

## RICHLANDS

Exceptional Freestanding 15,498sqm\*  
Warehouse and Distribution Facility

15498

### 70 Fulcrum Street, Richlands

70 Fulcrum Street, Richlands is located within Brisbane's prime industrial southwestern industrial precinct. It sits in close proximity to the Ipswich Motorway which in turn links with the Centenary and Logan Motorways availing the eventual occupier ease of access to the greater Brisbane and Queensland transport routes.

- Full drive around and drive through access
- ESFR sprinkler system throughout
- Combination of raised and on grade loading bays

Blue Commercial are pleased to bring this unique opportunity to the market.

Additional Key Property Features Include:

- 15,498sqm\*GLA
- B-Double approved access
- 3,000sqm\* of dedicated hardstand
- 90 car spaces
- 1,566sqm\* awning area for covered loading capability
- 7m - 8.8m internal height
- 15 roller doors throughout

For more information on this opportunity, please contact exclusive agents of Blue Commercial.

\*approx.



Drive around and  
drive through  
access



ESFR sprinkler  
system  
throughout



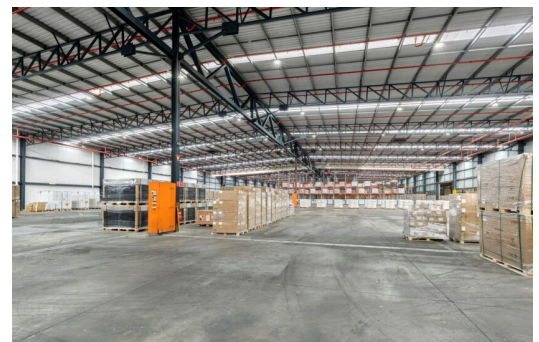
Raised and on  
grade loading  
bays



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