



## FREESTANDING BUILDING - Will suit a range of users

For Sale or Lease

Contact Agent  
For Sale

Industrial/Warehouse

44 Norbury Street, Coopers Plains, Qld 4108

**Floor Area:**

1,697 m<sup>2</sup>

**Land Area:**

0.40ha (1.00 acre) (approx)



## Property Description

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- **4,048sqm of land**
- **1,697sqm\* building**
- **Approved onsite wash-bay**

Colliers International, are proud to offer an approved ex-drum recycling facility with low site coverage to the market for sale as vacant possession or lease.

Key features include:

- Functional 1,697sqm\* building on 4,048sqm site
- Inclu. 230sqm\* of office space over two levels
- Environmental approvals included
- Large rear hardstand
- Access to natural gas
- 200 amps of phase with transformer directly outside property for ease of upgrade
- Wash-bay and grease trap with centralised plumbing including a water recycling system
- Onsite amenities including male/female bathrooms (inclu. shower), lunchroom and mezzanine storage
- Approximately 40% site cover with majority hardstand being concrete
- Fenced security with flood lights
- Please contact exclusive agents for further information

\*approx.

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