



Central Gold Coast Warehouse/Office Facility

Unit 7/8 Production Avenue Molendinar QLD 4214

For Sale

- 132sqm warehouse with additional 85sqm* mezzanine**
- Concrete tilt panel construction
- Three mezzanine offices with ducted air-conditioning
- Ground floor bathroom plus kitchenette
- Two additional water outlets on mezzanine level
- 3 phase power
- High clearance automatic roller door
- LED lights plus extensive natural lighting
- Three allocated car parks
- Located in a security gated complex of 16 units
- Quick access to Smith Street Motorway

Molendinar is a tightly held suburb located on the southern end of the Gold Coast. The area is positioned with fast accessibility to the M1 Motorway via major arterial routes. Molendinar is primarily an industrial precinct and poses opportunity for great business exposure as well as growth for the future.

*Approximately

**Mezzanine not council approved

PRICE GUIDE: Contact Exclusive Agent

Property ID:	1P6564
Suburb:	Molendinar
Property Type:	Industrial
Building Size:	217 sqm
Zoning:	Low Impact Industry
Car Space:	3



Gannon Hempel

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