



## Burleigh Heads, 3/63-65 Dover Drive

### 400sqm Factory/Warehouse with Office in Burleigh

Presented to the market for lease by Beau Cater and Tara Imlach of LJ Hooker Commercial Southern Gold Coast.

This well-presented 400sqm\* factory/warehouse offers a functional layout with office and storage across two levels, ideal for a range of businesses. Set within a small, tidy complex, the property features onsite parking, signage opportunities, and easy access for deliveries.

Features include:

- High-clearance roller door access
- Rear roller doors for excellent airflow
- Large open-plan warehouse with high ceilings
- Glass sliding door entry to reception area with timber-look flooring
- Bathroom and kitchen amenities
- Loft-style upstairs office with views over the driveway and warehouse

#### For Lease

\$6,700 pcm + Outgoings + GST

#### Building Area

400sqm

#### Contact

**Tara Imlach**

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**Beau Cater**

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- Additional upstairs storage accessed via warehouse stair

Factories of this size and quality are increasingly rare, offering businesses an excellent opportunity to secure space in a high-demand location.

Burleigh Heads' industrial precinct is one of the most tightly held on the Southern Gold Coast. Ideally positioned midway between Byron Bay and Brisbane, the Burleigh area is a key distribution hub with easy connectivity to the M1 Motorway and major transport routes.

Available now —contact us today to arrange 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

Property ID	1RSHXB
Property Type	Industrial/Warehouse
Building Area	400 m2

#### Tara Imlach 0452 418 343

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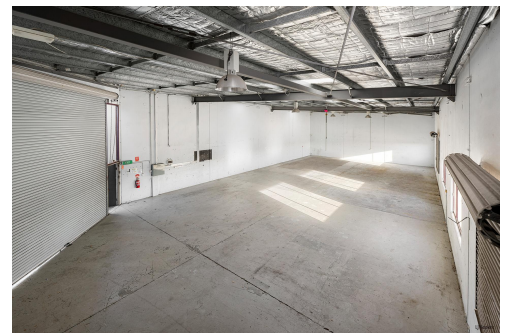
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