



CAPALABA
11/42 Smith Street

189 sqm

Investment Opportunity - 189sqm Multi-Functional Unit

Sold

This quality built industrial unit is located in "Industry on Smith", a well presented and secure gated complex of 16 units in the heart of Capalaba's industrial precinct.

Features include:

- 30sqm air conditioned mezzanine office
- 159sqm clear span insulated warehouse with skylight and three phase power
- Electric container height roller door
- Own amenities – kitchenette and toilet
- 57 common area car parks in the complex
- Secure lockup compound
- Tenanted until 31 May 2025 with a 1 year option
- Current net annual rent is \$28,538
- Outgoings are \$6,926pa (approximately)
- Information Memorandum available upon request

For further information and to arrange inspection (by appointment only) please contact Exclusive Agent, Colin Tucker.

Property ID	L23941506
Property Type	Industrial/Warehouse
Building / Floor Area	189

AGENT

Colin Tucker

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