

For Sale

47

Morrisby Street



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The Opportunity

Morrisby Business Centre stands out as a leading strata warehouse development in Brisbane's Northside.

Offering seven architectural units, the development gives occupiers the opportunity to acquire their own brand-new warehouse within an established precinct, providing functionality, accessibility, and connectivity.

The developer's commitment to delivering a product that emphasizes quality throughout all aspects, provides owner occupiers an outstanding, and equally rare opportunity, to home their progressive business.

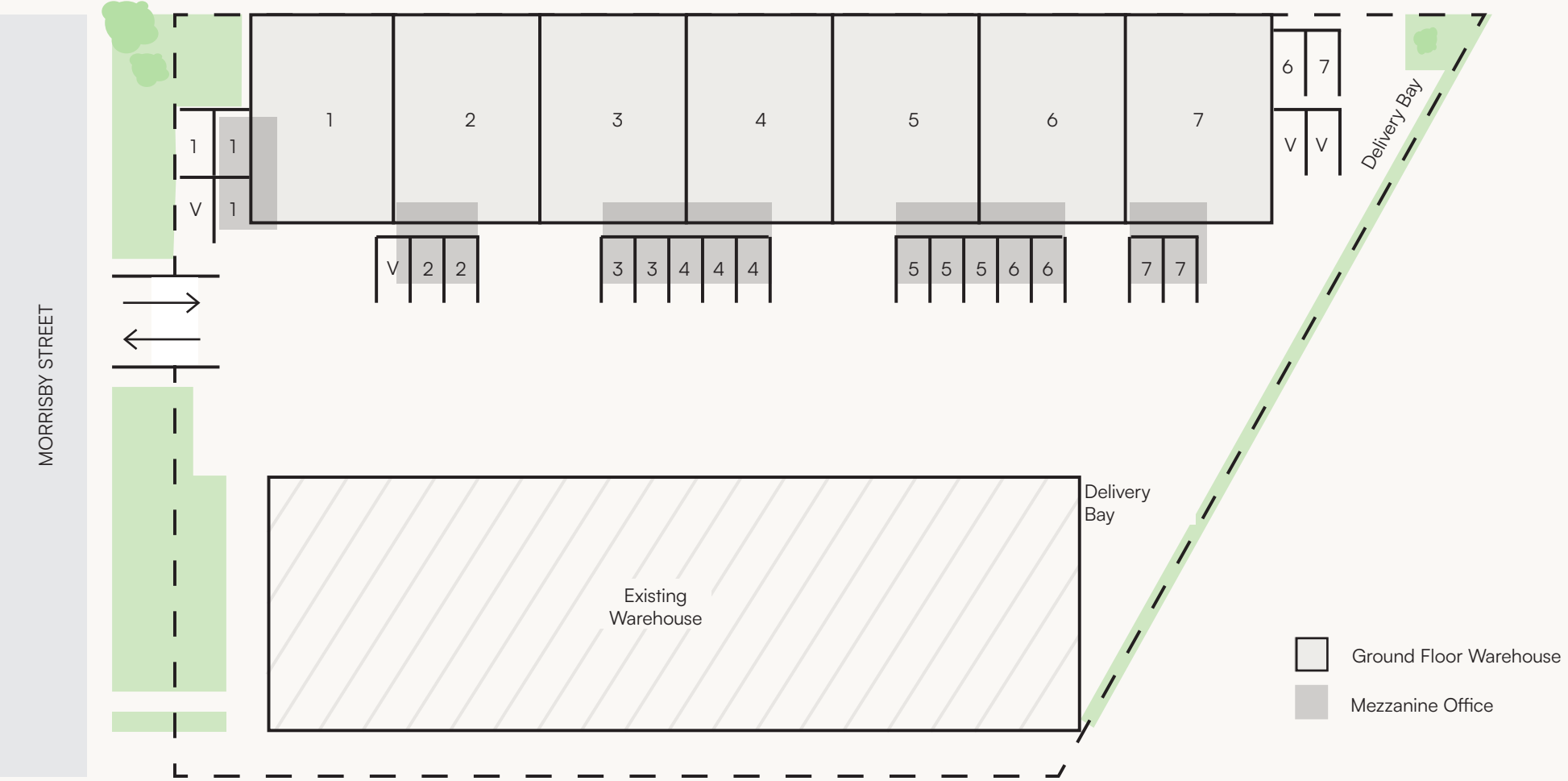


Unit Schedule

Unit	Ground Floor	Office (Mezzanine)	Total Floor Area	Price
1	190sqm	55sqm	245sqm	\$1,568,000
2	190sqm	55sqm	245sqm	\$1,519,000
3	190sqm	55sqm	245sqm	\$1,519,000
4	190sqm	55sqm	245sqm	\$1,470,000
5	190sqm	55sqm	245sqm	\$1,470,000
6	190sqm	55sqm	245sqm	\$1,470,000
7	190sqm	55sqm	245sqm	\$1,470,000



Site Plan





Project Timeline

Designed with owner-occupiers in mind, these architectural warehouse units are on track for delivery in June 2025.



Project Progress



Inclusions

Warehouse Inclusions

- Concrete floor with smooth grey finish
- Container height electric roller doors
- LED lighting
- 8m* internal clearance
- PWD accessible bathroom

Office Inclusions

- Carpet tiles
- Suspended grid ceiling with acoustic tiles
- Air-conditioning
- NBN connectivity

Exterior Inclusions

- Feature metal clad office facades
- Concrete reinforced tilt panels with painted external walls
- Gated and fenced complex
- Allocated parking for each unit
- Lighting above roller doors



Location





Geebung industrial precinct is an established inner northern precinct, approximately 10 kilometers north of Brisbane CBD.

Located at the end of cul-de-sac, with access from Robinson Road, the complex is well located to benefit from surrounding transport infrastructure. It is strategically positioned within proximity to Brisbane Airport, Gateway Motorway, major arterial roads, and public transport.

Road Networks

SC	10 mins	Southern Cross Way
M1	7 mins	Gateway Motorway
M4	15 mins	Port of Brisbane Motorway
M7	10 mins	Airport Tunnel / Legacy Way
KSD	15 mins	Kingsford Smith Drive

Key Landmarks

	20 mins	Brisbane CBD
	10 mins	Brisbane Airport
	20 mins	Port of Brisbane
	10 mins	Gateway Bridge



Blue Commercial are pleased
to present all units for sale.

For further information and a detailed due
diligence pack, please get in contact.

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