

# FORDE



## 1/40 Gateway Drive Noosaville QLD

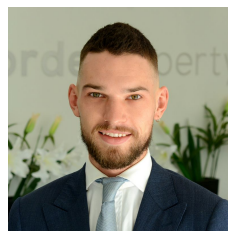
1/40 Gateway Drive is a brand new high clearance warehouse with wonderful natural light which provides an excellent opportunity for an owner occupier or investor to purchase in a thriving Noosaville location.

- Modern glass fronted warehouse of 51m<sup>2</sup> with Mezzanine of 48m<sup>2</sup>
- Quality tilt slab construction with high bay roller door access
- Amenities include bathroom facilities & kitchenette
- High speed NBN internet connection
- Ample exclusive use car parking

**Building Size** : 99 sqm

**View**

: <https://www.fordeproperty.com.au/sale/qld/sunshine-coast/noosaville/commercial/industrial/6051656>



**Matthew Forde**  
0427 457 546



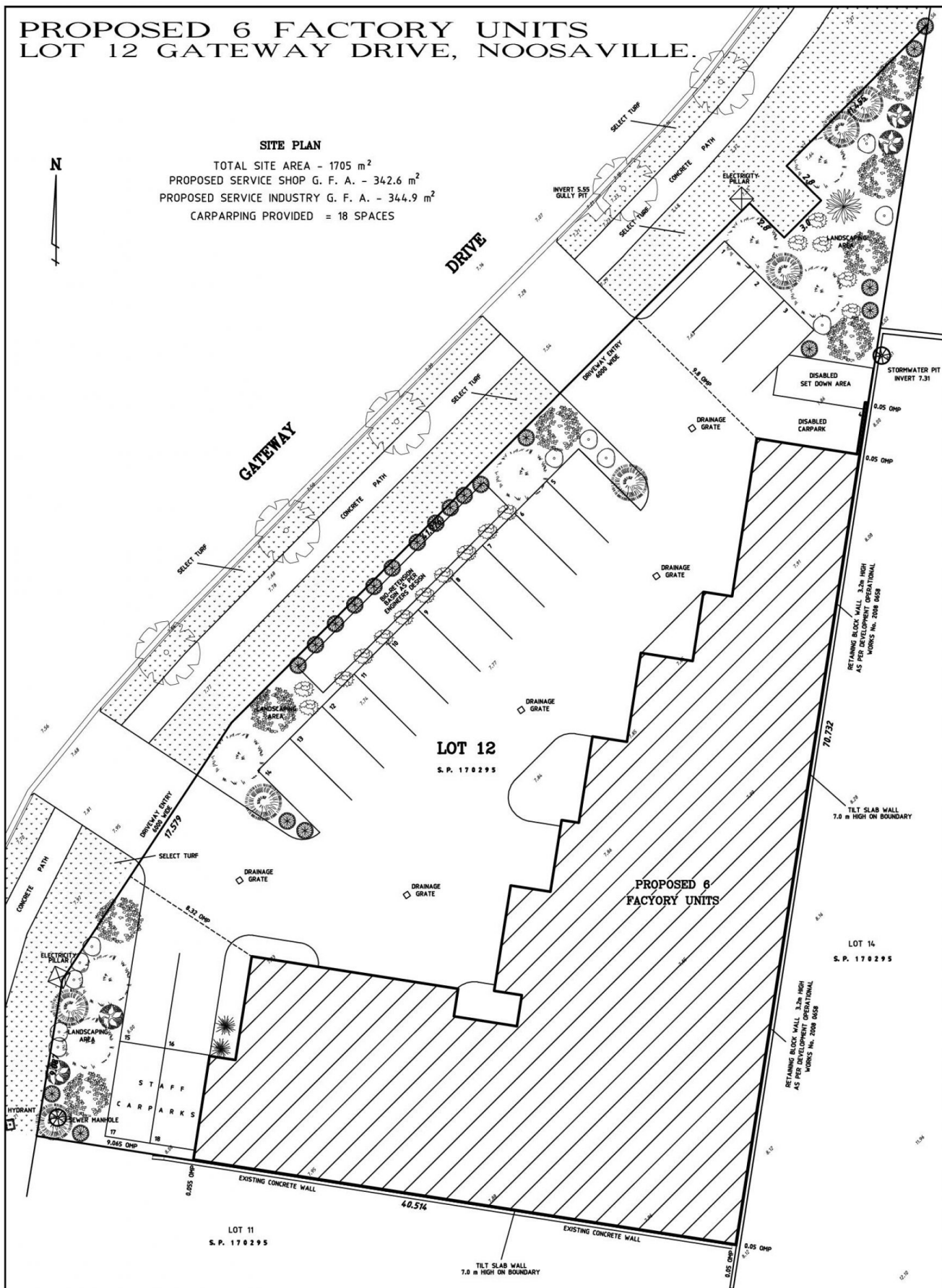
**Donna Ingram**  
07 5447 5554

# PROPOSED 6 FACTORY UNITS LOT 12 GATEWAY DRIVE, NOOSAVILLE.

## SITE PLAN

TOTAL SITE AREA - 1705 m<sup>2</sup>  
PROPOSED SERVICE SHOP G. F. A. - 342.6 m<sup>2</sup>  
PROPOSED SERVICE INDUSTRY G. F. A. - 344.9 m<sup>2</sup>  
CARPARPING PROVIDED = 18 SPACES

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NOTE:- ALL DIMENSIONS TO BE  
VERIFIED BY BUILDER PRIOR TO  
COMMENCEMENT OF WORK.

NOTE:- ALL BUILDING WORKS SHALL COMPLY WITH THE RELEVANT  
AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF  
THE BUILDING CODE OF AUSTRALIA.  
ALL LEVELS ARE IN METRES AND ARE BASED ON AUSTRALIAN  
HEIGHT DATUM.  
REFER TO ENGINEERS REPORT FOR ALL FOUNDATIONS, CONCRETE SLABS,  
TILT SLAB PANELS, BRACING AND STRUCTURAL STEEL MEMBERS.

DS & AS DEVELOPMENTS PTY. LTD.	SCALE 1:100
PROPERTY DESCRIPTION PROPOSED 6 FACTORY UNITS ON LOT 12 S.P. 170295 GATEWAY DRIVE, NOOSAVILLE.	REF G2903
	DATE 29.9.16
	SHEET 1 OF 5