

Lease/Sale Opportunity

Vantage; 7/96 Gardens Drive, Acacia Ridge

Located in the Vantage commercial and Industrial precinct unit 7/96 Gardens Drive provides a unique sale or leasing opportunity. The property which is available for immediate occupation is located only 20km south-west of the Brisbane CBD and is conveniently placed near major transport routes including the Logan, Gateway and Ipswich motorways.

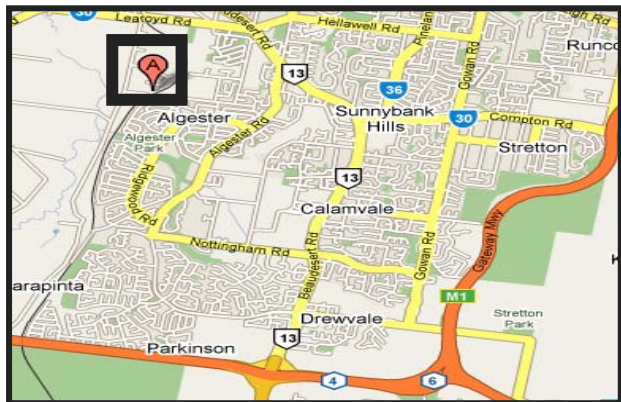
This property features:

- Central location in sought after warehouse area.
- 7.5m, clear span warehouse
- Architecturally designed high grade tilt panel construction
- Level 1 office fitted out with carpet, air conditioning
- Exclusive use, fenced off rear courtyard with roller door access
- Excellent natural light

Contact **Rosie Beckett** for more detailed Information:
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Listing Summary

| | |
|------------|---|
| Address | Vantage , Unit 7 – 96 Gardens Drive Acacia Ridge |
| Zoning | General Industry |
| Lease | \$26,000.00/annum net + |
| Price | GST |
| Sale Price | \$340,000.00 + GST |
| Floor Area | 184m2 |



GROUND FLOOR



MEZZANINE LEVEL

Floor Areas:

| | |
|-------------------------|------|
| Ground Floor Office: | 63m2 |
| Mezzanine Level Office: | 64m2 |
| Warehouse: | 54m2 |
| Total Unit Area: | |