



227-232 Alf O'Rourke Drive, Gladstone Harbour

## Office and Warehouse Combo in the Heart of Gladstone's Port Industrial Zone

Warehouse & Office Combo in the Heart of Gladstone's Port Industrial Zone

Position your business in one of Gladstone's most tightly held and highly sought-after industrial precincts. This versatile warehouse and office facility offers a functional layout, modern upgrades, and secure on-site amenities-ideal for a wide range of operations.

### Property Features:

- Over 400sqm\* of combined office and warehouse space
- Ongoing upgrades, including exterior repainting and two brand-new kitchens (one on each level) New Blinds and screens
- Compliant smoke detectors throughout
- Fully air-conditioned office areas for year-round comfort
- Bathroom amenities including shower and toilet facilities
- Secure rear parking with gated access
- LED lighting installed throughout
- Rear roller door providing easy access for loading, unloading, and storage and rear spotlights

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.

**FOR LEASE**  
CONTACT AGENT

**BUILDING AREA**  
400sqm

### AGENTS

Carlie Jasinski  
0403 560 992  
commercial.gladstone@ljhooker.com.au

Tamara Smits  
0467 378 562  
tsmits.gladstone@ljhooker.com.au

### AGENCY

LJ Hooker Gladstone  
(07) 4972 2800



- Entire premises equipped with CCTV system for enhanced security

This property presents an excellent opportunity to secure a well-appointed industrial space in a prime port-side location.

This is a great opportunity and a perfect location to kickstart your business.

Available End of May, Early June

For further information or to arrange a viewing, contact the LJHooker Gladstone Commercial Team:

Carlie Jasinski  
0403 560 992  
commercial.gladstone@ljhooker.com.au  
Or  
Tamara Smits  
0467 378 562  
tsmits.gladstone@ljhooker.com.au

Disclaimer: Every effort has been made to ensure the accuracy of the information provided. However, no warranty is given by the Lessor or Agent. Prospective tenants should conduct their own investigations. All areas are subject to final survey.

## MORE DETAILS

Property ID	2JJ1V
Property Type	Retail
	2
Building Area	400 m2
Outgoings	\$10,000.00

### Carlie Jasinski 0403 560 992

Commercial Property Manager |  
commercial.gladstone@ljhooker.com.au

### Tamara Smits 0467 378 562

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