



PORTSMITH

20 Redden Street

CALL STUART CARR FOR PRICE - 0408 066 517

IT'S A REALLY 'BIG' SHED!

With the current long-term owner occupiers soon moving to smaller premises, and a major tidy up of the site and building about to commence, the opportunity now exists for prospective tenants to submit their wish-list for building modifications required to accommodate their needs. This large clear-span and high-clearance heavy industrial work space is suitable for a wide variety of manufacturing through to warehousing activities.

PROPERTY DETAILS

Lot 20 on CP NR7919	
Admin / Office Floor Area	120m ² *
Factory Floor Area	2,000m ² *
Mezzanine Area	170m ² *
Land Area	4,067m ² *
Zoning:	Industry
Property Type:	Freehold

AGENT DETAILS



Stuart Carr
 P 07 4054 3888
 M 0408 066 517

stuart.carr@gocommercial.net.au

**Approximately*

- > Zoned Heavy Industrial
- > Owners Will Build To Tenants Requirements
- > 4,067m²* Land Area
- > 2,000m²* Floor Area
- > 120m²* Office / Admin Area
- > 170m²* Mezzanine Storage
- > Clear-span Design
- > 10m* Internal Clearance
- > Rear Hardstand
- > Ample Car Parking
- > Road Facing Display Area
- > Three Phase Power
- > Plumbed Natural Gas
- > On The Cairns B-Double Route
- > Close To Road, Rail & Seaport Terminals
- > Video Walkthrough Tour On Our Website
- > Generous Leasing Incentives.

Information continued on next page...

Disclaimer: In preparing this information Go Commercial (Cairns) has used its best efforts to ensure that the information contained is true and accurate, however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

Situated on a site area of 4,067m²* with a total floor area of 2,000* square metres, inclusive of an office admin area of 120m²* that includes a kitchen, separate amenities for the office staff and an above office mezzanine floor storage space of 170m²*.

The workshop has excellent natural light complimented by high bay lighting. A southerly aspect takes advantage of the prevailing breezes, which when added to the 10* metre internal clearance and ridge cap ventilation, makes for a very cool shed in summer. Three phase wiring is installed throughout the workshop as there is plumbed natural gas.

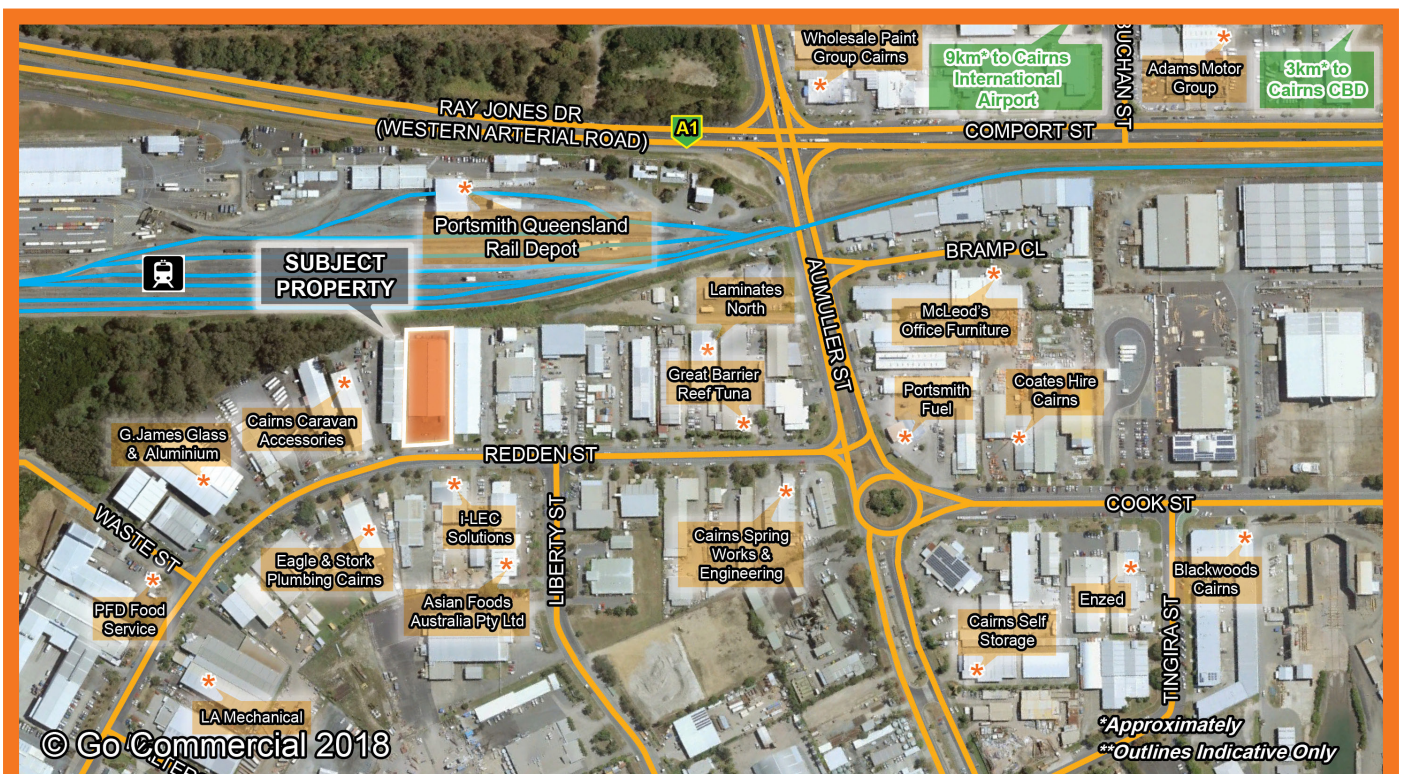
20 Redden Street is on the B-Double route, located close to all road, rail and sea freight terminals and only 10* minutes to the CBD and Cairns International airport. There's plenty of car-parking area available, with room for an outdoor display area to showcase your products.

Contact Stuart Carr on stuart.carr@gocommercial.net.au or 0408 066 517 for more information, to arrange an inspection or to make an offer on 20 Redden Street. Get the agent with go at Go Commercial!

***Approximately**

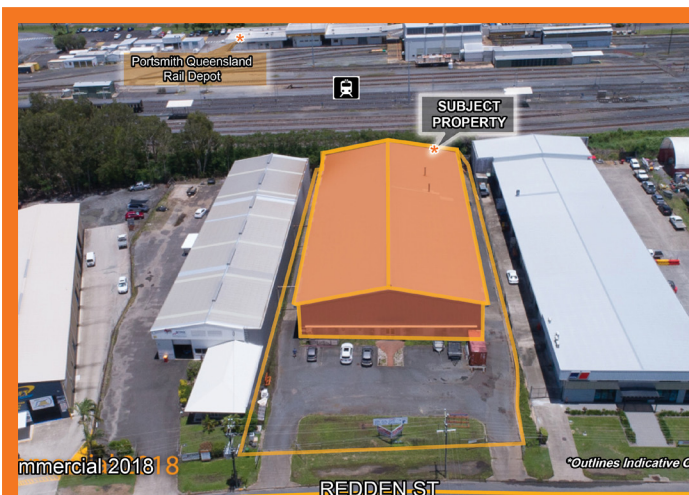
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AERIAL MAP - 20 REDDEN STREET, PORTSMITH



***Approximately**
****Outlines Indicative Only**





PROPERTY DETAILS

20 Redden Street, Portsmith QLD 4870

OUTGOINGS

Current outgoings as follows:

Rates (per annum)	\$15,037.00
Insurance (per annum)	\$6,000.00
TOTAL OUTGOINGS (per annum)	\$21,037.00

**Note: Figures are indicative only.*

ADDITIONAL DOCUMENTS

(Available upon request)

Building Plans	<input checked="" type="checkbox"/>
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Get the agent with 

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www.gocommercial.net.au