



## Toowoomba City, 322 James Street

### Expansive Industrial Warehouse

Located on the major arterial road, which is the feeder to the Gore Highway, 322 James Street is in a prime location to capitalise on the exposure to nearly 34,000 vehicles daily offering outstanding exposure & easy accessibility to the expanding Toowoomba Enterprise Hub

#### Features Include:

- Total NLA 1,241m<sup>2</sup>\* incorporating 1,040m<sup>2</sup>\* of Warehouse, 93m<sup>2</sup>\* Office & 108m<sup>2</sup>\* of mezzanine Storage
- Currently Zoned Low Impact Industry
- Exposure to 34,000+ vehicle movements daily
- 175 onsite car parks
- Competitive lease rates with generous incentives available subject to commercial terms
- 5 Minute drive to the CBD
- Join a vibrant tenancy mix of Greg Grant Saddlery, AIDA Care and Jax Tyres

#### For Lease

Contact Agent

#### Building Area

1,241sqm

#### Contact

**Christopher Stewart**

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**Mike Stewart**

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Toowoomba**

**(07) 4688 2222**



For more information please contact exclusive marketing agents Chris Stewart & Mike Stewart.

\*Approx

## More About this Property

Property ID	WSTG6F
Property Type	Showrooms/Bulky Goods
Building Area	1241 m2
Land Area	1.92 ha

**Christopher Stewart 0451 948 001**

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

**Mike Stewart 0418 717 361**

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