

[www.gocommercial.net.au/78861](http://www.gocommercial.net.au/78861)**BUNGALOW****23 Hannam Street****\$\$\$ LET'S DO A DEAL!!!****INDUSTRIAL + SHOWROOM + CORPORATE HQ**

Newly constructed modern industrial warehouse / workshop with an air-conditioned showroom and plenty of office space, all in a great location. Take the lot as it is, or take half, as the building has been designed to be split down the middle.

- > 790m<sup>2</sup>\* Total Ground Floor Area
- > 330m<sup>2</sup>\* Air-conditioned Showroom
- > 450m<sup>2</sup>\* Warehouse / Workshop
- > 175m<sup>2</sup>\* Mezzanine Storage
- > 50m<sup>2</sup>\* Mezzanine Office Space
- > Clear-span Design
- > Excellent Ventilation & Natural Light
- > 7.5m Internal Clearance
- > NBN Connected
- > Computer Server Room
- > Three Phase Power
- > Data and Phone Cabling Throughout
- > Separate Male & Female Ambulant Amenities
- > Shower
- > 9 Car Parks
- > Staff Lunchroom & Kitchen
- > Hot Water System
- > Pylon Signage Exposure
- > Can Be Divided
- > Generous Leasing Incentives

**PROPERTY DETAILS**

Ground Floor Area	790m <sup>2</sup> *
Lot 2 on RP708783	
Land Use:	General Industry
Zoning:	Industry

**AGENT DETAILS****Stuart Carr**

P 07 4054 3888

M 0408 066 517

[stuart.carr@gocommercial.net.au](mailto:stuart.carr@gocommercial.net.au)

For more information, to arrange an inspection or to lease this property contact Stuart Carr today!

*\*Approximately*

*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.*





