

## Burleigh Heads, 3/90 Kortum Drive

### Prime Commercial Unit in the Prestigious 'Burleigh Hub' Complex

Situated within the highly modern and sought-after Burleigh Hub, this quality commercial unit offers exceptional exposure and a turnkey solution for a wide range of businesses.

#### Key Features:

- 130m<sup>2</sup>\* of total internal space.
- Centrally located with excellent visibility from Reedy Creek Road.
- The property will be fully repainted in neutral white upon the departure of the current tenants.
- Abundant natural light & ventilation.
- Featuring full-height glazing and a large electric roller door for optimal airflow and illumination.
- 92m<sup>2</sup>\* functional ground floor layout.
- Includes a well-appointed kitchenette, bathroom facilities, LED lighting, and a

#### For Lease

\$45,000 + GST & Outgoings

#### Building Area

130sqm

#### Contact

##### Beau Cater

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beau@ljhookersgc.com.au

##### Tara Imlach

0452 418 343

tara@ljhookersgc.com.au



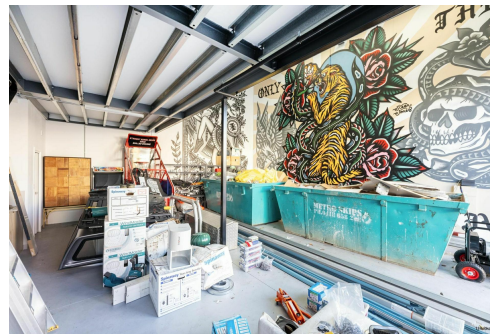
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professional front entry.

- 38m<sup>2</sup>\* versatile mezzanine overlooking the warehouse and offers a spacious workspace with air conditioning, carpet tiles, and data connectivity.
- Two allocated car spaces included.
- Convenient drive-through capabilities, ideal for deliveries and logistics.
- Prominent signage opportunities includes pylon signage and individual signage allocations for maximum business exposure.



For more information or to arrange an inspection, contact Beau Cater —0415 131 494 or Tara Imlach —0452 418 343

#### Disclaimer:

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## More About this Property

Property ID	1S6HXB
Property Type	Industrial/Warehouse
Building Area	130 m2

#### Beau Cater 0415 131 494

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#### Tara Imlach 0452 418 343

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