAJOR INDUSTRIAL FACILITY

Industrial/Warehouse

40 - 56 Hargreaves Street, Edmonton, Qld 4869

**Floor Area:** 2,008 m<sup>2</sup>

**Land Area:** 0.54ha (1.33 acres)  
(approx)

**For Sale or Lease**

Contact Agent

Offers to Purchase

### Property Description

- **TWO STREET ACCESS**
- **CORNER POSITION**
- **IN SOUTH CAIRNS BUSINESS PARK**

PROPERTY DETAILS:

RPD: Lot 1 on SP 132244. CTR 50319616  
LAND AREA: 5387m<sup>2</sup> – corner bend position for 2 street access  
ZONE: Industry  
ULV: \$790,000

IMPROVEMENTS:

- + Erected on site is a superior Industrial Warehouse/ Workshop/Office
- + Admin area of 224m<sup>2</sup>
- + Main Building 1784m<sup>2</sup> – 24m wide x 74m long
- + Total of 2008m<sup>2</sup>

CONSTRUCTION:

- + Reinforced concrete slab
- + Steel portal frame building with Colourbond walls and zinculum roof with some translucent sheeting
- + Concrete masonry block offices, partitioned and airconditioned...

### Additional Details

**Building**

Whole

**Tenure Type**

Vacant Possession

**Car Spaces**

22

**Zoning**

INDUSTRIAL



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CBRE - Cairns

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