







HIGH-CLEARANCE WAREHOUSE + LARGE MEZZANINE | AVAILABLE NOW

Blue Moon Property North Lakes is pleased to present 1/51 Cook Court, North Lakes for lease.

Positioned in the tightly held North Lakes commercial and industrial precinct, this well-presented tilt-panel property offers a versatile combination of high-clearance warehouse space, mezzanine accommodation and existing offices.

The property provides approximately **406m² of internal area**, with a practical configuration suitable for a wide range of commercial and industrial users.

Property features include:

- Approximately **406 m² total internal floor area** across two levels.
- Approximately **137 m² of high-clearance warehouse space**, with 6.8 m ceilings and roller-door access.
  Ground-floor showroom beneath the mezzanine, with approximately **3 m clearance**.
  Approximately **136 m² mezzanine footprint**, incorporating two offices and a generous open area
- Two offices, each measuring approximately **3.4 m × 4 m**.
  Mezzanine ceiling height of approximately **3.8 m**.
  Ground-floor bathroom with shower and toilet, plus kitchenette facilities..

Price	Contact Agent
Property Type	Commercial
Property ID	12099
Office Area	35 m2
Warehouse Area	137 m2

AGENT DETAILS

Nigel Lucas - 0413 351 603

OFFICE DETAILS

North Lakes
SHOP 15 9 Discovery Dr North Lakes, QLD, 4509 Australia
0413351603

The existing configuration provides considerable flexibility, with a combination of ground-floor operational space and substantial mezzanine accommodation. The existing offices may also suit businesses requiring a separation between administration and warehouse operations.

Excellent North Lakes Location

Cook Court provides convenient access to the **Bruce Highway north and southbound**, with the property positioned close to **Costco, Bunnings, Westfield North Lakes** and the broader North Lakes commercial precinct.

Industrial leasing opportunities of this size are relatively limited within North Lakes, making this an excellent opportunity for businesses seeking to establish or expand their presence in this tightly held location.

For further information or to arrange an inspection, contact:

Nigel Lucas
Blue Moon Property North Lakes
0413 351 603

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.