



# FOR LEASE

## PRIME INDUSTRIAL UNIT - 341M<sup>2</sup> IN THRIVING CAROLE PARK INDUSTRIAL HUB

Strategically positioned in Ipswich's premier industrial precinct, this outstanding 341-square-meter industrial facility in Carole Park presents an exceptional opportunity for businesses seeking a competitive edge in Brisbane's western growth corridor.

This versatile industrial space offers a practical and efficient layout, perfect for warehousing, manufacturing, or distribution operations. The property showcases excellent clearance heights and provides the flexibility to customize the space to suit your specific business requirements.

- 341m<sup>2</sup> total floor space
- 236m<sup>2</sup> Ground Floor
- 105m<sup>2</sup> Mezzanine Floor
- 3 phase power, good natural light
- High clearance roller door
- Exclusive amenities
- Ample onsite or street parking
- Motivated landlord, incentives on offer!

0 BED | 0 BATH | 0 CAR

### PRICE:

Contact Marketing Agent

### OPEN FOR INSPECTION:

N/A



**Shaun Robinson**

**0403416419**

shaun@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)