



Warehouse Commercial property for sale

6 400m²

Modern dual warehouse units in Brisbane's prime industrial hub – ideal for owner-occupiers, investors, and growing businesses seeking a strategic location with excellent connectivity and exposure.

Price Offers from \$895,000 per unit

Property Type Commercial

Property ID 668

Land Area 400 m²

Office Area 50 m²

Warehouse Area 350 m²

Agent Details

Lily Small - 0427 674 974

Warehouses Included in Lease Transfer

- Unit 6 is 200 sqm production warehouse (flat floor)
- Unit 7 is 200 sqm storage & office space (150 sqm floor + 50 sqm mezzanine office)

Lease Details

- Unit 6 lease ends 30/11/2026 with a 5-year renewal option
- Unit 7 lease ends 22/11/2028 with a 5-year renewal option

Office Details

LUX Business Sales & Advisory

**Rent per unit:**

- Unit 6 - \$2,549.70 + GST
- Unit 7 - \$2,751.55 + GST

Outgoings per unit:

- \$509.00 + GST

Technology & Connectivity:

- NBN Fibre to the Premises (FTTP) connection
- Strong 5G mobile coverage

Key Features and Benefits:

- Two warehouse units for sale – Unit 6 and Unit 7
- Located at 22 Kingsbury Street, Brendale QLD 4500
- Built in 2022 within a 7-unit strata office/warehouse complex
- Approx. 200m² per unit
- Unit 7 includes 50m² mezzanine office space
- Tilt panel construction for durability and modern industrial design
- General Industry (GI) zoning allowing a wide range of business uses
- Each unit includes private bathroom and kitchenette
- 3 onsite parking spaces per unit plus ample street parking
- Solar PV system installed to help reduce energy costs
- High insulated ceilings (approx. 7m clearance) for temperature control
- Excellent street exposure to Kingsbury Street
- 24 Hours access available

Location Advantage:

Brendale is one of Brisbane's most sought-after industrial precincts, positioned in the Moreton Bay Region, offering

excellent access to major infrastructure including:

- Brisbane Airport
- Port of Brisbane
- Brisbane CBD
- Major arterial transport routes

Property Overview:

- Building Type: Commercial / Warehouse
- Land Size: Approx. 2,600m² complex
- Local Government: Moreton Bay Council
- No bushfire, flood, or heritage overlays detected

Attention investors, owner-occupiers, and commercial laundry facility buyers — opportunities like this in Brendale's prime industrial precinct are highly sought after and rarely available. Secure modern warehouse units in a strategic commercial location with strong connectivity and business potential.

FOR SALE: Offers from \$895,000 per unit (GST not applicable, as there is an ongoing lease in place).

The buyer also has the option to purchase **Units 6 and 7 Commercial Laundry Facility** when purchasing the warehouse properties, priced at **\$550,000**.

Further details available upon request. A confidentiality agreement may be required prior to releasing additional information. Contact the exclusive listing agents today for more information or to arrange an inspection.

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Want to know more about this property? Simply submit an online confidentiality agreement. Or go to

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