

**31 Briggs Rd, Ipswich, QLD 4305**

**\$84,000 pa + GST**

Commercial Shop



## WAREHOUSE WITH OFFICE - IPSWICH

Warehousing & Small Business Complex  
Exposure To Large Volume Of Local Traffic  
Customer Car Parking At Door  
40 On Site Car Parks Adjacent To Premises  
Air Conditioned Mezzanine Office Area Of approx 290 m2  
3 Phase Power (120 amps per phase)  
5.3m Height To Eaves/Electric Roller Doors/Loading Dock  
Self Contained Amenities + Shower  
Secured Site & Fully Fenced  
2.5kms To Ipswich CBD; Easy Access To Cunningham Hwy  
Asking Rent: \$84,000 per annum + GST + Outgoings

**Open for Inspection**

By Appointment.

### Listed By

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