



## Spacious Factory in Strategic Location

14 Palings Court Nerang QLD 4211

### For Lease

- For Lease | 855sqm\* building on a prime 1,500sqm site
- Incl. 710sqm\* of factory/warehouse area
- Incl. 145sqm\* of office/showroom over two levels
- Additional 125sqm\* mezzanine storage
- Amenities include two kitchens, three showers and five toilets
- Three container height roller doors
- Separate customer entrance to reception/showroom
- 18 car parks including 4 undercover
- Vehicle loading ramp
- Automatic security gate
- Solar power system
- Excellent signage opportunity facing M1 Motorway
- Available early April 2024

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:	1P7715
Suburb:	Nerang
Property Type:	Industrial
Land Size:	1500 sqm
Building Size:	855 sqm
Zoning:	Low Impact Industry
Car Space:	18



**Gannon Hempel**

0416 364 844



10/61 Cuthbert Drive, Yatala QLD 4207

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

07 3056 0588