



## FOR SALE

### 208 SQM OFFICE + WAREHOUSE - JUST OF EXIT 54

Attention Owner Occupiers and Tenants wanting to be close to the M1 and in the middle of the Coomera Development Frenzy. Exit 54 Business Park is HERE - with construction well under way. Don't miss the opportunity to secure one of these new high quality tilt panel units by award winning builder Clarkes Design and Construct.

#### Unit Features:

- \*208 SQM Total Floor Area
- \* 126 SQM ground floor with high bay clear span warehouse
- \* 82 SQM mezzanine at the rear of the unit with air-conditioning and carpet
- \* NBN internet service
- \* 3 Phase Power to sub-board
- \* Internal Amenities and Kitchenette
- \* 2 exclusive use car spaces

#### Complex Features:

- \* Drive Thru Functionality
- \* Direct Access North and Southbound to M1 - Pacific Highway
- \* Positioned beside the new COSTCO site
- \* Located only meters from Westfields Coomera and the new Private Hospital.

This location is one of the best. Contact Sandra today for an Information Memorandum on 0418 2222 57.

0 BED | 0 BATH | 0 CAR

#### PRICE:

Saving the Best Until Last

#### OPEN FOR INSPECTION:

N/A

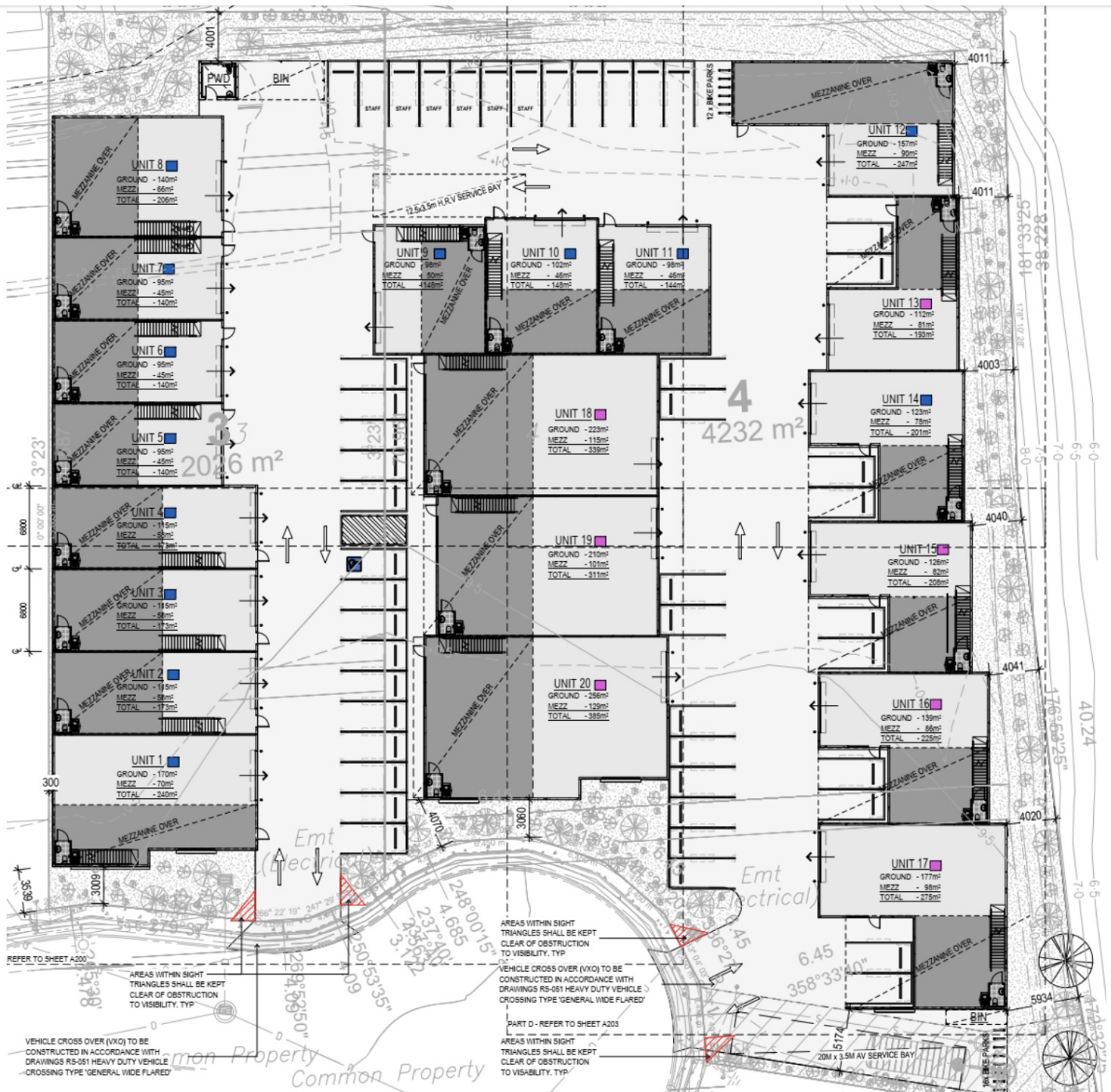


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.