

5/27 Service St, Maroochydore, QLD 4558

Under Contract

Warehouse



## Versatile Warehouse with Solar & 3-Phase Power

LJ Hooker Commercial Sunshine Coast is pleased to present Unit 5/27 Service Street, Kuluin, a functional and well-appointed industrial unit available for lease, situated in a convenient Sunshine Coast location.

Zoned Low Impact Industrial, this 187m<sup>2</sup>\* tilt slab warehouse offers a versatile layout designed to suit a range of industrial and commercial users.

### Key Features:

- 107sqm\* ground floor warehouse
- 80sqm\* approved mezzanine with kitchenette and bathroom amenities
- Tilt slab construction with high clearance roller door
- 3-phase power and excellent forklift accessibility
- Solar system significantly offsetting electricity usage
- 2 exclusive use car parks

This is a practical leasing opportunity for businesses seeking efficient, solar-powered space in a central Sunshine Coast precinct.

To arrange an inspection please contact the exclusive marketing agents: Reid Capp and David C. Smith.

**Open for Inspection**

By Appointment.

### Listed By

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