



10775 Warrego Highway, Charlton

Premium Industrial Lots with Highway Exposure — Toowoomba Growth Corridor

LJ Hooker Commercial Toowoomba and South-West QLD are pleased to offer to the market a remarkable and rare opportunity to purchase freehold industrial lots in the to be completed Charlton Central. Designed with flexibility, efficiency and scalability in mind, this development caters to a wide array of users seeking strategically positioned, high-quality land offerings with infrastructure and connectivity.

Charlton Central will feature an initial release of three expansive freehold lots ranging from 3 to nearly 5 hectares in size, with future stage 2 lots to be confirmed. This staged development approach provides an opportunity for local operators to national groups to secure a tailored site for their current needs while allowing for future expansion.

This development's difference:

- A blend of freehold and community title options to suit a diverse industrial user base.
- Fully serviced lots including; Mains water, sewer, stormwater

FOR SALE

Expressions of Interest

AGENTS

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AGENCY

Toowoomba
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- drainage and electricity.
- Dual access to the development via the Warrego Highway and O'Mara Road (Moorebank Road and Logistics Drive), supporting efficient vehicle movement and transport logistics.
- An internal road network designed to accommodate heavy vehicle access and circulation.

Charlton Central represents a significant new chapter for the region's industrial growth, bringing together the key elements of location, connectivity, infrastructure and planning. The development's zoning under Medium Impact Industry enables a wide variety of permissible uses.

Charlton Central's forward-thinking layout and premium infrastructure align with the current lack of medium impact industry sites currently available. The development offers immediate access to critical transport infrastructure, including the Warrego and New England Highways, Second Range Crossing and Toowoomba Wellcamp Airport, ensuring seamless integration with broader national and international supply chains.

For further information or to arrange an onsite inspection please contact Exclusive Marketing Agents Chris Stewart and Yossi Vagg.

MORE DETAILS

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|---------------|------------------|
| Property ID | 10FZG6F |
| Property Type | Land/Development |
| Land Area | 3.05 ha |

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