



## 3,357sqm Warehouse and Office

2/22 Gardens Drive Willawong QLD 4110

### For Lease

- For Lease | 3,357sqm corporate facility
- Incl. 3,010sqm clearspan warehouse
- Incl. 347sqm of air conditioned offices and amenities over two levels
- Ample hardstand with great access
- Minimum internal height of 8.5m rising to 9.5m under beam
- Storage capacity for up to 3,244 pallet spaces
- Multiple large electric roller doors covered by awning
- ESFR sprinkler system
- Tenant relocating early 2025 - secure today

Willawong is located 16kms south of the Brisbane CBD, it has one of the Brisbane Transport bus depots located within the suburb. Willawong neighbours Acacia Ridge, Durack and Inala. The Sydney-Brisbane rail corridor is aligned along the eastern edge of the suburb.

**PRICE GUIDE:** By Negotiation

Property ID: 1P4057  
Suburb: Willawong  
Property Type: Industrial  
Building Size: 3357 sqm



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