



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 1,241m²* incorporating 1,040m²* of Warehouse, 93m²* Office & 108m²* 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

 **LJ Hooker Commercial**

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.

For Lease

Contact Agent

Building Area

1,241sqm

Contact

Mike Stewart

0418 717 361

mstewart@ljht.com.au

Christopher Stewart

0451 948 001

cstewart@ljht.com.au

Toowoomba

(07) 4688 2222

- 5 Minute drive to the CBD
- Join a vibrant tenancy mix of Greg Grant Saddlery, AIDA Care and Jax Tyres

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

*Approx

More About this Property

| | |
|----------------------|-----------------------|
| Property ID | WSTG6F |
| Property Type | Showrooms/Bulky Goods |
| Building Area | 1241 m ² |
| Land Area | 1.92 ha |

Mike Stewart 0418 717 361

Principal | mstewart@ljht.com.au

Christopher Stewart 0451 948 001

Director | cstewart@ljht.com.au

Toowoomba (07) 4688 2222

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