



## High Exposure Mixed Use Tenancy

Industrial/Warehouse

6/1 Metier Linkway, Birtinya, Qld 4575

**Floor Area:** 300 m<sup>2</sup>

### Property Description

- **Flexible Zoning**
- **Located between two Main Arterial Roads**
- **Great Signage Opportunities**

David Goldsworthy from Ray White Commercial Northern Corridor Group is excited to present 6/1 Metier Linkway, Birtinya for lease. Connected to Main Drive, as the name suggests, a main connection road from Nicklin Way, this property offers high exposure and convenience.

#### FEATURES:

- 300m<sup>2</sup>\* tenancy with great exposure
  - 2 x exclusive car parking + visitor car parking
  - Spacious reception/showroom area with 2 x office with existing cabinetry fitout
  - Functional warehouse with direct electric roller door access
  - Great signage opportunities
  - Extra approx 50m<sup>2</sup>\* floor space in mezzanine storage not included in initial 300m<sup>2</sup>\*
  - Kitchenette & lunch room to rear of tenancy
  - Rear storage room with multiple shelves
  - Quick access to main arterial thoroughfare roads of Nicklin Way and Kawana Link Way
  - Close proximity to Stockland Birtinya Shopping Centre and Homemaker Centre Birtinya
- home to: Bunnings, Spotlight, PETstock, Kathmandu and much more



**David Goldsworthy**

0481996794

**Ray White Commercial Northern Corridor Group - Mooloolaba**

Level 1, 172 Brisbane Road,  
Mooloolaba Qld 4557



**Leased**

Leased: Wed 21-Jul-21

### Additional Details

**Tenure Type**      **Car Spaces**  
Vacant Possession    2

**Zoning**  
Kawana Waters  
Local Plan Area