



## PORTSMITH

## 22A (Part of) Redden Street

CALL STUART CARR FOR PRICE - 0408 066 517

### INDUSTRIAL WITH THE LOT + CORPORATE HQ

Offered to the market for Lease, this modern industrial shed is suitable for a wide range of industrial uses from manufacturing through to warehousing.

Click the above YouTube logo to view the walkthrough video.

- > 3,124m<sup>2</sup>\* Site Area
- > Zoned High Impact Industrial
- > 860m<sup>2</sup>\* (Front) Factory Area\*\*
- > 900m<sup>2</sup>\* Hardstand Area
- > 477m<sup>2</sup>\* Factory Mezzanine Storage
- > 84m<sup>2</sup>\* A/C Admin / Showroom Building
- > NBN Connected
- > Staff Lunch Room & Shower
- > Separate Factory / Admin Amenities
- > 7.2m\* Internal Clearance Clear-span Design
- > Excellent Natural Light & Ventilation
- > Three Phase Power
- > Owner Will Modify Building to Suit Tenant

#### PROPERTY DETAILS

Lot 84 on NR804095

<b>Admin Floor Area</b>	84m <sup>2</sup> *
<b>Factory Floor Area</b>	860m <sup>2</sup> *
<b>Factory Mezz/Storage Area</b>	477m <sup>2</sup> *
<b>Hardstand Area</b>	900m <sup>2</sup> *
<b>Land Area</b>	3,124m <sup>2</sup> *
<b>Zoning:</b>	High Impact Industrial
<b>Land Use:</b>	General Industry
<b>Property Type:</b>	Freehold

#### AGENT DETAILS



**Stuart Carr**

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*Information continued on next page...*

*\*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.*

With its "High Impact Industrial Zoning" 22 Redden Street sits on a large 3,124\* square metre site and boasts plenty of on-site car parking and maneuvering area for truck access as well as additional outdoor hardstand storage space of approximately 900m<sup>2</sup>. The total shed area is 1,286\* square metres which is currently divided into two separate tenancies.

\*\*The current owner would like to stay on at the rear of the tenancy for his own use, leaving 860m<sup>2</sup>\* available for lease in the front section of the shed. However, should the entire shed be required now or later down the track, once your business has grown, the owner will happily move on and find something smaller.

The subject property has 7.2m\* internal clearance, excellent natural light and the perfect orientation to capture the prevailing breezes, which make it a very cool place to work in. There are lock-up tool rooms, clean rooms, a welding bay, a chemical storage room and separate work areas to suit production line workflow. There's also data cabling, three phase power and airlines throughout the factory, high-bay lighting, security grills over windows and a massive 477m<sup>2</sup>\* structural mezzanine floor with multiple access points and forklift loading docks that are ideal for storage and/or additional work areas.

Having been custom built to suit manufacturing, the current layout of the factory may not suit everyone, however the owner is more than happy to accommodate building modifications to suit reliable long-term tenants, including the addition and installation of more roller doors and the removal of some of the mezzanine, which would free up more high clearance floor space.

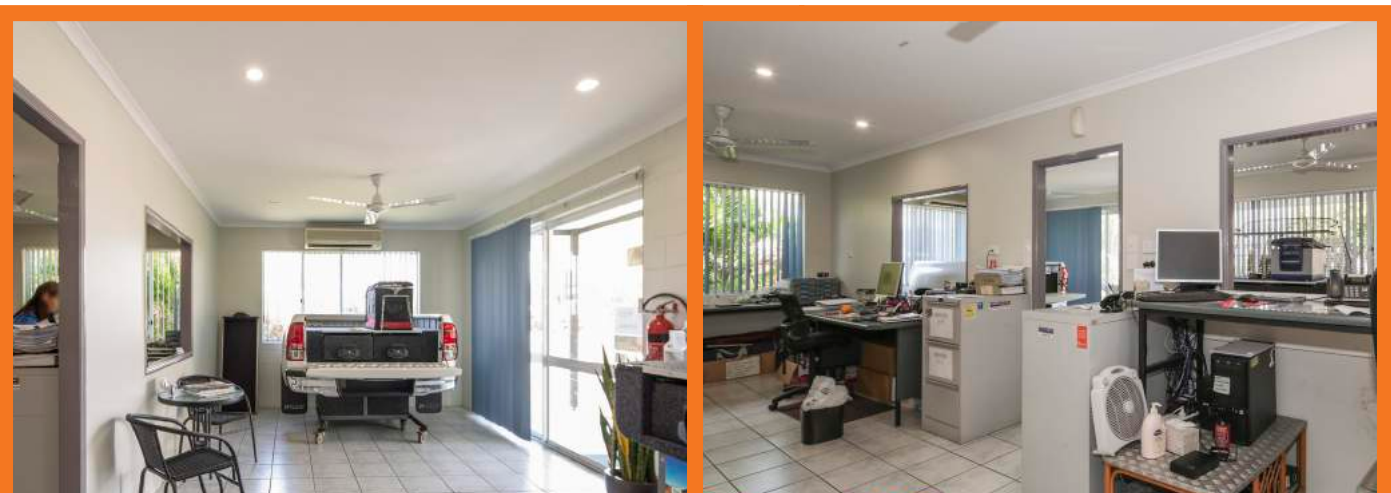
This tidy industrial property also has a detached NBN connected administration and showroom building of 84m<sup>2</sup>\*, with wide verandas, a closed office and open plan work areas. A covered staff lunch area joins the shed and administration building, each with their own separate male and female amenities and a shower.

22 Redden Street is close to road, rail and seaport facilities and just a short drive to the Cairns CBD and Cairns' International Airport.

There are generous leasing incentives on offer, so call me **Stuart Carr** at Go Commercial on **0408 066 517** for more information, to arrange an inspection or to make an offer, and find out why 22 Redden Street makes good commercial sense.

**\*Approximately**

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# AERIAL MAP - 22A REDDEN STREET, PORTSMITH

