



FOR LEASE

INDUSTRIAL

QLD

# Refurbished Warehousing & Office

59 Boundary Road, Carole Park

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### Property description

Strategically located within Brisbane's South West Corridor, this industrial site comprises 13,000 sqm of warehouse space and 250 sqm of office.

### Location

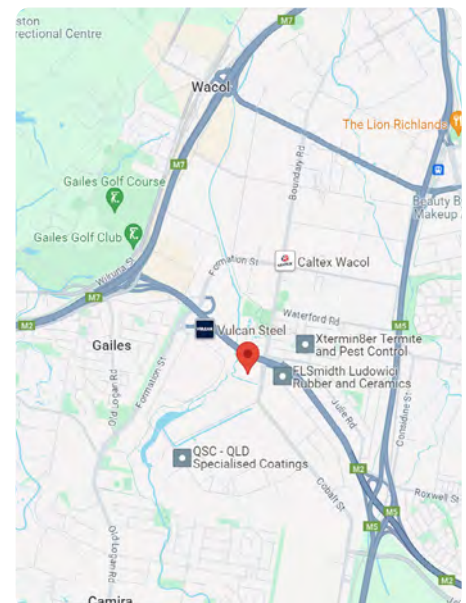
Located within 30 minutes of the Brisbane CBD and benefited by close proximity to the Logan Motorway, Ipswich Motorway and Centenary Highway.

Neighbours include GKR Transport, Frucor Suntory Australia, CDM Logistics and Mastreol Foods.

### Key Features

- Internal recessed loading docks with dock levellers and roller shutter doors.
- Heavy duty concrete pavement for truck manoeuvring
- Recently refurbished office and warehouse
- Excellent access and purpose built internal road infrastructure and external B-Double routes.
- Located within high growth corridor.
- Zoning allows wide ranging permissible uses
- 24/7 operational hours.

Warehouse	13,000 sqm
Office	250 sqm
<b>Total Building Area</b>	<b>13,250 sqm</b>
Heavy Duty Paving	5,460 sqm
Light Duty Paving	1,200 sqm
Awning	995 sqm
Carparks	36 spaces
<b>Total Site Area</b>	<b>35,220 sqm</b>



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