

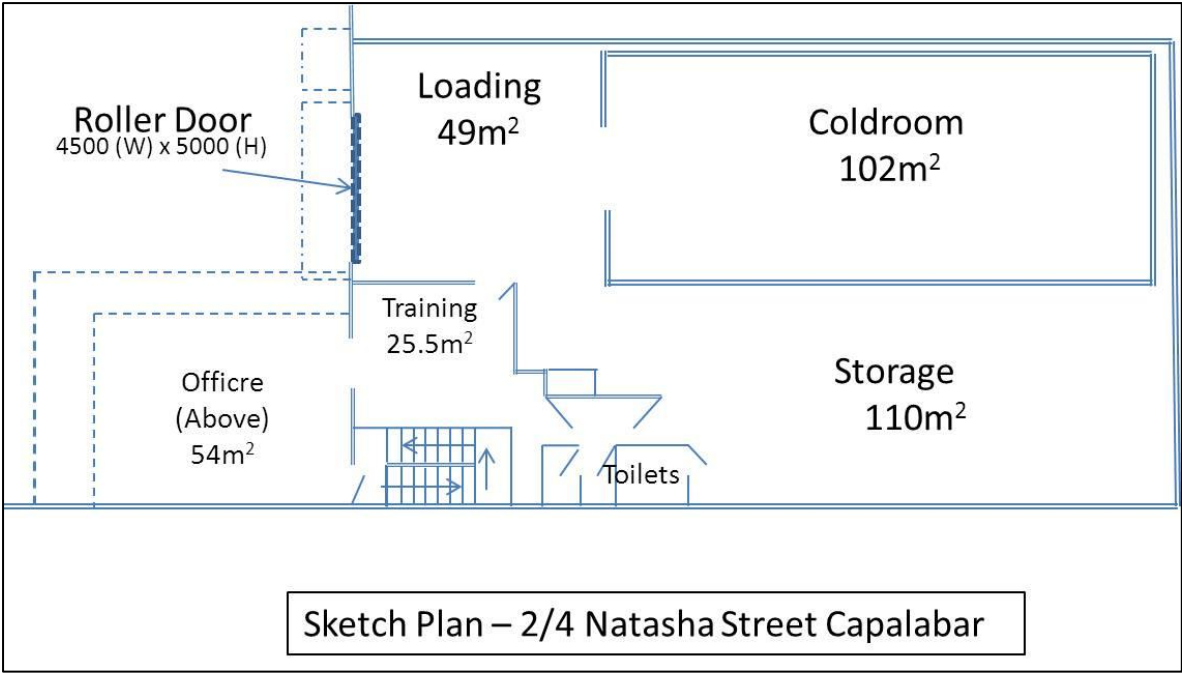
# YOUR NEXT DISTRIBUTION CENTRE

Time to grasp the initiative and activate the next stage of your business development plan. If that includes expanding into Queensland we have the ideal distribution facility ready for you to occupy.



Unit 2/4 Natasha Street Capalaba is well located in the specially developed Industrial Estate. It is a natural hub for distribution to the Morton Bay coastal resorts and provides good access to the Gateway Arterial for Brisbane and all points north and south.

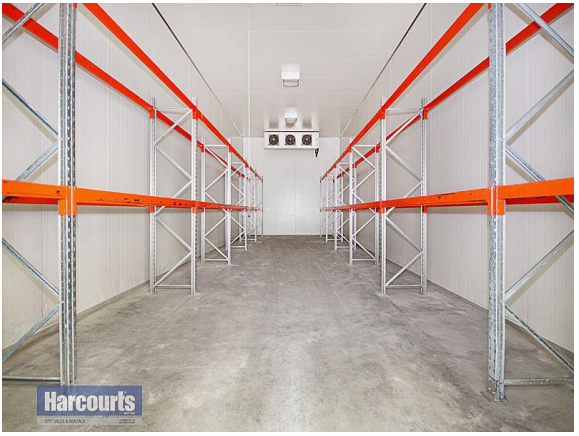
The facility measures a total of 386 m<sup>2</sup> floor space, which is accessed through a container height roller door. The free span warehouse provides 179m<sup>2</sup> of storage, which are further enhanced by a quality 102m<sup>2</sup> freezer/coldroom that has been tested to minus 20 degrees <sup>°C</sup>. The well thought out design provides very practical office space on the ground floor and a mezzanine level with great natural daylight. Separate gender toilets and a kitchen complete the facilities. There is also room for 6 car bays on the forecourt. The forecourt allows for a reasonable turning circle.



Roller Door Entrance to Warehouse



Warehouse Storage Area



Coldroom with Racking



Entrance to Coldroom



#### Mezzanine Office Space

**The property is available for Lease (\$45,000 pa Plus Outgoings Ex GST) or Sale(\$990,000)both options are negotiable.**

If you want to lease then why not give us a call and discuss a transition plan. We can talk incentives to assist in your initial set-up period to defray costs to a mutually acceptable outcome.

**Come and inspect and be impressed!!**

**Agent: Harcourts Solutions Inner City**

**Contact: Frank Hill email: [frank@innerbrisbane.com](mailto:frank@innerbrisbane.com)**

**Telephone: 07 3839 5000 Mobile: 0412 872 764**

**Internet: [www.innerbrisbane.com](http://www.innerbrisbane.com)**