



## BRAND NEW BUSINESS/INDUSTRIAL UNIT WITH MEZZANINE OFFICE

Industrial/Warehouse

3/28 Lionel Donovan Drive, Noosaville, Qld 4566

**Floor Area:** 143 m<sup>2</sup>

**Leased**

Leased: Mon 22-Mar-21

### Property Description

- **118m<sup>2</sup> with 25m<sup>2</sup> mezzanine office**
  - **Rear roller door to private court yard**
  - **Central location close to Eumundi Road**
- 118m<sup>2</sup> ground floor and 25m<sup>2</sup> office mezzanine
  - Shop front style glazing at entrance
  - High bay roller doors
  - Epoxy floors
  - Painted internal walls
  - Kitchenette with splash back
  - Amenities include: toilet & shower
  - 3 phase power – 50amps/phase
  - Large car park area for Pantech truck loading/unloading
  - 3 allocated car parks
  - NBN and Phone ready
  - Low Impact industry zoning with precinct overlay

For Lease \$33,500pa plus outgoings plus GST

For further information or to arrange an inspection time please contact Johnny Gooderham or Jesse Howitt.



**Jesse Howitt**  
0468495640

**Johnny Gooderham**  
0499980259

Colliers - Sunshine Coast  
Level 5, 57 The Esplanade, Cotton Tree Qld 4558