



## Nerang Factory/Office Combination

17/12-20 Lawrence Drive Nerang QLD 4211

### For Lease

- 179sqm\* ground floor area
- Additional 150sqm\* mezzanine with five offices plus lunchroom
- 2.6 metre high ceilings throughout ground floor factory area
- Electric roller door
- Reception plus spacious offices
- Incl. 24sqm\* goods receivable area
- Plenty of storage rooms/cabinets
- Ducted and split system air conditioning
- Dual amenities
- 3 phase power
- LED lighting
- Alarm system
- Four car parks

Nerang is a sprawling commercial/retail hub located in the central Gold Coast region, hosting many major national and international businesses. The location allows for a quick convenient access to the M1 Pacific Motorway.

\*Approximately

**PRICE GUIDE:** Contact Exclusive Agent

|                |                     |
|----------------|---------------------|
| Property ID:   | 1P6899              |
| Suburb:        | Nerang              |
| Property Type: | Industrial          |
| Building Size: | 179 sqm             |
| Zoning:        | Low Impact Industry |
| Car Space:     | 4                   |



**Gannon Hempel**

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