



## 162sqm Modern Tilt Panel Unit in New Industrial Complex

Industrial/Warehouse

8/13-17 Enterprise Street, Cleveland, Qld 4163

**Floor Area:** 162 m<sup>2</sup>

### Property Description

- **28SQM AIR CONDITIONED MEZZANINE OFFICE**
- **134SQM CLEAR SPAN INSULATED WAREHOUSE**
- **EXCELLENT SIGNAGE, EXPOSURE AND ACCESS**

This modern tilt panel unit is one of nine in a brand new industrial complex completed in March 2020. Located in the heart of Cleveland's industrial precinct with excellent signage and exposure this unit is sure to please the most discerning tenant.

Features include:

- \* Quality tilt panel construction
- \* 28sm air conditioned and networked office
- \* 134sqm clear span insulated warehouse with LED high bay lighting
- \* 6 metre internal warehouse height
- \* Three phase power supply available to unit
- \* Easy access to 3.3m x 4m electric roller door
- \* Own amenities - kitchenette, shower and toilet
- \* Excellent street appeal and exposure
- \* Two exclusive car parks (one under cover)
- \* Pricing excludes outgoing (approx \$6404pa) and GST
- \* Information Memorandum available on request

For further information please contact Exclusive Agent, Colin Tucker.

**Leased**

Leased: Mon 01-Mar-21

### Additional Details

<b>Building</b> Partial	<b>Tenure Type</b> Vacant Possession
<b>Municipality</b> Redland City Council	<b>Car Spaces</b> 2
<b>Outgoings</b> \$6404	<b>Zoning</b> Medium Impact Industry
<b>Parking Comments</b> Two exclusive car parks (one under cover) and ample common car parks	

**Raine & Horne**  
Commercial

**Colin Tucker**

0411 534 023

Raine & Horne Commercial -  
Bayside & Brisbane Southside  
1/26 Redland Bay Rd., Capalaba  
Qld 4157

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