



11 Roseanna Street, Clinton

## FOR LEASE - AVAILABLE NOW

COMMERCIAL - FOR LEASE

This executive style property with quite an impressive presence, located in Gladstone's industrial estate Callemondah, available for Lease now.

OFFICE: 467m<sup>2</sup>

Large high volume, full glass frontage, open entrance/reception, ideal for a tenant wanting exposure and to showcase.

A reception area including desk and two separate offices, with single door access to the rear shed.

First Level:

Modern, open-planned office area including 7x offices spaces, 1x smaller room for printer/storage, solid server room, kitchen and lunchroom with modern amenities, internal M, F & Disabled, bathrooms and space for an open meeting area with another single access door to the workshop area.

Second Level:

Landing overlooking the showroom  
2x rooms/offices

**FOR LEASE**  
**CONTACT AGENT**

**BUILDING AREA**  
843sqm

**AGENTS**

Tamara Smits  
0467 378 562  
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**AGENCY**

LJ Hooker Gladstone  
(07) 4972 2800

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.



All offices are fully air-conditioned with split systems.

**WORKSHOP: 376m2**

2x full height electric roller doors, one on each end (drive through access)

Wash area with 2x wc, 1x shower, hand washing trough with multiple taps.

1x kitchen/lunchroom

1x air-coned office

1x emergency access door to the side of the building

Electric outlets and compressed air set up

**HARDSTAND:**

Additional 1,795m2 block with a roadside boundary of 31m.

Available now.

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**MORE DETAILS**

|               |                                      |
|---------------|--------------------------------------|
| Property ID   | HYJ1V                                |
| Property Type | Industrial/Warehouse<br>Offices<br>3 |
| Building Area | 843 m2                               |
| Land Area     | 3582 m2                              |

**Tamara Smits 0467 378 562**

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