

That's an error.

That's all we know.



















40 Batts St, Emerald



**WAREHOUSE OR MECHANICAL WITH SHOWROOM OR OFFICE**

This is an excellent location for a distribution or mechanical business and well priced both for rent and sale. Asking price is \$60K pa + GST + OUTS (rent) & seeking Offers Over \$700,000 (sale).

Opposite the Emerald Transport and Main Roads Motor Vehicle Inspection Centre, in close proximity to the Central QLD University Emerald campus and conveniently located to the Capricorn Highway this site lends itself to a multitude of potential uses.

The current configuration is ideal for those businesses wanting an air conditioned front of house office/reception/showroom set up (approx. 100sqm), workshop at the rear (approx 340sqm) & significant hardstand (circa 300sqm). Alternatively the warehouse/workshop space can be expanded by removing some of the additional office space & retaining a front reception area to greet customers...the options are limited only by your creativity here!

Internally there's ample secure car/truck storage space inside the building and a number of on-site car parks for clients as well as good on street parking for staff.

There are multiple high access doors both at the front and side of the building for ease of access with ample height for hoists.

Toilet and shower facilities are located in both the office and warehouse space and the rear warehouse has a small mezzanine office perfect for a lunchroom or the Ops Manager.

Must be inspected to fully appreciate the potential so phone Justen Tillman on 0412 262325 for further details or to arrange an inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

10 1,000 m2

<b>Price</b>	For Rent & For Sale - Multi Use Potential
<b>Property Type</b>	Commercial
<b>Property ID</b>	11096
<b>Land Area</b>	1,000 m2
<b>Office Area</b>	100 m2
<b>Warehouse Area</b>	340 m2

**AGENT DETAILS**

Justen Tillman - 0412262325

**OFFICE DETAILS**

Sippy Downs  
 Shop 2B/1 Chancellor Village  
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