



7, 1 Roebuck Street, Hemmant

Industrial/Warehouse, Showrooms/Bulky Goods, Other

1439 Lytton Road Hemmant
1,463 sqm warehouse
9.4 to 10.5 m Clearance
5-ton Gantry Crane
1,200A power supply

Office area	576.0 sqm.
Warehouse area	1463.0 sqm.
Building area	2039.0 sqm.
Parking spaces	10
Zoning	IN1 General Industrial A
Entrances roller doors container access	4
Crane	5-ton gantry
Lease total outgoing	\$76,197.43
Lease total net rent	\$356,825.00
Lease total gross rent	\$433,022.43

Rent an industrial unit situated at 1 Roebuck Street, within the larger industrial estate known as 1439 Lytton Road. The warehouse has everything, 4 full height roller doors with awnings, 10,5 meter clearance, with a 5 ton gantry crane. There is ample room to accommodate a B-Double truck with offloading areas and spaces to set down containers. The office is modern with fitted out space, reception and open plan areas, over 2 floors. There are toilets and kitchen facilities for staff with adequate staff parking. The site is within 2 minutes walking distance of a cafe.

The entrance is located just off Lytton Road with direct access to the Port of Brisbane Motorway. This warehouse is very conveniently situated 12 km or 12 minutes drive from the Brisbane Airport, 10 km from the Port of Brisbane and 11 km from the Brisbane CBD within Hemmant, a suburb that forms part of the Australia Trade Coast precinct.

Disclaimer: This document will not form part of any agreement. Information is provided by outside sources. Griffin Property, its directors, representatives cannot guarantee accuracy, all parties are advised to make their own enquiries. Dimensions are approximate and subject to survey.

