

Raine&Horne.[®] Commercial

TINGALPA
38/1631 Wynnum Road

302 sqm

5 

Rare Dual Tenanted Industrial Unit Investment


Sold


- 302sqm dual tenancy unit comprising of 58sqm first floor office and 244sqm of warehousing space which includes a cold room of approx. 20sqm
- Tenancy 38A Leased to Boolarong Press Pty Ltd paying \$46,000.00 Net p/a + GST – Leased area is approx. 200sqm
- Tenancy 38B Leased to Salumi Australia Pty Ltd paying \$31,827.00 Gross p/a + GST – Leased area is approx. 102sqm
- 5 marked exclusive car parks (2 under cover)
- Quality tilt panel constructed warehouse space with excellent internal height
- 2 electric roller shutter door access (1 for each tenant)
- Tenancy dividing wall can be removed in future if ever required

Property ID	L33681281
Property Type	Industrial/Warehouse
Building / Floor Area	302
Car Spaces	5

AGENT

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- Each tenancy has their own amenities with Tenancy 38A having bathrooms in the warehouse and first floor office area (plus kitchenette)
- The first floor office area is fully carpeted and air conditioned