

2/26 Jade Dr, Molendinar, QLD 4214

Contact Agent

Warehouse



## PRIME MOLENDINAR COMMERCIAL SPACE AWAITS?

Discover an exceptional opportunity to establish or expand your business in the vibrant suburb of Molendinar. This ultra-affordable commercial rental offers a generous 106m<sup>2</sup> of versatile space, perfect for a variety of business ventures. Located on Jade Drive, this property benefits from a strategic position that promises high visibility and accessibility, making it an ideal choice for entrepreneurs looking to make a mark.

**Open for Inspection**

By Appointment.

Molendinar is a thriving hub on the Gold Coast, known for its dynamic blend of industrial and residential areas. With easy access to major roads and public transport, your business will be well-connected to the rest of the city. The suburb's proximity to key landmarks enhances its appeal, ensuring a steady flow of potential customers and clients. Whether you're launching a start-up or relocating an established enterprise, this location offers the convenience and connectivity you need.

### PROPERTY FEATURES:

Ground floor 67m<sup>2</sup>, mezzanine 39m<sup>2</sup>, total 106m<sup>2</sup>

Ceiling to main floor height 6.978m

Height ceiling under mezzanine 3.026m

Mezzanine height 3.472m

Front roller door height 5.184m

Concrete finish to warehouse floor

3 exclusive car parks

Electric roller shutter

Windows for natural light

Amenities and kitchenette

Modern kitchenette cabinetry

High quality finishes

Particleboard finish to mezzanine

Gate opens 7am to 5pm Mon-Fri (Excl public holidays) Afterhours access by code for tenants only

OUTGOINGS: Will be disclosed upon request

### Listed By

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