

ARCHERFIELD

High Exposure Motorway Industrial Estate

4500

57-101 Balham Road, Archerfield

On behalf of the owners ESR Australia, Blue Commercial are pleased to present 57-101 Balham Road, Archerfield to the market for lease.

This estate is a well located and competitively priced offering within Brisbane's South-West industrial corridor. The location on the corner of Balham and Granard Road provides tenants immediate access to the Ipswich Motorway, connecting them to all the region's major arterials and business hubs such as the Brisbane CBD, Airport, and Port of Brisbane. The complex is spread across seven buildings and offers flexible leasing options with several tenancies currently available.

A few features of the estate include:

- Tenancy sizes ranging from 1811m2 to 4500m2
- 8.3m minimum internal clearance
- Multiple container height roller doors
- Full drive around access
- B-Double approved
- Designated container loading/unloading areas
- 3-phase power
- Office and amenities
- Ample onsite staff parking
- Direct access to Ipswich Motorway and Beaudesert Road
- Opportunity to expand footprint over time

To request information about the estate and its current and upcoming vacancies, or to arrange an inspection, then please contact the exclusive marketing agents at Blue Commercial.



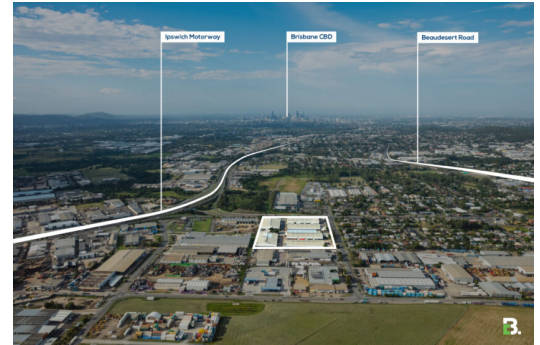
Tenancies
ranging from
1811m2 to
4500m2



B-Double
accessible



Immediate access
to Ipswich
Motorway



John Slater

+ 61 420 312 951

john.slater@bluecommercial.com.au



Patrick Morrey
+ 61 478 194 609
patrick.morrey@bluecommercial.com.au