

FOR SALE OR LEASE

11 CANBERRA STREET HEMMANT QLD 4174
JEWEL OF ALL COLD STORAGE FACILITIES



- **This premium cold storage facility offers possible capacity of over 3,000 pallets of freezer/chiller**



The property is situated on the south-eastern corner of Canberra street and Aquarium avenue, Hemmant, approx 14 kms by road east of the Brisbane GPO. Please register your interest in the lease/sale of this asset and request a complete Due Diligence package giving you a greater insight to this facility which has now be placed on the market for the first time in 15 years.



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|--|-------|
| Sale Price: | POA |
| Annual Rental Rate: | n/a |
| Rent/psm: | POA |
| Outgoings: | n/a |
| Office Area (m²): | 150 |
| Warehouse Area (m²): | 3777 |
| Roof Height: | 11 |
| Retail Area (m²): | n/a |
| Total Floor Area (m²): | 3,927 |
| Land Area (m²): | 7661 |
| Car Parks: | |
| Designated Use: | n/a |

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All prices are exclusive of GST. Subject to the provision of the Trade Practices Act 1974 and subject to any other non-excludable statutory provisions, Chase Commercial Pty Ltd Trading As Chase Commercial for themselves and for the Vendors of this property for whom they act give notice that: (i) all information given in relation to this property whether contained in this document or given orally, is given with responsibility; (ii) intending buyers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, enquiries, advices or as is otherwise necessary; (iii) no person in the employment of Chase Commercial Pty Ltd Trading As Chase Commercial, has any authority to make or give any representation or warranty whatever in relation to this property.

TENANT SCHEDULE

| Tenant Name | Net Annual Rental | Lease Term | Start Date | Floor Area | Rent Per Metre | Reviews |
|-------------|-------------------|------------|------------|------------|----------------|---------|
|-------------|-------------------|------------|------------|------------|----------------|---------|

Total Floor Area: m²
Total Annual Rental: TBC
Outgoings: TBC

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