

GATEWAY CORPORATE CENTRE

12 KELLY COURT, LANDSBOROUGH

CBRE

19 UNITS WITH APPROVED MEZZANINES



FOR SALE & LEASE

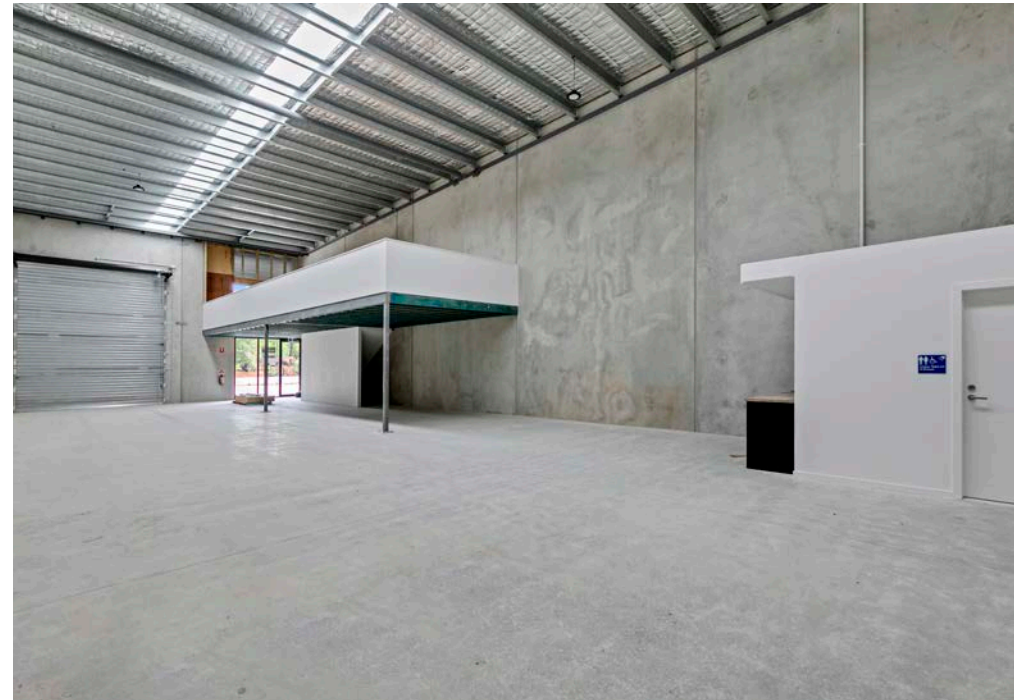
**BRUCE HIGHWAY
10 MINS***

**CALOUNDRA
15 MINS***



SCHEDULE OF FINISHES

- Glass personnel entry door
- High roller door (4.8m wide x 4.1m high)
- Kitchenette with hot water service
- Disabled/unisex toilet with shower
- Exclusive use car parking
- Visitor car parking bays
- Container set-down area
- 7.5m internal clearance
- Mezzanines constructed in many units
- 3 phase power
- Data cabling
- Utility connections (power/water)



PRICE LIST

UNIT	AREA (SQM)			LIST PRICE*	RENTAL PA^ NET	APPROVED FUTURE MEZZANINE
	TOTAL	GROUND FLOOR	MEZZANINE			
1	130	130		UNDER CONTRACT		45"
2	129	129		UNDER CONTRACT		45"
3	129	129		UNDER CONTRACT		45"
4	165	165		UNDER CONTRACT		45"
5	147	102	45	UNDER CONTRACT		
6	123	123		UNDER CONTRACT		36"
7	232	232		UNDER CONTRACT		56"
8	320	205	115	UNDER CONTRACT		
9	167	120	47	UNDER CONTRACT		
10	295	240	55	\$605,000	\$39,325	
11	167	120	47	UNDER CONTRACT		
12	160	120	40	UNDER CONTRACT		
13	160	120	40	UNDER CONTRACT		
14	177	130	47	UNDER CONTRACT		
15	133	133		UNDER CONTRACT		24"
16	171	171		\$376,000	\$24,440	34"
17	236	236		\$519,000	LEASED	34"
18	120	120		UNDER CONTRACT		24"
19	162	120	42	UNDER CONTRACT		

The above prices are subject to change without notice.

* 10% GST to be added

^ plus Outgoings + GST

“ Mezzanine can be built to suit as an extra

GATEWAY CORPORATE CENTRE

19 STRATA TITLED INDUSTRIAL UNITS

WAREHOUSE SIZES
INCLUDING MEZZANINE
 RANGING FROM
 120SQM* TO 320SQM*



^ Mezzanine optional
 ✓ Mezzanine built

1:200
 Q/A1

*APPROX.

**BRUCE HIGHWAY
10 MINS***



**LANDSBOROUGH
STATION 4 MINS***

STEVE IRWIN WAY

CALOUNDRA STREET

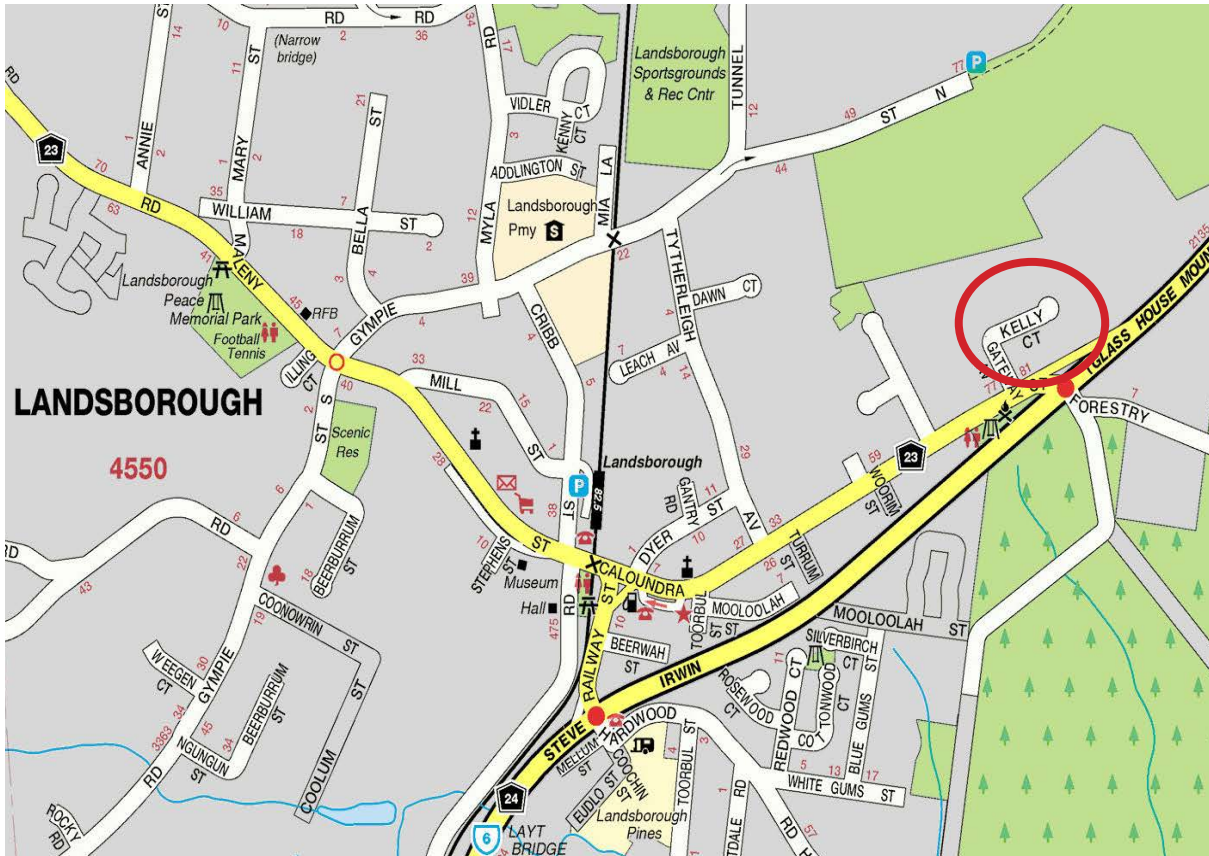


LOCATION

The project is situated at the 'gateway' to the Sunshine Coast hinterland community of Landsborough, 82km north of Brisbane.

The Sunshine Coast Council has recently released a master plan for the area - see link below

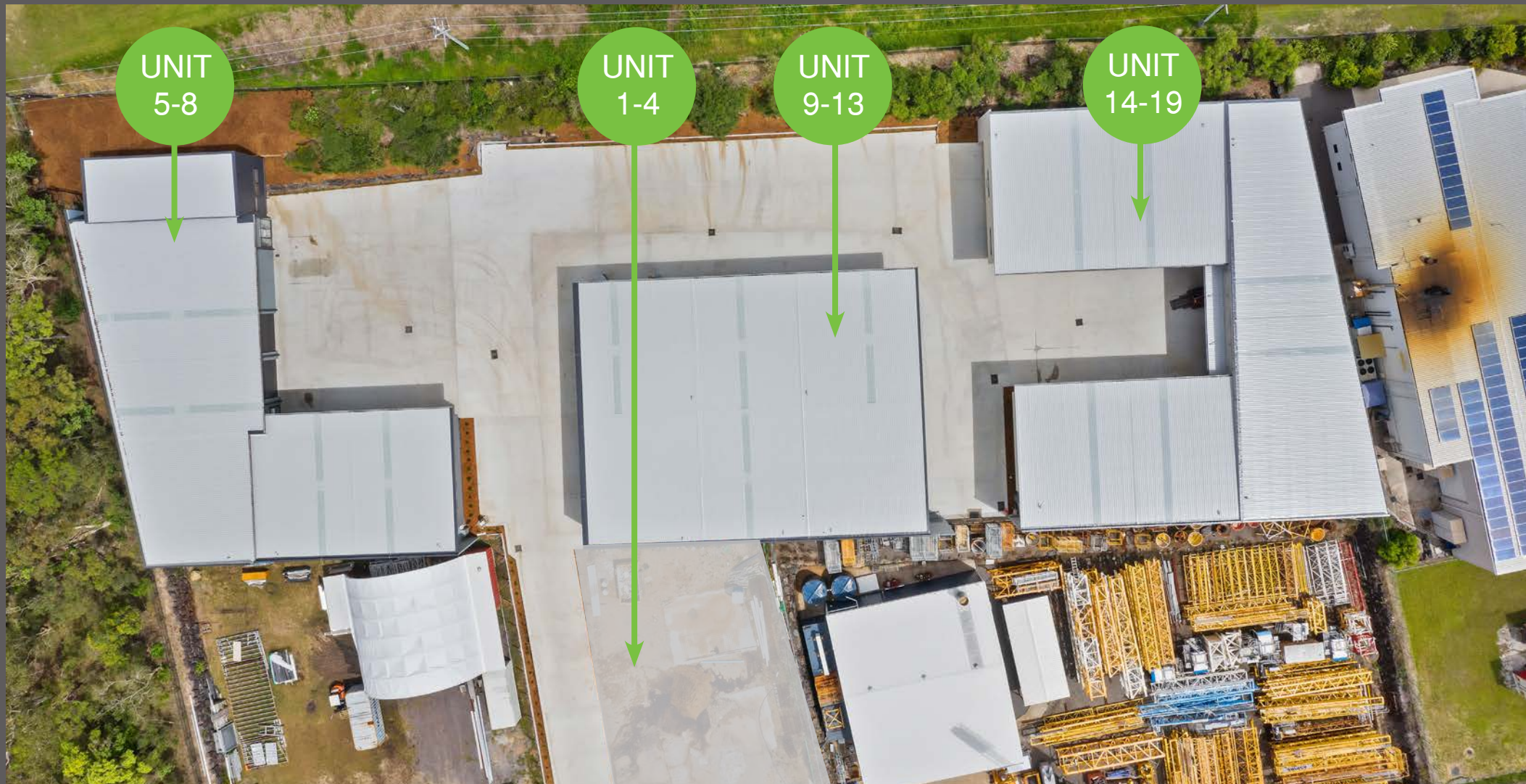
www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Infrastructure-Projects/Landsborough-Place-Making-Master-Plan



Landsborough is situated on the North Coast railway line, about 8km to the west of the Bruce Highway, just off Steve Irwin Way.

The town is a local business hub which feeds off surrounding suburbs including Beerwah, Maleny, Mooloolah & Glass House Mountains.





FOR FURTHER INFORMATION CONTACT:

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