

For Sale

47

Morrisby Street  
Geebung



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# The Opportunity

Morrisby Business Centre stands out as a leading strata warehouse development in Brisbane's Northside.

Offering seven architectural units, the development gives occupiers the opportunity to acquire their own brand-new warehouse within an established precinct, providing functionality, accessibility, and connectivity.

The developer's commitment to delivering a product that emphasizes quality throughout all aspects, provides owner occupiers an outstanding, and equally rare opportunity, to home their progressive business.





Architectural  
warehouse  
units

Designed for  
owner occupiers



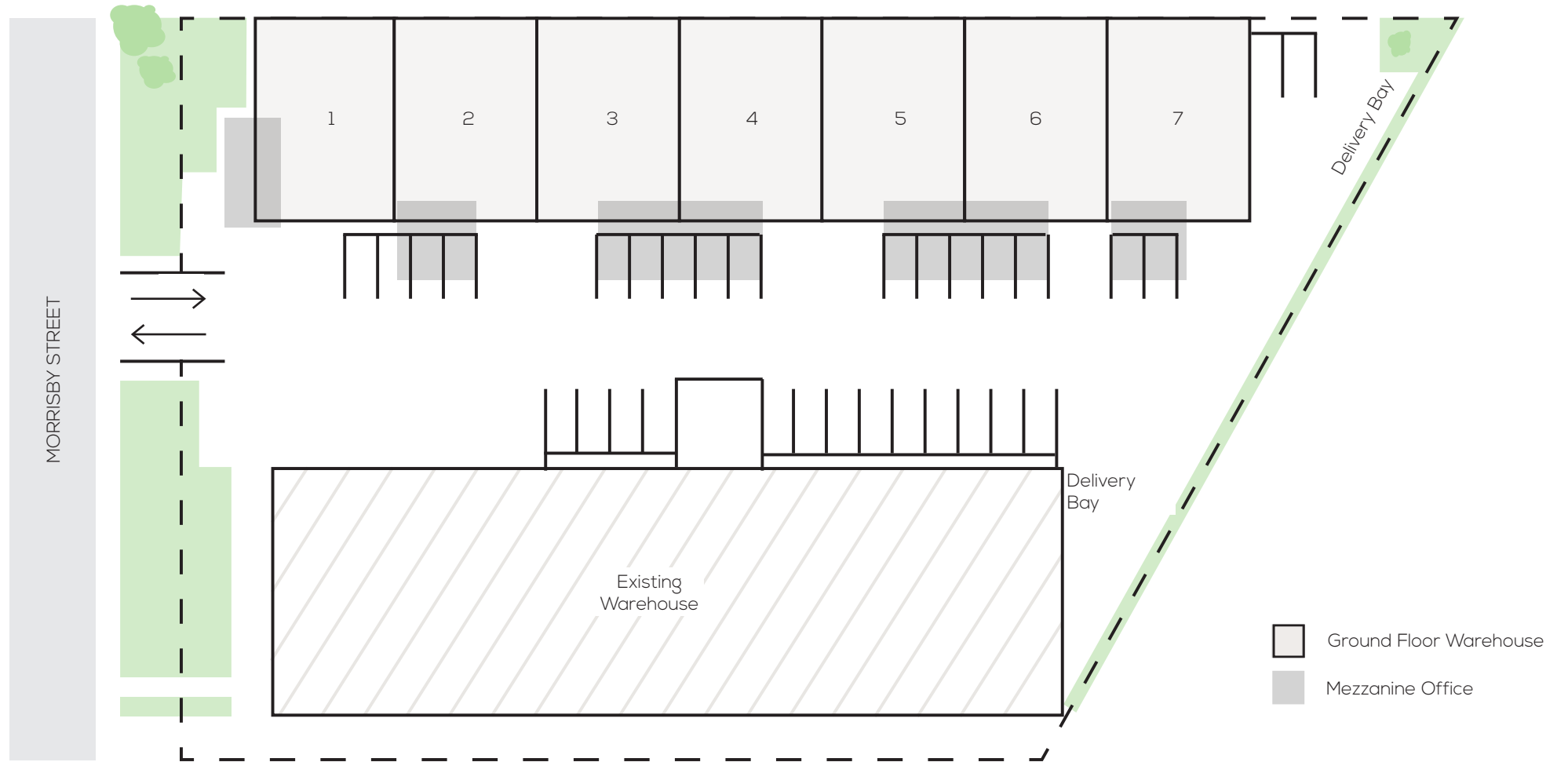


# Unit Schedule

Unit	Ground Floor	Office (Mezzanine)	Total Floor Area	Price
1	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	Offers to Purchase
2	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	\$1,485,000
3	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	\$1,470,000
4	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	\$1,470,000
5	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	\$1,470,000
6	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	\$1,455,000
7	190m <sup>2</sup>	55m <sup>2</sup>	245m <sup>2</sup>	\$1,440,000

\*All prices excluding GST

# Site Plan







# Project Timeline

Development Approval



Complete

Construction Commencement



August 2024

Practical Completion



March 2025

Settlement



April 2025



47  
MORRIS BY

# Key Features



**Architectural Design:** Each unit benefits from a modern architectural design, increasing aesthetic and professional appeal. Warehouse floor finished in smooth concrete.



**Construction:** Concrete tilt panel construction, with suspended concrete slab mezzanines, providing sustainable long-lasting construction.



**Flexibility:** The floor plans, combined with their design features, allow for a multitude of uses from traditional warehousing through to trade retail.



**Access:** Fully motorised container height roller doors, providing ease of access to each warehouse.



**Office:** Mezzanine office delivered as a 'warm shell' including carpet tiles and suspended grid ceiling with acoustic tiles.



**Volume:** Internal clearance of 8m, allowing users to maximise the cubic volume of the space.



**Parking:** Each unit is allocated three exclusive use, on-grade car spaces.



**Connectivity:** Modern technological infrastructure to support efficient business operations, including NBN connection.



**Security:** Fully secured site with controlled access.



**Zoning:** General Industry A provides for a mix of low impact industry, service industry and warehouse uses.

# Location





Geebung industrial precinct is an established inner northern precinct, approximately 10 kilometers north of Brisbane CBD.

Located at the end of cul-de-sac, with access from Robinson Road, the complex is well located to benefit from surrounding transport infrastructure. It is strategically positioned within proximity to Brisbane Airport, Gateway Motorway, major arterial roads, and public transport.

## Road Networks

SC	10 mins	Southern Cross Way
M1	7 mins	Gateway Motorway
M4	15 mins	Port of Brisbane Motorway
M7	10 mins	Airport Tunnel / Legacy Way
KSD	15 mins	Kingsford Smith Drive

## Key Landmarks

	20 mins	Brisbane CBD
	10 mins	Brisbane Airport
	20 mins	Port of Brisbane
	10 mins	Gateway Bridge



Blue Commercial are pleased to present all units for sale.

For further information and a detailed due diligence pack, please get in contact.

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