

# Raine&Horne.<sup>®</sup> Commercial

CAPALABA  
2/38 Neumann Road

176 sqm

2 

## 176sqm Quality Built Tilt Panel Unit with Street Appeal

### Sold

This well presented industrial unit is located in a small complex of three in the heart of Capalaba's industrial precinct with excellent signage and exposure to Neumann Road. Inspection will not disappoint. Features include:


- 22sqm a/c reception and amenities (kitchenette and toilet) on ground floor
- 22sqm air conditioned mezzanine office
- Data cabling with patch panel
- 132sqm clear span insulated warehouse with skylight and three phase power
- Two exclusive allocated carparks
- Container height roller door
- Secure lockup compound
- For Sale \$740,000 plus GST
- For Lease \$3,500 gross per month plus GST
- Current outgoings approximately \$6,900 per annum


For further information and to arrange an inspection please contact Colin Tucker

Property ID	L18749218
Property Type	Industrial/Warehouse
Building / Floor Area	176
Car Spaces	2

### AGENT

Colin Tucker

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