



## Miles, Lot 2, 3 & 4 Tilly Crescent

### Prime Industrial Sites

The Miles industrial Park is serviced by a NEW 24/7 UNITED truck stop and a BLACK TOYOTA Service Centre for vehicles ONLY 5 mins from the centre of town of Miles.

This Industrial land is in a prime location in the heart of the Western Downs Energy Hub and central to a large Farming and Feedlot District.

It is a heavy industrial Park with road train dual approved accesses, and a truck parking bay, and extra wide internal roads and entrances into the blocks.

All gated and security fenced and lockable for storage

Street lighting

Connected to town water and sewage

Underground power

 **LJ Hooker Commercial**

#### For Sale

Contact Agent

#### Building Area

1sqm

#### Contact

**Shane Kennett**

0407 161 513

skennett@ljht.com.au

**Toowoomba**

**(07) 4688 2222**

**Disclaimer:** 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.

Telstra and NBN conduit laid  
Kerb and channel  
Level One compaction on all sites

LOT 2: 10,490m<sup>2</sup>  
DA for storage  
Dual drive entrance

LOT 3: 15,190m<sup>2</sup>  
Frontage to Leichhardt Highway  
DA for Industry  
Approval for 450M<sup>2</sup> industrial shed (30M\*15M) and Igloo site  
Dual driveway entrance  
Water bore not included on the sites

LOT 4: 4,479m<sup>2</sup>  
DA for Industry  
Dual driveway entrance  
Great drive through block behind servo

Ready to SELL!  
Infrastructure credits available on each block

Contact Shane Kennett of LJ Hooker Commercial Toowoomba.

## More About this Property

<b>Property ID</b>	XJAG6F
<b>Property Type</b>	Land/Development
<b>Building Area</b>	1 m <sup>2</sup>
<b>Land Area</b>	1.51 ha

### Shane Kennett 0407 161 513

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### Toowoomba (07) 4688 2222

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