

# Raine&Horne. Commercial

NUNDAH  
156 Ryans Road

1295 sqm

## 1,295 SQM INNER-NORTH WAREHOUSE - NUNDAH

### CONTACT EXCLUSIVE AGENTS

Opportunities of this scale within Brisbane's tightly held inner-north industrial precinct are rarely offered for lease. This substantial 1,295sqm\* clear-span warehouse in Nundah presents an outstanding opportunity for businesses seeking a highly functional and well-connected facility.

Designed for efficient operations, the property features a versatile warehouse layout complemented by a practical office component, private amenities, and secure on-site parking for staff and visitors. Excellent truck access allows for seamless loading and unloading, making it ideal for logistics, warehousing, distribution, and a wide range of industrial users.

Key features include:

- 1,295sqm\* clear-span warehouse
- Functional office component with amenities
- Substantial 3-phase power supply to support high-demand operations

Property ID	L16019816
Property Type	Industrial/Warehouse
Building / Floor Area	1295

### AGENT

**Trent Bruce**

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- Excellent truck access for efficient operations
- Secure on-site parking for staff and visitors
- Flexible layout suitable for a wide range of industrial uses
- Short walk to Nundah Village & train station
- Well-presented facility ready for immediate occupation
- First time offered for lease in over 25 years

Strategically positioned just 8km\* from the Brisbane CBD, the property provides outstanding connectivity to Sandgate Road, the Airport Link Tunnel, and major arterial routes. The location also benefits from close proximity to public transport and a strong surrounding amenity base.

This is a rare opportunity to secure a quality industrial facility in one of Brisbane's most sought-after inner-north precincts. Contact the Exclusive Raine & Horne Commercial agents today to arrange an inspection.

- Approximate only.

For more information or to arrange an inspection contact your EXCLUSIVE Raine & Horne Commercial agents.

LISTING ID: 1110524