

6/27 Service St, Maroochydore, QLD 4558

Contact Agent

Warehouse



## Boutique Industrial Warehouse with Modern Offices - Maroochy

This property offers an excellent opportunity to lease a near-new boutique industrial warehouse within the tightly held Kuluin Industrial Precinct. Ideal for small to medium businesses seeking quality presentation, functionality, and exposure.

**Open for Inspection**

By Appointment.

### Property Features:

- Ground floor warehouse: 157sqm approx.
- Mezzanine office area: 47sqm approx.
- Total net lettable area: 204sqm approx.
- Low Impact Industry zoning
- Excellent street exposure with signage opportunities
- Air-conditioned warehouse and office areas
- LED lighting throughout plus skylight for strong natural light
- Ground level kitchenette / lunchroom and PWD-compliant toilet and shower facilities
- Electric roller door access
- Security system with cameras installed
- Epoxy-sealed concrete floor
- 2 allocated on-site car parks plus ample street parking
- Excellent natural light from northern aspect

For further information or to arrange an inspection, please contact the exclusive leasing agents Reid Capp and David C Smith of LJ Hooker Commercial Sunshine Coast.

### Listed By

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