# Brendale Commercial & Industrial









### **BRENDALE**

7 & 8/2 Belconnen Crescent

# 430M2 TRADE RETAIL UNIT EXCLUSIVE AGENCY

- 430m2 total space
- Well maintained
- Exceptional corner access
- Corner exposure
- 44m2 office area
- 342m2 warehouse space
- 44m2 mezzanine space
- Office fit out included
- Private amenities
- Separate warehouse & office amenities
- Good/ maximum exposure
- Dual driveway access
- Semi-trailer access
- Located in the Heart of Brendale
- 3 roller doors
- Ample onsite parking
- 3 phase power
- Mezzanine storage
- $\hbox{-}\, \mathsf{General}\, \mathsf{Industry}\, \mathsf{zoning}\, (\mathsf{GI})$
- Easy parking in complex
- Good signage opportunitiesNatural light in the warehouse
- 20 radial kilometres to Brisbane CBD
- Strategic Northside location
- Good access to Airport Precinct, Sunshine Coast & Gold Coast via Bruce Hwy & Gateway Motorway

For more information or to arrange an inspection please call THE EXCLUSIVE AGENTS Stan Topp or Bill Mcilwraith of Brendale Commercial & Industrial

NB: Commercial sales prices are excluding GST. Commercial lease prices are per annum + outgoings + GST. All sizes are approximate.

#### Lease

## **LEASED**

Floor Area 430 Suburb Brendale Address 7 & 8/2 Belconnen Crescent Property ID 1130

#### AGENT DETAILS



BILL MCILWRAITH • 07 3205 3000

stan@brendalecommercial.com.au



STAN TOPP • 0416 114 215

stan@brendalecommercial.com.au