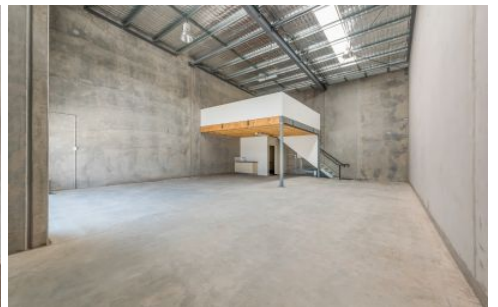


# FORDE



## 3/40 Gateway Drive Noosaville QLD

3/40 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 118m2 with Mezzanine of 30m2
- 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** : 148 sqm

**View**

: <https://www.fordeproperty.com.au/sale/qld/sunshine-coast/noosaville/commercial/industrial/6051776>

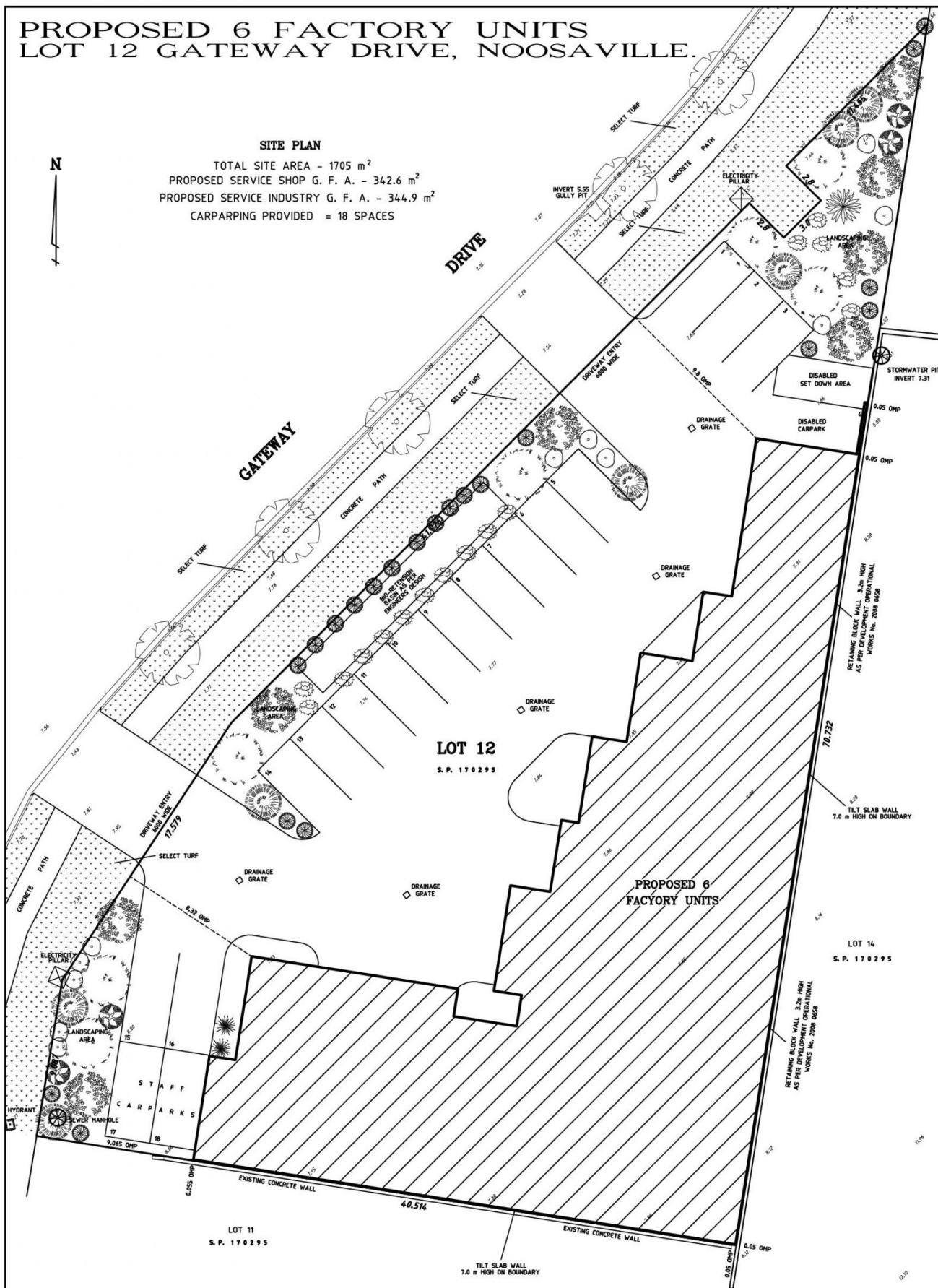


**Donna Ingram**  
07 5447 5554



**Matthew Forde**  
0427 457 546

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



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		REF. G2903
PROPOSED 6 FACTORY UNITS ON LOT 12 S.P. 170295 GATEWAY DRIVE, NOOSAVILLE.		DATE 29.9.16
		SHEET 1 of 5