



## 458m2 HIGH QUALITY, PROMINENT METROPLEX OFFICE / WAREHOUSE

Industrial/Warehouse • Offices • Showrooms/Bulky Goods

11/53 Metroplex Ave, Murarrie, Qld 4172

**Floor Area:** 458 m<sup>2</sup>

### Property Description

- **Prominent Position, Front of Complex**
- **High Quality Office / Warehouse**
- **Located in Sought After Metroplex Estate**

- 261m<sup>2</sup>\* ducted air-conditioned, carpeted & freshly painted, high quality office space over two levels  
- Existing fit-out includes tiled entry & showroom (or office) area, five partitioned offices, executive boardroom, file storage room with compactus, open plan area, server room, fully data cabled, alarm & intercom system, plenty of windows providing great natural light throughout  
- Multiple (5) bathroom amenities throughout the facility, two kitchen areas, 17m<sup>2</sup>\* balcony, views of the Gateway Bridges and parkland opposite  
- 197m<sup>2</sup>\* clear span, insulated warehouse accessed via dual container height roller doors, 3 phase power, sealed floor  
- Prominent position at the front of the complex offering fantastic signage exposure and presence  
- Nine exclusive car spaces (including six under cover) plus street parking and visitor bays on site  
- Close proximity to the Gateway & Port of Brisbane Motorway, Brisbane Airport and CBD  
- Available NOW - call to inspect today!  
- Lease: \$82,440pa + Outgoings + GST  
(\*approx)

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**Leased**

Leased: Fri 12-Oct-18

### Additional Details

Tenure Type	Car Spaces
Vacant Possession	9



**Jared Doyle**

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