

[www.gocommercial.net.au/78867](http://www.gocommercial.net.au/78867)



## BUNGALOW

Tenancy 1, 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. Currently configured at 790m<sup>2</sup>\* NLA, the owner will divide the building for the right tenant.

- > 391m<sup>2</sup>\* Ground Floor Area
- > 89m<sup>2</sup>\* Mezzanine Storage
- > 20m<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
- > 5 Car Parks
- > Staff Lunchroom & Kitchen
- > Hot Water System
- > Pylon Signage Exposure
- > Can Be Divided
- > Generous Leasing Incentives

### PROPERTY DETAILS

Ground Floor Area	391m <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)

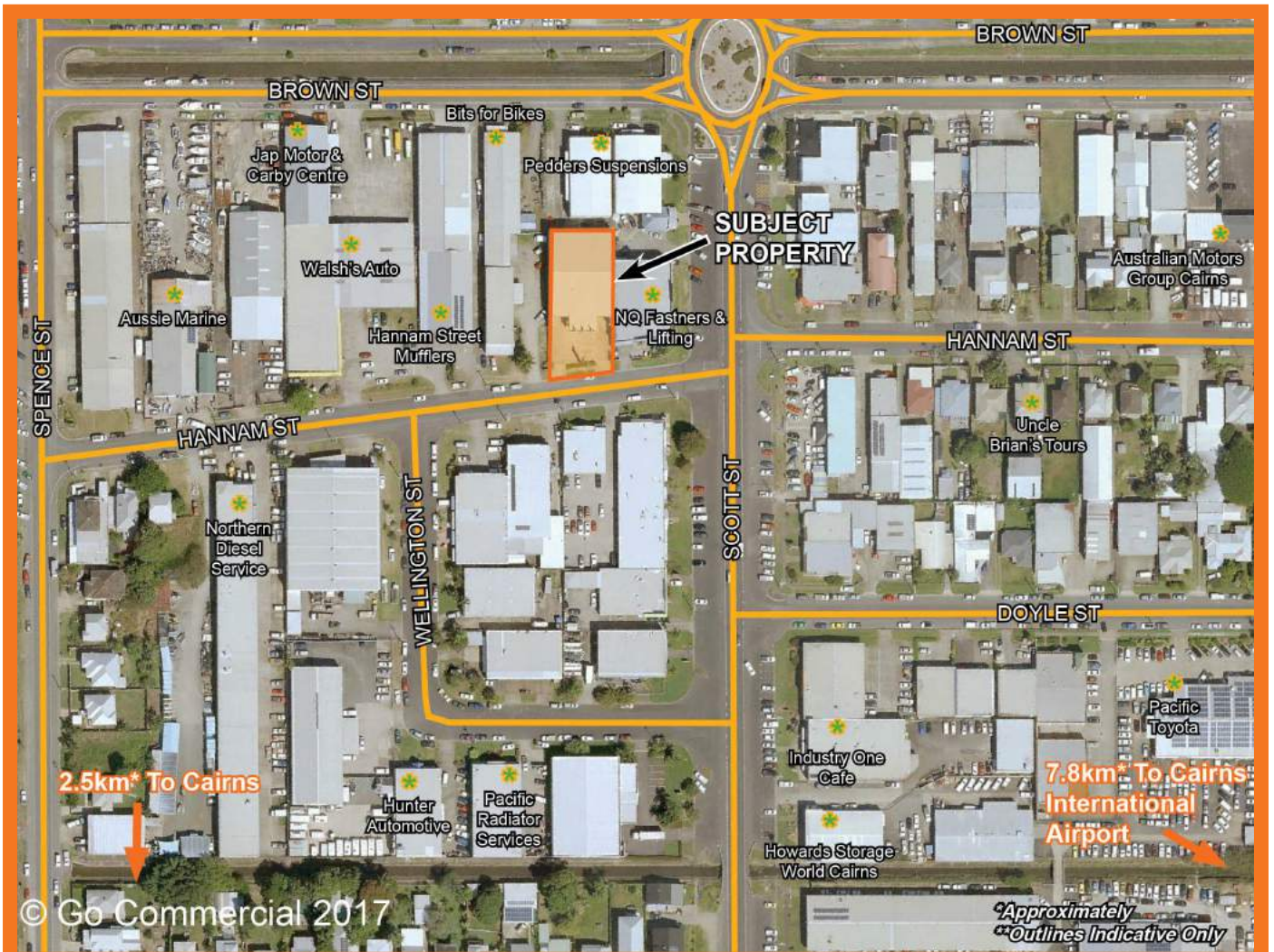
For more information, to arrange an inspection or to lease this property contact Stuart Carr today!

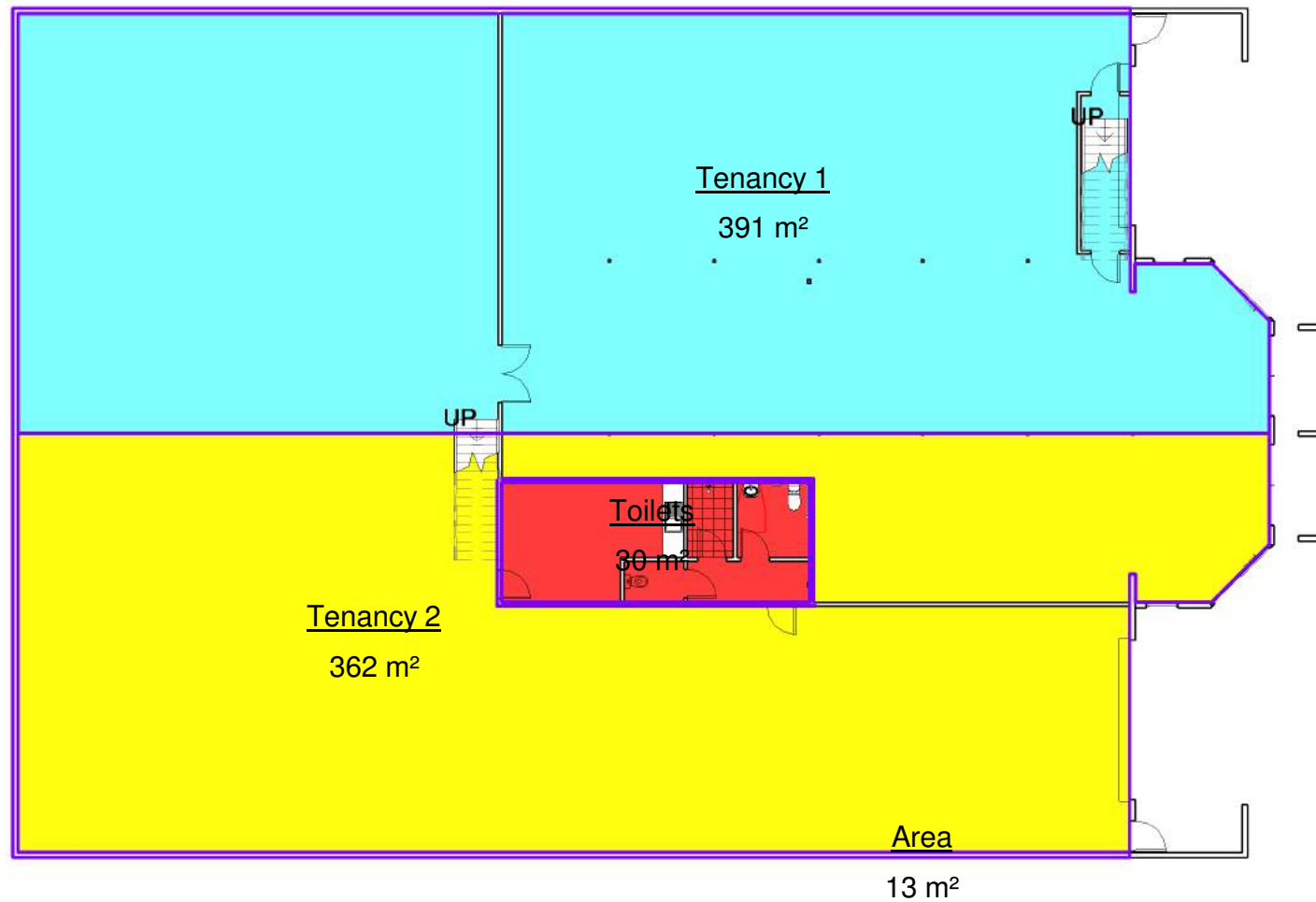
*\*Approximately*

*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.*

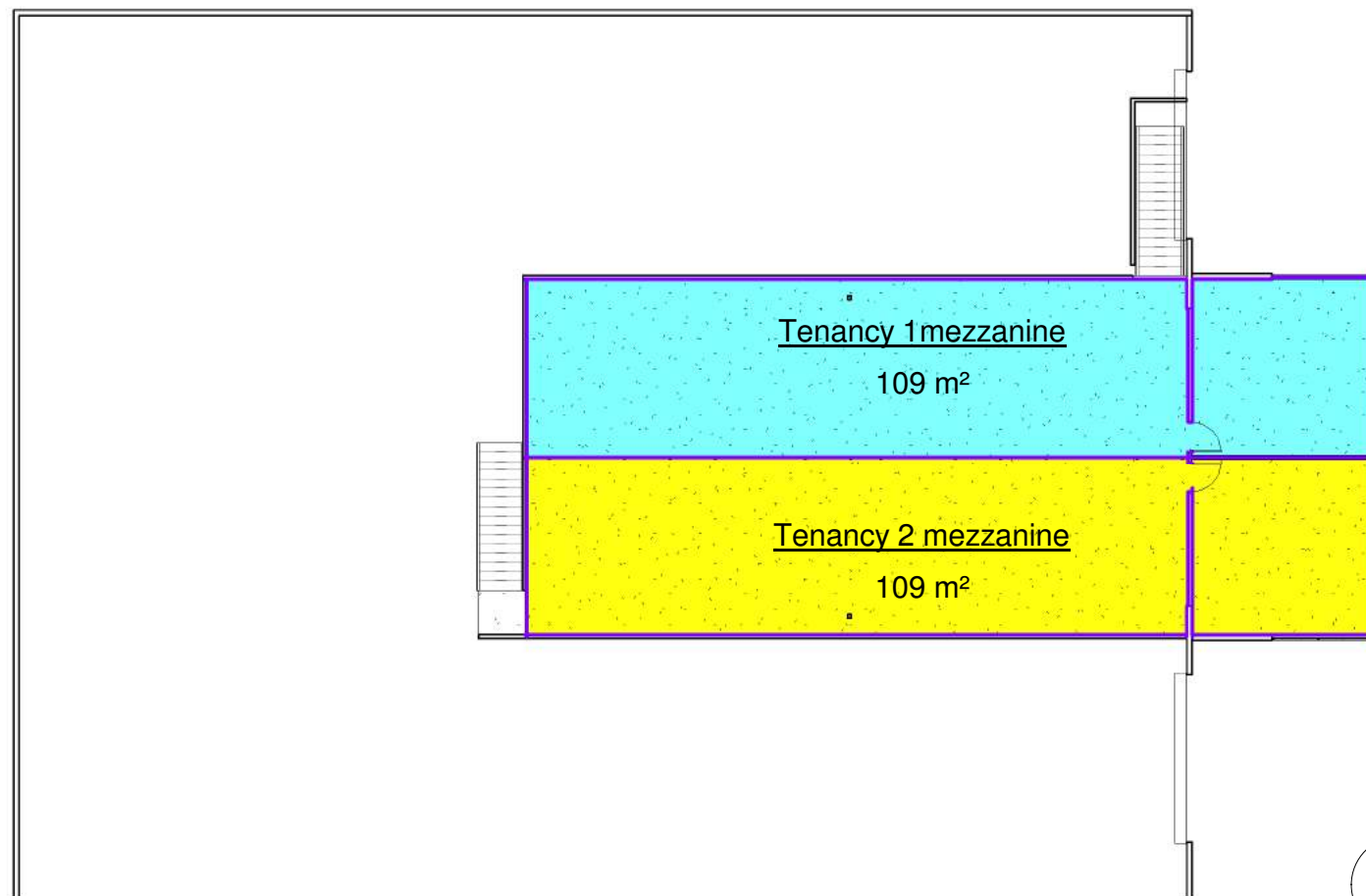








**1** **Layout Plan**  
1 : 200



**2** **Mezzanine Floor**  
1 : 200

Description  
Date  
Number

**Notes**  
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia"  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

**Client**  
**Russell Keir**

**Project**  
**Showroom / Warehouse**

**Location**  
**23 Hannam Street Bungalow**

**Design Wind Classification - C 2**

**Date** September 2016

**Drawn** Max Slade

**Scale** 1 : 200

**Job No.**  
**M 16 - 4496**

**A.B.N. No. 16 010 608 321**  
**Max Slade Designs Pty. Ltd.**  
**QBSA Lic. No. 659479**  
**Builder - Low Rise**  
**Building Designer - Medium Rise**  
**Phone 07 40 91 2099**  
**maxslade@bigpond.net.au**

**Sheet No.**  
**A103**

**Working Drawing**

