



## High Quality Warehouse with Crane Provision - Invest or Occupy

1/19 Gateway Court Coomera QLD 4209

### For Sale

- Seller looking to lease back property for short term (up to 12 months)
- 786sqm of total building area
  - Incl. 623.6sqm of high internal clearance clearspan warehouse
  - Incl. 84.3sqm of ground floor reception and office
  - Incl. 78.1sqm of air-conditioned first floor office
  - Three container height roller doors
  - Two street frontages allowing signage exposure
  - Building designed to cater for gantry crane
  - Upgraded power supply to unit
  - Ample hardstand area with parking and AV loading bay
  - Located 2.5kms\* from the M1 Motorway and Westfield Shopping Centre

### PRICE GUIDE: Contact Exclusive Agent

Property ID:	1P6451
Suburb:	Coomera
Property Type:	Industrial
Building Size:	786 sqm
Zoning:	Low Impact Industry & Waterfront Marine Industry



**Sam Griffiths**



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