

# FOR LEASE

## TWO SEPARATE STAND-ALONE BUILDINGS - LEASEHOLD

Property available for new tenancy immediately.

Located within the busy Moffat Beach Business Park Industrial Estate, you will find this absolute gem of a warehouse complex.

Brilliantly located warehouse/office and residence. This property provides the perfect opportunity for tradesmen, contractors, and small business operators to live and work three minutes from the beach.

The warehouse provides a great open plan area with roller shutter and pedestrian access doors and an internal separate office. There is also a separate toilet in a building to the rear of the warehouse. N.B. The racking can stay or go, the choice is yours.

The front building comprises a freshly renovated opportunity for use as additional office space or caretaker accommodation with 1-2 upper-level bedrooms complete with bathroom, walk-in-robe, and lounge. Downstairs has the full kitchen, dining, bathroom, and laundry space. N.B. A portion (110 sqm) is retained by the owner for self-storage and will require access.

This property is located within easy access to all major arterial roads such as Nicklin Way, Caloundra Road, and close proximity to the M1.

### KEY FEATURES INCLUDE

- \* Land area: 708 sqm (approx.).
- \* Front Building – air-conditioned ground level floor area reception: 53 sqm (approx.) plus upstairs level care-taker residence/additional office of 58 sqm (approx.). N.B. A portion (110 sqm) of the ground floor is retained by the owner for self-storage and will require access.
- \* Shed - level floor area: 67 m2 (approx) including 10 m2 (approx) office.

2 BED | 1 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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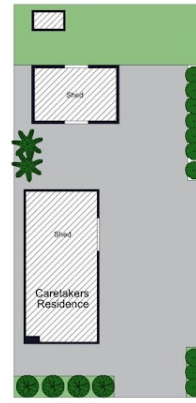
(Not in Position)



First Floor



Ground Floor



Site Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by **DIAKRIT**

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.