

48 CLIFFORD ROAD INNISFAIL



Get the agent with GO

PROPERTY INFORMATION

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48 CLIFFORD ROAD, GOONDI BEND

PROPERTY DETAILS

PROPERTY INFORMATION

Property Address:	48 Clifford Road, Goondi Bend QLD 4865
Real Property Description:	Lot 5 on SP210308
Local Government:	Cassowary Coast Regional Council
Tenure:	Freehold
Title Area:	4,715m ² *
Building Area:	2,010m ² *
Zoning:	General Industry

Offered to the market for sale and for lease this strategically positioned mega shed in the Innisfail Industrial Estate is vacant. Now is your opportunity to secure your stake in this thriving agricultural region with this versatile industrial facility, as an owner-occupier or as a passive investor.

The high clearance, clear-span, steel portal frame design will suit a wide variety of industrial uses, and should you require more land for expansion of the building or manoeuvring area, there is the choice of two vacant lots available on either side of the property.

BUILDING AREAS

Site Area	4,715m ² *
Warehouse	1,860m ² *
Office (Air-conditioned)	150m ² *
Covered Skillion	150m ² *
Hardstand	1,000m ² *

CONSTRUCTION

- > Modern Clear-span Design
- > Steel Portal Frame
- > Colourbond Zinc Alume Exterior Walls
- > Concrete Pavement and Hardstand
- > Extensive Three Phase Wiring
- > Insulated Roof & Excellent Ventilation
- > B-Double Access
- > Close to National Highway No. 1

***Approximately**

This information has been provided to Go Commercial by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.



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PROPERTY DETAILS

OUTGOINGS PER ANNUM

Rates	\$9,259.72
Insurance	\$17,242.64
TOTAL OUTGOINGS	\$26,502.36
SALE METHOD	For Sale By Formal Offer
MARKETING AGENT	All inspections to be made directly through marketing agent Stuart Carr on 0408 066 517 or stuart.carr@gocommercial.net.au
OTHER DOCUMENTS	Other documents available upon request include: Valuation and Working Drawings
SURROUNDING LOTS	Lots 4 & 6 on either side of the property are also available for purchase through Go Commercial



**Approximately*

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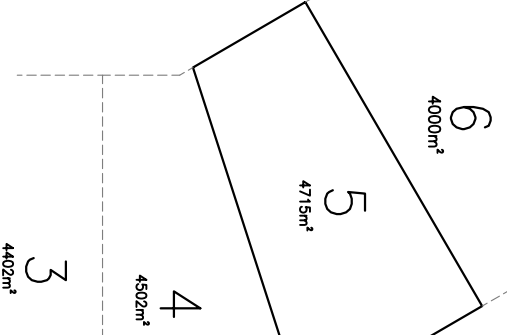
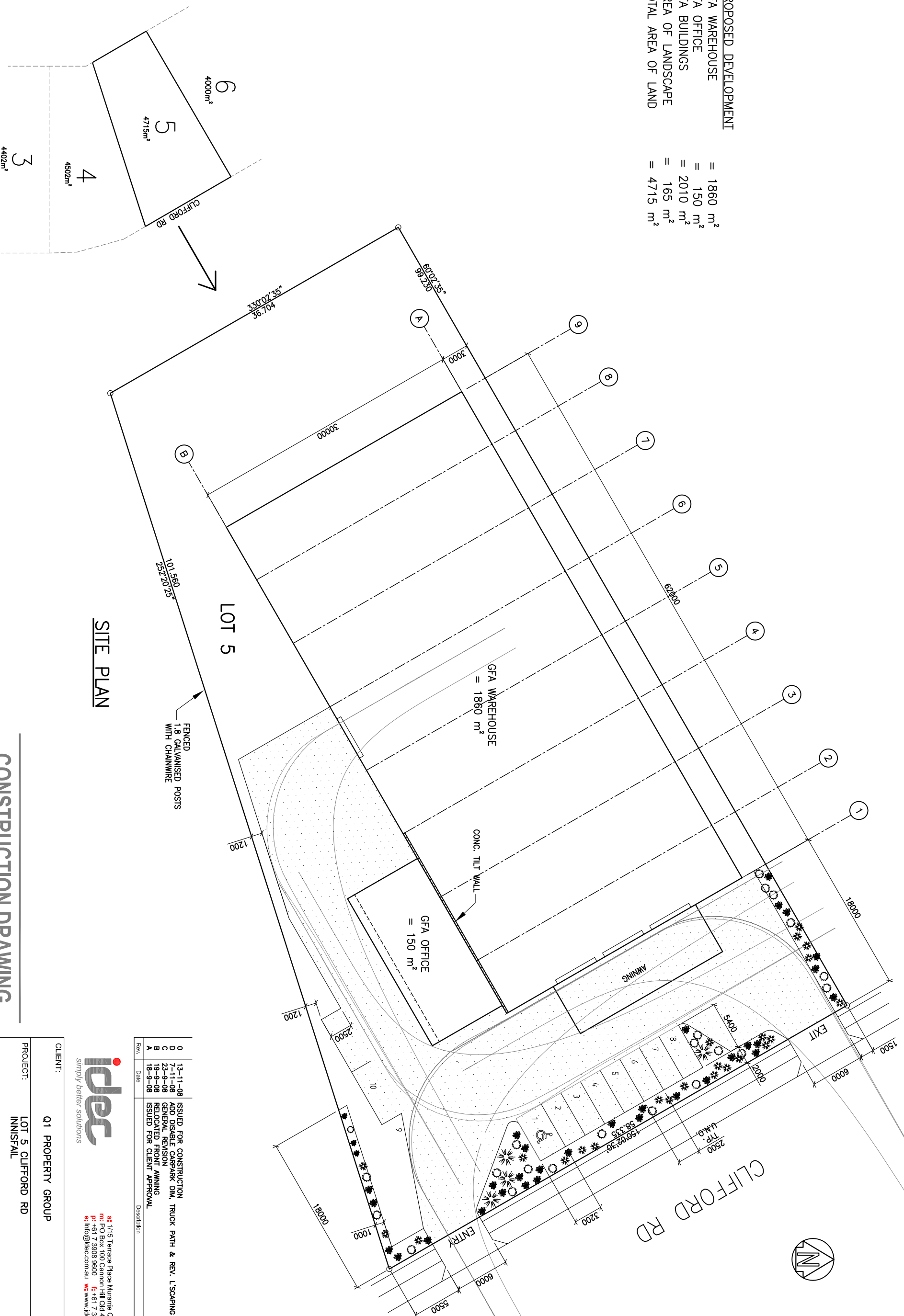


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PROPOSED DEVELOPMENT

GFA WAREHOUSE	= 1860 m ²
GFA OFFICE	= 150 m ²
GFA BUILDINGS	= 2010 m ²
AREA OF LANDSCAPE	= 165 m ²
TOTAL AREA OF LAND	= 4715 m ²



SITE PLAN

CONSTRUCTION DRAWING

SCALE: A1=1:200 A3=1:400
 0 1 2 3 4 5 10 15 20

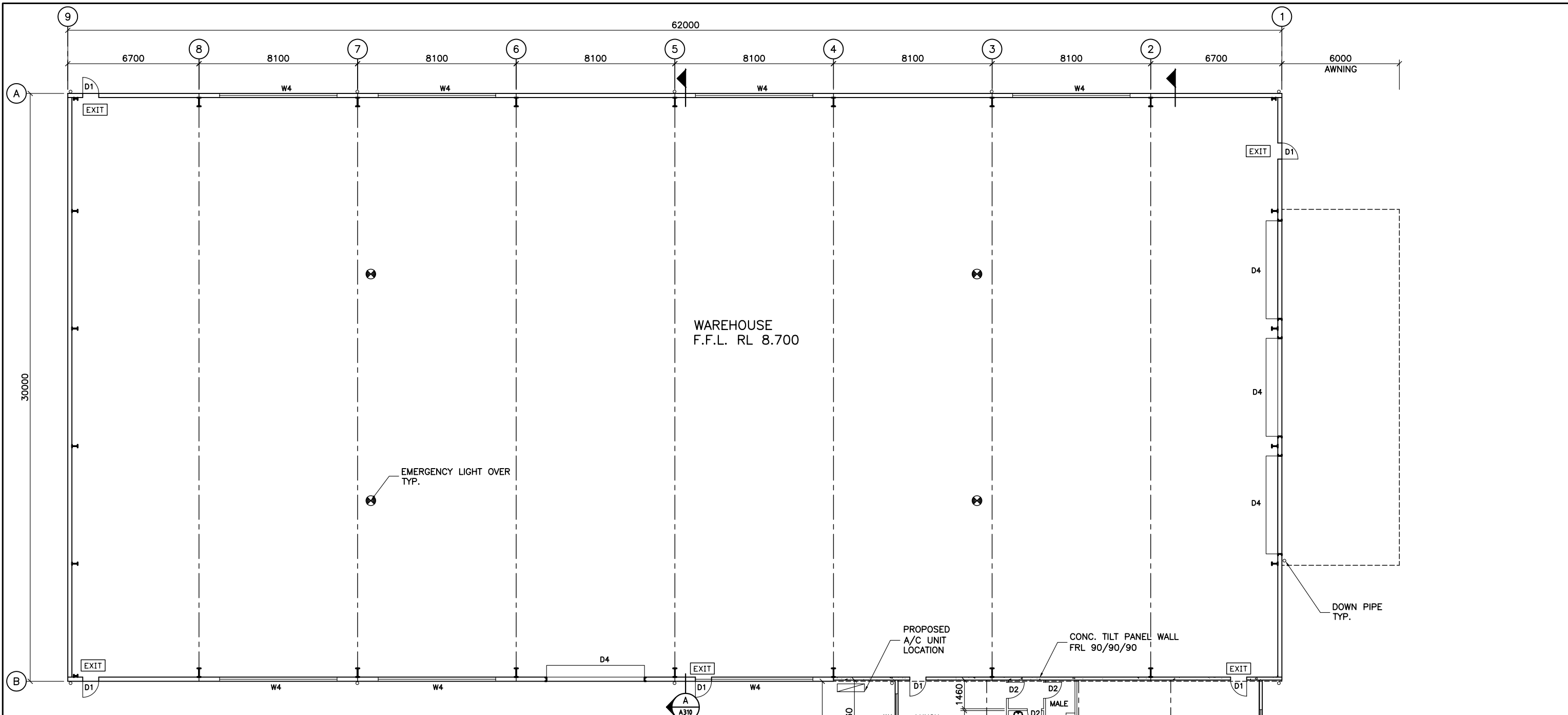
Rev.	Date	Description	By
0	13-11-08	ISSUED FOR CONSTRUCTION	JE
D	7-1-08	ADD DRAINAGE PARK DIM, TRUCK PATH & REV. L'SCAPING AREA	DC
C	23-1-08	OPERABLE PARK DIM, TRUCK PATH & REV. L'SCAPING AREA	DC
B	19-9-08	RELOCATED FRONT AWNING	DC
A	18-9-08	ISSUED FOR CLIENT APPROVAL	DC



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CLIENT:	Q1 PROPERTY GROUP
PROJECT:	LOT 5 CLIFFORD RD INNISFALL
DRAWING DESCRIPTION:	SITE PLAN
CERTIFYING ENGINEER:	RWLEGGATT MBEAUS/CPENK/AREO
DESIGN:	DC
DRAWN:	DC
DATE:	18-9-08
PROJECT NUMBER:	979
DRAWING NUMBER:	A001
REV:	0

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FLOOR PLAN

NOTE: REFER SPECIFICATIONS FOR OFFICE FIT-OUT & FLOOR FINISH, ETC.

DOOR SCHEDULE

- D1 = 'LIETZKE' TYPE STEEL CLAD PERSONNEL FIRE EXIT DOORS
- D2 = 2080 x 870 TIMBER DOORS
- D3 = 2080 x 720 TIMBER DOORS
- D4 = 5000 x 5000 ROLLER SHUTTERS WITH ELECTRIC OPERATED
- D5 = 2100 x 2000 GLASS DOOR

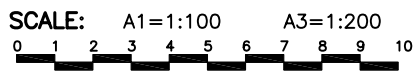
WINDOW SCHEDULE

ALL WINDOWS TO BE ALUMINIUM FRAMED SLIDING WINDOWS, U.N.O. :

- W1 = 1200 x 2400
- W2 = 1200 x 1200
- W3 = 1800 x 2400
- W4 = 2000 x 6000 FIXED TWO-STAGE METAL LOUVRES

75mm INSULATION BATTS TO ALL EXTERNAL WALLS & ROOF OR CEILING AROUND OFFICE AREA TO ACHIEVE R2.5

CONSTRUCTION DRAWING



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CLIENT:	Q1 PROPERTY GROUP			
PROJECT:	LOT 5, CLIFFORD ROAD INNISFAIL			
DRAWING DESCRIPTION:	ARCHITECTURAL FLOOR PLAN			
CERTIFYING ENGINEER:	DESIGN:	DRAWN:	DATE:	REV:
R.W.LEGGATT ME Aust.CPENG.RPEO	DC	DC	17-9-08	0
PROJECT NUMBER:	979	DRAWING NUMBER:	A101	

Rev.	Date	Description
0	13-11-08	ISSUED FOR CONSTRUCTION
E	7-11-08	ADD F.F.L. & A/C. UNIT LOCATION
D	14-10-08	REV. D2 & LUNCH RM. WIDTH & EXIT DR. AT GRID 1
C	23-9-08	GENERAL REVISION
B	19-9-08	REV. R-S-D & AWNING LOCATION & ADD OFFICE DIM.
A	18-9-08	ISSUED FOR CLIENT APPROVAL

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