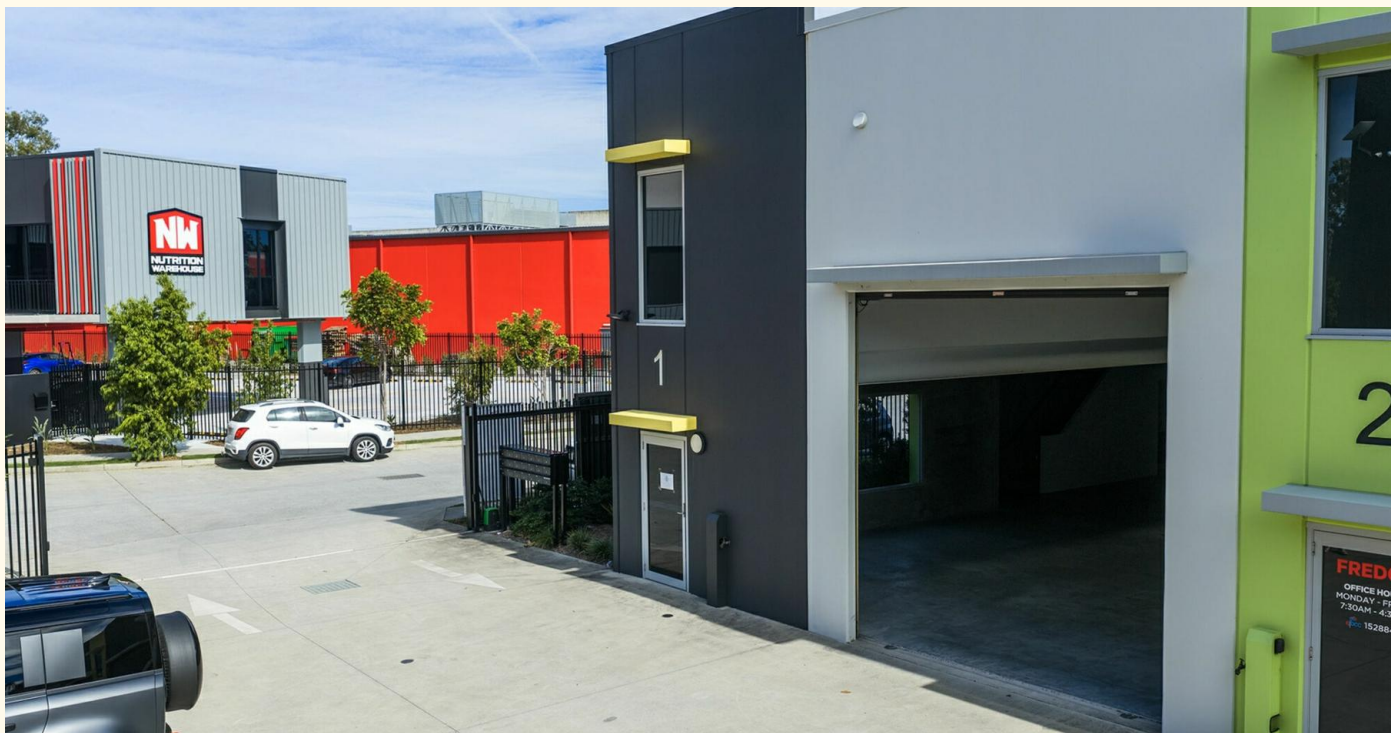


1/10-14 Louis Crt, Coomera

Front of Complex Industrial Unit | Direct M1 Access

LJ Hooker Commercial Southern Gold Coast is pleased to present this high-quality industrial unit positioned at the front of a well-maintained complex in one of the northern Gold Coast's fastest-growing commercial precincts.

Offering approximately 242m² of total building area*, the property comprises a 162m² ground floor warehouse* and an 80m² air-conditioned mezzanine*, delivering an excellent balance of warehouse functionality and office accommodation.

Constructed from durable concrete tilt panel, the tenancy features a full-height warehouse, automatic roller door access, and an abundance of windows providing exceptional natural light throughout both levels.

Strategically positioned directly off the M1 Pacific Motorway, the property offers outstanding accessibility and exposure. The tenancy is located alongside established national operators including Total Tools and Nutrition Warehouse, while Westfield Coomera is only moments away.

FOR LEASE

\$4,900 PCM + GST and Outgoings

BUILDING AREA

242sqm

AGENTS

Anthony Alvaro

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Dominic Eaves

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AGENCY

Southern Gold Coast

(07) 5576 5500

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.

 **LJ Hooker Commercial**

Property Features:

- 242m* Total Building Area
- 162m2* Ground Floor Warehouse
- 80m2* Air-Conditioned Mezzanine
- Full-Height Clear Span Warehouse
- Automatic Roller Door
- Concrete Tilt Panel Construction
- Excellent Natural Light Throughout
- Front Unit Position Within Complex
- Direct Access to the M1 Motorway
- Neighbouring National Operators Including Total Tools & Nutrition Warehouse
- Approx. 2 Minutes to Westfield Coomera

This is an outstanding opportunity to secure a modern industrial facility within one of the Gold Coast's most accessible and rapidly expanding commercial precincts.

For further information or to arrange an inspection, please contact Anthony Alvaro on 0432 744 551 or Dominic Eaves on 0406 541 278.

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 DETAILS

Property ID	1Z7HXB
Property Type	Industrial/Warehouse
Building Area	242 m2

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