

# Raine&Horne. Commercial

MARLESTON  
7/12 Bruce Avenue

318 sqm

BRAND NEW AND READY FOR YOU! - 318 m2\* - MINUTES TO CBD - HIGH QUALITY FITOUT

\$78,500 pa + O/G (app \$16,500 pa) + GST

Perfectly located, minutes to CBD and close to the airport and North/South corridor.

Comprising the following:

- Good clearance warehouse with electric roller door 131 m2
- Storage off warehouse 41 m2
- Ground floor offices amenities with separate male and female amenities (plus shower), kitchen/tea room
- First floor open office with boardroom, breakout room/kitchen
- Air conditioned offices and security

Available now.

Property ID	L30728824
Property Type	Industrial/Warehouse
Building / Floor Area	318
Land Area	275.0 sqm

## AGENT

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\*All areas/dimensions approximate