

## Arundel, 2/14 Harrington Street

Superb 350m2\* Front of Complex Industrial Warehouse!  
OWNER WILL MEET MARKET

LJ Hooker Commercial is pleased to present this modern 350m2\* Tilt-Panel Warehouse. The location in Harrington Street Arundel, is a desirable position with easy access from Brisbane Road/Gold Coast Highway and only a 5-minute drive to the north Gold Coast end of the M1 Highway.

This Light-Industrial Factory is the Toyota Landcruiser of Industrial Property - well built, great to look at and built to an incredibly high standard. The property consists of 200m2 of ground floor, 80m2\* of professional first floor office, 50m2\* of additional engineered first floor mezzanine, 2 x electric high-roller doors, and with a whopping 6 car parks on title.

The premises is perfect for Small to Medium-sized Businesses, E-commerce Businesses, Manufacturers and Distributors, Logistics and Distribution Companies, Trades and Service Providers, Investors, Businesses in the Automotive Sector, Startups or Expanding

**For Lease**  
OFFERS TO LEASE

**Building Area**  
320sqm

**Contact**  
**Dominic Eaves**  
0406 541 278  
dominic@ljhookersgc.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Southern Gold Coast**  
**(07) 5576 5500**

Companies, Professional Service Firms.

#### Property Features:

- Front Position of the Modern Reece Plaza Complex built in 2018
- 350m2\* Total Floor Area
- 200m2\* Ground Floor
- 80m2\* Air Conditioned First Floor Office
- 50m2\* of Additional Storage mezz (Rated for 400kg/m2)
- 7.5m Roof Height
- 2 x Colourbond Electric High-Roller Doors
- Insulated Roof
- Grey Glass, Powder Coated Aluminium frames
- Kitchen, Bathroom and Shower Facilities
- Located Nearby Major Arterial Roads

Contact Dominic Eaves on 0406 541 278 for further information or to organise an inspection.

#### Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## More About this Property

<b>Property ID</b>	1NRHXB
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	320 m2

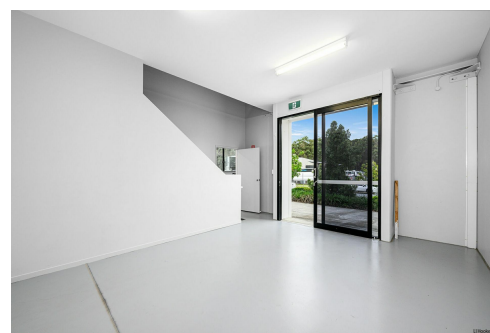
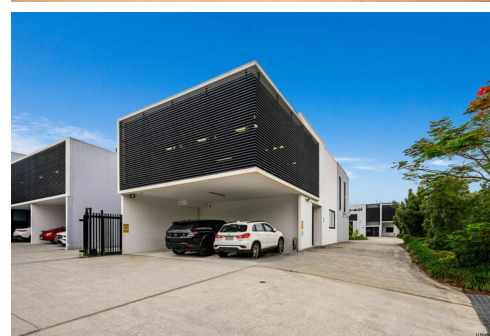
#### Dominic Eaves 0406 541 278

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Arundel 4214

**LJ Hooker**  
**Commercial**  
Southern Gold Coast



Total Area : 350m2\*  
Car Spaces : 6  
Ground Floor: 210m2\*  
Mezz: 140m2\*

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DISCLAIMER:  
Plans shown are only indicative of layout.  
Dimensions are approximate.  
\*Approximate

LJ Hooker

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