







Charlton, 10797 Warrego Highway

Strategically Located Development Opportunity

LJ Hooker Commercial are pleased to present to the sale market Lot 2, 10797 Warrego Highway, Charlton. An impressive 1.97ha* lot strategically located in the rapidly developing northern corridor of the Toowoomba Enterprise Hub.

Features Include:

- -1.973ha* of flat, levelled and compacted hardstand
- Zoned Local Centre Commercial/Centre Precinct (Local Centre)
- -Expansive 217m frontage to O'Mara Road
- -Multitude of development options ranging commercial industry to transport/ logistics & manufacturing (STCA)
- -Close proximity to InterlinkSQ & AATLIS industrial precinct, housing a wide range of established businesses
- -Direct Access to The Second Range Crossing enabling unlimited connectivity

LJ Hooker Commercial

For Sale Contact Agent

Building Area 1sqm

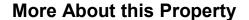
Contact Christopher Stewart 0451 948 001 cstewart@ljht.com.au

Toowoomba (07) 4688 2222

An unmissable opportunity for the astute developer or owner-occupier looking to take advantage of this property's prime location & capitalize on the ever growing Toowoomba economic climate.

For more information, please contact the exclusive marketing agent Chris Stewart of LJ Hooker Commercial Toowoomba.

*Approx.



Property ID	ZSNG6F
Property Type	Land/Development
Building Area	1 m²
Land Area	1.97 ha

Christopher Stewart 0451 948 001

Director | cstewart@ljht.com.au

Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350 toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au







