



Cnr Mort & North Street, Rockville

## Brand New Northside Business Park —Units Available for Sale or Lease

Welcome to Northside Business Park, Toowoomba's newest and most anticipated industrial and commercial development. This premium business park will comprise 15 high-quality, architecturally designed units, delivering functionality, exposure, and long-term investment value to the northern growth corridor.

Strategically positioned on the northern fringe of Toowoomba City, Northside Business Park enjoys outstanding connectivity to the wider region via the Toowoomba Second Range Crossing, Mort Street, and the New England Highway, providing direct access to Brisbane, the Surat Basin, and the Western Downs. The site's prominent corner location ensures exceptional visibility and accessibility for local, regional, and interstate operators alike.

Set amongst a growing mix of residential, commercial, and industrial developments, this area is rapidly emerging as one of Toowoomba's most active growth precincts. Nearby amenity includes major retailers, established trade and service businesses, and key infrastructure such as Toowoomba North State School, St Andrews Hospital, and the new

**FOR SALE**  
Contact Agent

**BUILDING AREA**  
200sqm

**AGENTS**  
Christopher Stewart  
0451 948 001  
cstewart@ljht.com.au

**AGENCY**  
Toowoomba  
(07) 4688 2222

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Toowoomba Base Hospital (1km). The precinct also benefits from proximity to Highfields, Wilsonton, and the Toowoomba CBD, ensuring excellent workforce catchment and access to surrounding services, cafés, and retail offerings.

This is a rare opportunity for both owner-occupiers and investors to secure their position in a tightly held and fast-developing location, with completion expected in Quarter 3, 2026.

#### Key Highlights

- Prominent high-exposure corner site boasting over 100 metres of frontage to Mort Street
- Dual street access offering convenient connectivity to the Toowoomba CBD and Toowoomba Second Range Crossing (TSRC)
- Strategically located minutes from major transport routes, including the New England Highway
- " Versatile unit sizes from 290m<sup>2</sup>\* with design-and-construct options available
- Set within a high-growth precinct, surrounded by over 1,300 new homes approved within 2km
- Dual access from Mort Street and North Street, enabling seamless logistics and transport flow
- Just 1km from the new Toowoomba Base Hospital, driving long-term demand for nearby commercial space

Plans, renders, and individual tenancy layouts are available upon request.

For further details or to arrange a private inspection, please contact the exclusive marketing agent Chris Stewart of LJ Hooker Commercial Toowoomba.

#### MORE DETAILS

Property ID	10KRG6F
Property Type	Land/Development
Building Area	200 m <sup>2</sup>
Land Area	1.73 ha

#### Christopher Stewart 0451 948 001

Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

#### Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
[toowoomba.ljhcommercial.com.au](http://toowoomba.ljhcommercial.com.au) | [toowoomba@ljhtc.com.au](mailto:toowoomba@ljhtc.com.au)



